

PLANNING JUSTIFICATION REPORT



02/16/2018

Applicant: John Welton Custom Homebuilding
Ltd. (Sunvale Homes)

Report prepared by: Loft Planning Inc.

Applications for Draft Plan of Subdivision and Zoning By-law Amendment

Legal Description: CONC 1 EGR PT LT 24 PT DIV 2; RP16R9070 Part 1, WEST GREY,
COUNTY OF GREY

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- A. Schedules
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1.0 Introduction

We have been retained by John Welton Custom Homebuilding Ltd., on behalf of Sunvale Homes to act as planners and to prepare a planning justification report in regards to planning applications for a Zoning By-Law Amendment and a Draft Plan of Subdivision to permit a residential subdivision in the Municipality of West Grey and specifically in the primary settlement area of Durham. The subject lands are located east of Highway 6 and north of Durham Road East on the northeast corner quadrant of Garafraxa Street North and Durham Road East (Figure 1 – Site Location). Access to the lots will be provided through two access points: an extension of Jackson Street from Garafraxa Street North and an access through an existing driveway to Durham Road East. The subdivision will create a number of new streets as well as provide the extension of Jackson Street.

The development will consist of the following:

- 123 single detached lots (Lots 1 – 123)
- 60 semi-detached lots (Lots 124 – 183)
- 64 townhouse units in three (3) street townhouse blocks
- 5 drainage blocks for stormwater quality and quantity control
- 2 @ 0.3 m reserves

Currently, a portion of the subject lands is zoned Future Development (FD). The purpose of the zoning by-law amendment is to rezone the lands to Residential (R2) Zone and Open Space (OS). A number of site specific exceptions are also being requested to the Residential (R2) Zone to reflect more updated zone standards and to implement the proposed plan to meet the required density targets of the Official Plan. The Plan of Subdivision proposes a total of 247 residential lots on full municipal services and a density of 20 units per net hectare.

The following reports have also been submitted in support of the applications:

- Planning Justification Report
- Natural Heritage Environmental Impact Study
- Stormwater Management
- Traffic Impact Study
- Archaeological Assessment
- Functional Servicing Report

This planning justification report is provided as part of a complete submission.

2.0 Property Location & Site Description

The site is located in the northeast quadrant of the settlement area of Durham behind existing residential uses along Durham Road East and Highway 6. (Figure 1: Site Location) The property is legally described as Concession 1 EGR PT Lot 24 PT DIV 2 and 3 RP 16R9070 Part 1 Municipality of West Grey, County of Grey. No municipal address is assigned to the property.

Currently, the subject property is the location of a former horse farm with an associated barn, shed and a race track and has been under active cultivation. The site is rectangular in shape and is relatively flat and mostly grass covered (Figure 2: Aerial Photograph (2015)). The property is 17.8 ha in area with a frontage of 105.62 m onto Durham Road East, and a depth of 399.95 m. Frontage for the subject property is considered Durham Road East but access also is available to the site from Garafraxa Street North through an extension of Jackson Street. A woodlot borders the site on the northeast corner.

3.0 Existing and Surrounding Land Uses

The subject property is recognized as future residential within the policy documents. The area is predominantly residential but does include a scattering of natural areas and other mixed uses.

Existing and surrounding land uses are described as follows:

- **North:** Agricultural and Industrial
- **East:** Estate residential, Rural and Natural Environment Areas
- **South:** Residential and Natural Environment
- **West:** Residential with some commercial, industrial and Natural Environment uses

Other mixed uses include highway and local commercial uses at the corner of Garafraxa Street North (Highway 6) and Durham Road East and some industrial and institutional uses to the north and north west. Natural Environment areas are also predominant in this area with the Dufferin Conservation Area to the southeast and natural areas associated with the Saugeen River south of the site.

4.0 Proposed Development

This Planning Report has been prepared in support of a Draft Plan of Subdivision and a Zoning Bylaw Amendment to amend Consolidated West Grey Comprehensive By-law 37-2006 to permit a total of 247 residential units as follows:

- 123 Single Detached units;
- 60 Semi-Detached units; and,
- 64 Townhome units

The total areas of the subdivision are as follows:

- Total Lot Area of Subject Lands – 177,899 square metres
- Roads – 43,770 square metres
- Stormwater Management Blocks (Blocks 187-191) – 12,158 square metres
- Undevelopable lands – 4,977 square metres

The following subsections provide details of the technical submission and subdivision design submitted in support of the application.

4.1 Subdivision Design

The proposed subdivision will be a mixed density development comprised of a total of 123 single detached units, 60 semi-detached units and 64 townhome units. The single detached lots have a range of lot frontage between 15.5 metres to 23.2 metres and will be located around the exterior boundaries of the site with one block along the north side of the southerly street. The semi-detached units will be constructed on lots having a lot frontage of 9.4 metres to 15 metres within the interior of the subdivision. A total of 64 townhomes will be constructed on three blocks in the center of the development. The density is 20 units per net hectare.

The subdivision has been designed to reflect more updated zone standards and, therefore, exceptions to the existing R2 zone standards are being requested. The applicant is requesting site specific exceptions relating to varied front yard setbacks, exterior side yard setbacks,

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interior side yard setbacks, rear yard setbacks and lot coverage. The exceptions requested allow the subdivision design to target the required 20 units per net hectare.

An interior road system will provide access to the subdivision through an extension of Jackson Street and a new municipal road from Durham Road East. The development also will include the construction of interior roads A – G to provide interior access to the subdivision. Street 'A' will connect to Durham Road East and provide access to the north of the property for future development. Street 'B' will provide access to the east for future development. The internal road will be built to an urban cross section with 8.5 m of asphalt, curb and gutter.

Two blocks are located along the west side of the development for stormwater and drainage: the stormwater block being in the north west corner and the drainage block in the south west corner. The watermain distribution system will be installed along each street and connect to the existing system at Jackson Street as well as Durham Road East. The sanitary sewer will connect to existing sanitary sewers located on Durham Road East.

A significant woodlot has been identified in the north east corner of the site. The site design includes a 15 m buffer to protect this feature from the development. The woodlot and the buffer create an open space area in the subdivision.

4.2 Traffic Impact Study – Paradigm Transportation Solutions Ltd.

A Traffic Impact Study was undertaken by Paradigm Transportation Solutions Ltd., to study the potential impacts of the development on the Jackson Street and Highway 6 intersection as well as the Durham Road East and Highway 6 intersection.

The Traffic Impact Study forecast the development to generate 179 and 228 new trips during the AM and PM peak hours, respectively at full build out. Under all horizons, all intersections and turning movements are forecast to operate within acceptable levels (LOS C or better

The TIS did review signal warrants and based on the overall acceptable operations for all horizon years, signals were not considered for any of the intersection within the study area. Left turn lanes were reviewed, the movements which the development contributed left-turning

vehicles into the site were analysed to determine if left-turn lanes were warranted. The movements considered were: Southbound left-turn movement on Garafraxa Street North at Jackson Street; and Eastbound left-turn movement on Durham Road East at the site access. The analysis indicates that left-turn lanes are not warranted at these locations. Sight distances were reviewed, at the locations of the new road connections (Garafraxa Road North and Jackson Street, and Durham Road East and Site Access). At both proposed locations, the road is generally flat and straight with no restrictions to sight distance. Accordingly, the study concluded that no improvements are warranted within the study area.

4.3 Functional Servicing Report – Cobide Engineering

Cobide Engineering was retained to provide engineering services in support of the proposed development. Services were designed based on MOE Design Guidelines and the existing conditions at the connections to the municipal system. The Functional Servicing Report (FSR) addressed the following:

a) Water Distribution System

The proposed watermain connections to the proposed subdivision will be at Durham Road and Garafraxa Road. A single connection will be provided to each residential lot and street townhouse unit. The watermain underneath Garafraxa Road will require upsizing to a 250 mm diameter to increase the available capacity in the development.

The FSR advised that the expected pressure is below the recommended pressure but is above the minimum. If higher water pressure is required, each homeowner may need to install an in-line booster pump to increase pressure. Under fire flow conditions, the maximum velocity in the system is below the recommended maximum velocity during fire flow conditions.

b) Sanitary Sewer System

There will be a sanitary sewer on all streets with a single connection to the existing sanitary sewer located at Durham Road East. All sanitary sewers are proposed to be 200 mm diameter PVC pipe. Upgrades will be required at the intersection of Durham Road and Garafraxa Road to accommodate additional flows, upgrades which will be undertaken by the Town. Further upgrades will be required along Durham Road to accommodate future upstream developments. This upgrade will be implemented through a cost sharing agreement.

c) Sanitary Storm Sewer System

The majority of the subdivision will discharge to the SWM facility, with the exception of Lots 1 – 4 and in front of the lots along Street 'A'. Minor flows will be conveyed via the storm sewer system and major flows will be conveyed overland within the ROW to the SWM system.

d) Grading, Erosion and Sediment Control

Siltation and erosion controls sediment will be implemented for construction including the installation of silt fencing and straw check dams, re-vegetation and the use of filter cloth and mud mats. For each individual lot, sediment control will be the responsibility of the landowner/builder constructing the dwelling. The proposed grading design will generally follow the existing grade and not affect the drainage patterns on neighbouring properties.

e) Traffic

Two entrances are proposed to the site: the intersection of Garafraxa Street and the widened extension of Jackson Street and the intersection of Street 'A' and Durham Road. Stop sign controls at intersections will provide adequate traffic control and the internal streets will be designed to meet the municipal standard for an urban street.

f) Utilities

Each utility will be responsible for completing the design of their distribution system. The configuration of the streetlights will be designed in accordance with municipal standards. Concrete poles shall be used with LED streetlights.

4.4 Stormwater Management Report – Cobide Engineering

Cobide Engineering prepared a Stormwater Management Report demonstrating that the proposed development will meet the established SWM criteria required by the MOE. The SWM facility and outlet structure have been designed to control peak runoff rates and conform to MOE best practices. Stormwater quality controls have been designed for the development that meet the requirements of the Saugeen Valley Conservation Authority and the MOECC.

The following conclusions were made:

- Stormwater quantity control will be provided via a wet pond with an outlet configuration as described previously.

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- Stormwater quantity control for the development will maintain or lower pre-development flows at all discharge points.
- Stormwater quality will be provided by a treatment train approach which will include lot level control, conveyance control and end-of-pipe' control measures.

Lot level control will be provided by directing most impervious areas not directly connected to the municipal storm sewer system, over vegetated areas and directing all rear yard drainage to grass swales prior to discharging into the proposed storm sewer system. Conveyance control will be provided by a minimum 600 mm sumps in all catchbasins and a minimum 300 mm sumps in all catchbasin manholes. End-of-pipe control will be provided by a Forebay in the wet pond. All three levels of the treatment train approach will be used for the development to provide a Normal Level of protection for the development.

4.5 Archaeological Impact Assessment – Fisher Archaeological Consulting

Detritus Consulting Ltd. completed a Stage 1 Assessment and a Stage 2 Assessment in the spring of 2017. Detritus identified eight sites of interest for historic Euro-Canadian scatters. Seven of these sites were located through visual assessment (pedestrian survey) and the eighth was identified through shovel testing (Detritus 2017).

Fisher Archaeological Consulting undertook the Stage 3 Testing that included a controlled surface pick-up (CSP) of the ploughed portion and the excavation of test units at five of the eight sites. This assessment determined that only one site, BbHe-5, had Cultural Heritage Value or Interest. Mitigation through a Stage 4 excavation was recommended including hand block excavation of the plough zone prior to machine stripping of the topsoil. It was recommended that the surface of subsoil then be cleaned and checked for features, and all features be documented and investigated accordingly.

Fisher Archaeological Consulting also undertook the Stage 4 Excavation of site BbHe-5 which comprised a hand-block excavation around the three highest count units from the Stage 3 Testing, followed by mechanical removal of the plough zone to look for features. A total of 1,115 artifacts were recovered during the Stage 4 field work, which narrowed the timeframe to ca 1842 to 1850 and provided a glimpse into the life of one of the early founding families of Durham. The report advised that the site BbHe-5 was completely excavated and is of no further archaeological concern, Cultural Heritage Value or Interest.

4.6 Natural Heritage Environmental Impact Assessment – AWS

AWS was retained to undertake an Environmental Impact Study in accordance with the environmental policies of the Grey County and Municipality of West Grey Official Plans. Three significant natural environment features were identified as being associated with the subject property:

1. A Significant Woodlot in the northeast corner of the subject property,
2. Locally Rare Flora – Wild Cucumber
3. A drain feature bisecting the western portion of the site from the north central boundary area to the southwest corner.

The EIS concluded that with appropriate site development mitigation and constrained development, no adverse impacts are anticipated to the identified significant natural environment features or ecological functions within the subject property or its adjacent lands. Mitigative measures were suggested including the following:

- A 15 m development setback/buffer from the woodland feature following a two-zone concept.
- Tree or natural vegetation clearing for site development activity shall not occur from April 1st to August 31st during the active nesting period for breeding birds, in accordance to the Federal Migratory Birds Act.
- Two colonies of the locally rare Wild Cucumber are to be relocated to suitable habitat identified within the Subdivision Block 191 lands by a qualified person between late May to mid-June.
- Technical reports shall be prepared and reviewed by a natural heritage qualified person for further environmental review and/or additional mitigation measures that may be required for the SWM Plan design and outlet channel. Engineering Reporting shall address water quality concerns to the receiving waters, including but not limited to; thermal impacts, water quality impairment from sediment or nutrient loading during and post construction and construction sedimentation control measures.

5.0 Policy Analysis

A review of planning documents must be undertaken in order to determine compliance of the applications to provincial and local policies. Several documents are relevant to the proposed development application as follows:

- The Planning Act, 1990,
- The Provincial Policy Statement 2014,
- County of Grey Official Plan,
- Municipality of West Grey (Durham) Official Plan and
- Municipality of West Grey Zoning By-law No. 37-2006.

5.1 Planning Act

The Planning Act includes sections that must be considered when reviewing development applications. In consideration of the proposed Zoning By-law Amendment and the Draft Plan of Subdivision, **Sections 2 and 3** of the Planning Act apply. **Section 51(24)** also must be considered when reviewing a proposed draft plan of subdivision.

Section 2 requires that regard be given to matters of “Provincial Interest” and provides a list of examples. A checklist of these matters are included in Appendix “A” of this report. The studies undertaken for the proposal support the development at the proposed location and concluded that no adverse impacts are expected to the resources associated with this site. The design of the subdivision considers the needs of the community and contributes to the provision of affordable housing in Durham.

Under Section 3 of the Act, the Minister may issue policy statements on matters that the Minister believes are of provincial interest and, under **Section 3 (5) (a)**, decisions affecting planning matters “shall be consistent with” policy statements that are issued under the Act. In regards to the proposed applications, the Provincial Policy Statement (PPS) 2014 must be considered and is addressed in the following section.

Lastly, the Planning Act requires that regard be given to a list of criteria in **Section 51 (24)** when considering an application for draft plan of subdivision. Appendix “B” provides this checklist and demonstrates that the criteria have been considered. It is my opinion that the proposed

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subdivision is suitably located, conforms to the County and Local Official Plans, is in the public interest and is appropriate for the efficient use of the land.

5.2 *Provincial Policy Statement (PPS)*

The Provincial Policy Statement (PPS) 2014 promotes the development of strong, sustainable communities and a competitive economy while encouraging the wise use of resources and the protection of public health and safety. The PPS directs growth to settlement areas and emphasizes efficient development patterns that optimize the use of land, resources and infrastructure.

Durham is recognized as one of two primary settlement areas within the Municipality of West Grey. Given the availability of full municipal services and community facilities, development is directed to this area. A review of the PPS identified specific policies within **Section 1.0** that guide **Building Strong Healthy Communities**:

- **Section 1.1.1, Building Healthy, Livable and Safe Communities,**
- **Section 1.1.3, Settlement Areas,**
- **Section 1.4 Housing and**
- **Section 1.6, Infrastructure and Public Service Facilities.**

Relevant policies also were identified in **Section 2.0, Wise Use and Management of Resources**:

- **Section 2.1, Natural Heritage,**
- **Section 2.2, Water Resources and**
- **Section 2.6, Cultural Heritage Resources.**

Lastly, the PPS also requires that the policies of **Section 3.0, Public Health and Safety**, be considered.

The policies within these sections will be reviewed in light of the proposal. A detailed checklist of the conformity of the proposal to the PPS is included in Appendix "C".

5.2.1 Building Healthy and Safe Communities

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Section 1.1.1 of the PPS recognizes that healthy and safe communities are sustained by the following: efficient development and land use patterns, a range of housing, avoiding development patterns that may cause environmental or public health and safety concerns, avoiding development patterns that may restrict efficient expansion of the settlement area and cost effect development patterns to minimum land consumption. Settlement areas are recognized as critical to economic sustainability of communities. The PPS identifies settlement areas as the focus of growth and development and promotes their vitality and regeneration (policy 1.1.3.1). Land use patterns within settlement areas must be based on a mix of land uses and densities that: efficiently use land and resources and infrastructure and public facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support active transportation.

Land use patterns also are based on a range of uses and opportunities for intensification and redevelopment and municipalities, in particular, are directed to promote these opportunities (policy 1.1.3.3). Lastly, new development is directed to locate adjacent to existing built-up areas (policy 1.1.3.6).

The proposal involves the re-development of a site for single detached homes, semi-detached homes and townhouses within the built boundary of Durham. The proposal provides an opportunity for infill development and the intensification of uses with the Municipality and is bordered by existing residential uses to the west and the south. The proposal promotes the intensification policies of the PPS by more efficiently using municipal infrastructure and by intensifying the use of an existing site adjacent to existing residential uses within a settlement area.

The housing policies in **Sections 1.4** and the infrastructure policies in **Section 1.6** further support intensification and redevelopment by directing planning authorities to support intensification and re-development and provide for a range and mix of housing types and densities in locations where appropriate infrastructure is available. Intensification and redevelopment is supported within settlement areas on existing municipal services wherever feasible. The Sunvale Homes development provides an opportunity to expand the range of affordable housing options offered in the area by providing semi-detached homes and townhouses with an overall density of 20 units per net hectare. Full municipal services will be available to the site.

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5.2.2 Wise Use and Management of Resources

The PPS requires the wise use and management of resources to ensure that development patterns protect natural heritage features, the quality and quantity of water, agricultural, mineral, and cultural resources.

Section 2.1 requires natural heritage features and areas be protected for the long term. Development and site alteration is not permitted on lands adjacent to natural heritage features and areas unless it has been demonstrated that there will be no negative impacts on the features or their ecological functions (**policy 2.1.8**).

The Dufferin Conservation Area is located to the east and environmental lands associated with the Saugeen River are located to the south. The Natural Heritage Environmental Impact Study identified a significant woodlot on the northeast corner of the site and Locally Rare Flora (wild cucumber) on the site. The possibility of downstream water quality impairment was identified that could affect the fish habitat within the receiving waters of the Saugeen River. Mitigation measures were provided including a 15 m buffer was around the outer edge of the woodlot and the relocation of the wild cucumber to a suitable habitat within Block 191. The EIS concluded that:

- *"with appropriate site development mitigation and constrained development, no negative impacts are anticipated to the identified significant natural environment features or ecological functions within the Study Lands or its adjacent lands."*

Section 2.2 requires the protection of the quality and quantity of water and the hydrologic functions. The Stormwater Management Report supports the development, advising that stormwater quantity control will be provided via a wet pond with an outlet configuration and that stormwater quantity control for the development will maintain or lower pre-development flows at all discharge points.

Finally, **Section 2.6.1** requires the conservation of significant built heritage resources and significant cultural heritage landscapes. Development and site alteration is not permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved (**policy 2.6.2**). Areas of significant

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archaeological resources were identified during a Stage 1 and 2 Archaeological Assessment undertaken for the proposed site. A Stage 3 Assessment further reviewed these areas and identified one site that required a Stage 4 excavation. The Stage 4 excavation was undertaken, artifacts were recovered, and the report advised that the site is of no further archaeological concern, Cultural Heritage Value or Interest.

5.2.3 Protecting Public Health and Safety

The PPS directs development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage. The proposed use is not impeded by natural hazards (i.e.: flooding risk) that would constitute a threat to public safety or property and therefore, meets the objective of **Section 3.0** of the PPS.

The development is consistent with the Provincial Policy Statement.

5.3 County of Grey Official Plan

Within the Municipality of West Grey, Durham is a primary settlement area within the County of Grey Official Plan (Figure 3: County of Grey Official Plan). Growth is directed to primary settlement areas that are defined as settlements with full municipal services and a range of uses, services and amenities. A review of the County of Grey Official Plan identified relevant policies within the following sections:

- **Growth Management Strategy - Section 1.7**
- **Housing Policy - Section 1.8.**
- **Settlement Areas - Section 2.6**
- **Natural Environment - Section 2.8.**
- **Heritage Policies – Section 3.0**
- **County Roads & Provincial Highways - Section 5.2**
- **Plans of Subdivision & Condominium, Section 6.12.**

The policies within these sections will be reviewed.

5.3.1 The Growth Management Strategy

Section 1.7 states that *“every attempt should be made to make efficient use of existing infrastructure and to enhance that infrastructure.”* The proposed development on existing

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municipal services provides additional housing within the settlement area of Durham. The proposal supports the growth management strategy.

5.3.2 The Housing Policy

Section 1.8 encourages a wide variety of housing types, sizes and tenures to meet future housing needs. The County supports intensification and redevelopment in settlement areas and supports the provision of affordable housing where servicing is available. The proposal supports the housing policies of the Plan by providing a range of residential units including semi-detached and townhouses on full municipal services.

5.3.3 Primary Settlement Area

Section 2.6 includes the policies that apply to lands within the "Primary Settlement Area" designation of the County. Development consistent with the Provincial Policy Statement is encouraged and municipalities are encouraged to accommodate appropriate growth and intensification in an orderly manner within settlement areas. Development is directed to settlement areas where no adverse impacts on the natural resources of the County will be realized and where proposed development is compatible with surrounding uses.

The County Plan encourages the maintenance of affordable housing in the County by providing a range of alternative locations, forms and densities of housing (**policy 2.6.2**). **Section 2.6.3** advises that land use policies and development standards within primary settlement areas will be in accordance with the local Official Plan. Intensification opportunities are strongly encouraged in primary settlement areas through re-development of existing lots, through new construction, brownfield redevelopment and secondary units (**policy 2.6.3 (6)**).

The proposed development supports the intensification policies of the County Plan by providing a range of housing options and densities within the built boundary of the Town of Durham. The subject property is adjacent to existing residential uses to the west and the south and is not expected to create adverse impacts on the natural resources in the area. The proposed development is compatible with the surrounding uses and has an overall density of 20.5 units per net hectare at full build out.

5.3.4 Natural Environment

Although there are no areas within the subject lands identified as Natural Environment by the County Official Plan, a significant woodlot exists to the south of the site and the Natural Heritage Environmental Impact Study identified a significant woodlot of provincial concern in the north east corner of the site. Development and site alteration are not permitted within adjacent lands of a significant woodlot unless an EIS has confirmed no negative impacts on the natural features or on their ecological functions. As has already been discussed, a 15 m buffer has been included to protect the significant woodlot as recommended by the EIS.

A natural environment area is located along the Saugeen River just south of Durham Road East and the Dufferin Conservation Area is located to the east. Appendix B of the County Plan identifies Significant Woodlands along the Saugeen River that traverses through Durham south of Durham Road East. Adjacent lands, in regards to significant woodlands are defined as approximately 50 m of an adjacent land width around a woodland.

The EIS stated that no natural heritage features were identified on the site but recognized several natural environment areas on adjacent lands and the significant woodlot on the northeast corner of the site. Locally significant wild cucumber was found on the site and the potential for offsite impacts to downstream water quality impairment were identified that could affect the fish habitat within the receiving waters of the Saugeen River. Mitigation measures, as described earlier, were suggested that would ensure no impacts on these features.

5.3.5 Heritage Resources

Section 5.3.5 requires that development proposals conserve significant built heritage properties and significant cultural heritage landscapes (**policy 5.3.5 (1)**) and requires a Stage 1 Archaeological Assessment for plans of subdivision (**policy 5.3.5 (10)**). As discussed earlier in the report, a Stage 1 Archaeological Assessment was undertaken for the site which identified areas of cultural heritage significance. Development may be permitted on lands containing significant archaeological resources if the proposed development will maintain the heritage integrity of the site. Where this is not possible, the proponent *“must conserve significant archaeological resources through the removal and documentation in advance of any land*

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disturbances, and in accordance with archaeological licensing provisions of the Ontario Heritage Act" (**policy 5.3.5 (8)**). Further assessments narrowed the investigation to one area of the site and a Stage 4 excavation ensued which recovered a total of 1,115 artifacts. The Stage 4 Archaeological Report advised that the site was completely excavated and is of no further archaeological concern, Cultural Heritage Value or Interest.

5.3.6 County Roads and Provincial Highways

Section 5.2 of the County Plan includes policies for new development on County Roads and Provincial Highways. Two accesses are available to the site: the intersection of an extension of Jackson Street and Garafraxa Road and the intersection of Street 'A' with Durham Road East. Major development proposals for large traffic generators will require a transportation impact assessment. Furthermore, **Section 5.2.2 (6)** includes policies specifically to guide development adjacent to County Roads and Provincial Highways. **Section 5.2.2 (6) (e)** encourages the use of internal road systems and requires a Traffic Impact Study.

An interior road will provide access to the lots in the plan of subdivision with two access points to the external road system as described above. The Traffic Impact Study determined that all intersections and turning movements are forecast to operate within acceptable levels (LOS C or better) and concluded that no improvements are necessary in the study area.

5.3.7 Implementation: Plans of Subdivision and Condominium

Section 6.12.1 of the Plan requires that new applications for plans of subdivision must consider and be prepared to justify the following:

- a) *The layout of the proposed plan with regard to matters of:*
 - i. *Access to public transportation (where applicable) and access to existing trails,*
 - ii. *Connections to existing trails,*
 - iii. *Improving and promoting the walkability / cyclability within the proposed plan and with consideration for existing walking and / cycling conditions,*
 - iv. *accessibility for persons with disabilities,*
 - v. *The provision of sidewalks,*
 - vi. *The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern shall*

- be considered more favourably than those with a curvy street patterns or cul-de-sacs,*
- vii. Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development*
 - viii. Impact on the natural environment, as defined in Section 2.8 of this Plan.*
 - ix. Consideration of the design of street lighting to minimize impact on dark skies,*
 - x. The provision of usable parkland and green space,*
 - xi. Public access to water front or beach (where applicable),*
 - xii. Snow removal and emergency vehicle access.*
- (b) A range of housing and employment densities.*
- (c) A mix of housing types including homes for the aged and assisted living facilities.*
- (d) The provision of affordable housing*
- (e) Consistency with Provincial Policy and Local Official Plan provisions*
- (f) The information requirements listed under Section 6.18 (complete application requirement*

Consideration has been given to **Section 6.12.1** as follows:

- ✓ The site has been designed to be sensitive to the connectivity of the site to the surrounding uses;
- ✓ The site has been designed to minimize impacts on the natural environment through buffers, stormwater management design and relocation of sensitive plants;
- ✓ The site has been appropriately designed in consideration of the surrounding street pattern, energy conservation and efficiency and appropriate street lighting and streets have been designed to accommodate snow removal and emergency vehicle access;
- ✓ The site includes a range of housing types and densities including affordable housing with a density of 20.5 units per net hectare; and,
- ✓ The proposal is consistent with the Provincial Policy Statement, and conforms to the Local Official Plan.

Accordingly, the proposal conforms to the policies of the County of Grey County Official Plan.

5.4 *Municipality of West Grey (Durham) Official Plan*

The Municipality of West Grey (Durham) Official Plan applies to the settlement areas of Neustadt and Durham. The Plan identifies Durham as a focal point for appropriate forms of urban development within the Municipality of West Grey and promotes development that is an appropriate and efficient utilization of land and municipal services. Relevant policies were identified in:

- **Section C4, Cultural Heritage,**
- **Section D2, Residential,**
- **Section E1, Environmental Policies,**
- **Municipal Servicing and Transportation Policies in Sections E2 and E3, and**
- **Land Division Policies in Section E4.**

The policies within these sections will be reviewed in light of the proposal.

5.4.1 **Cultural Heritage Policies**

The cultural heritage policies in **Section C4** of the Official Plan encourage the conservation and preservation of buildings, areas and landscapes of historical or architectural significance. As discussed previously, an area of cultural heritage significance was discovered during the Stage 1 Archaeological Impact Assessment undertaken for the site. Stage 2 and 3 impact assessments narrowed the interest to one specific site on the subject property.

The Municipality's Official Plan permits development and site alteration on lands containing archaeological resources where they have been conserved through removal or documentation, or by preservation on site (**policy C4.2.3**). A Stage 4 excavation was undertaken which recovered a total of 1,115 artifacts. The Stage 4 Archaeological Report advised that the site was completely excavated and is of no further archaeological concern, Cultural Heritage Value or Interest.

5.4.2 **Residential Policies**

The subject property is designated as 'Residential' on Schedule A Land Use Plan: Durham. (Figure 4: Municipality of West Grey Official Plan Durham Amendment #2) The Residential

Sunvale Homes: Proposed Residential Subdivision

designation permits a range of housing types including low density housing such as detached dwellings, semi-detached dwellings and duplexes, medium density housing such as triplexes, quadraplexes and townhouses and high density housing such as apartments. The residential policies encourage housing that utilizes services efficiently and provide a range of affordability.

Section D2.4 provides General Policies that guide residential development in the municipality. The Municipality strongly encourages the provision of affordable housing. New residential development is directed to occur through intensification, infilling and expansion (**policy D2.4.3**) and to be serviced with municipal water and sanitary sewer (**policy D2.4.2**). **Section D2.4.5** requires that the residential portion of all subdivisions provide a density of not less than 20 units/net ha. The proposed subdivision will provide a density of 20.5 units per net hectare.

Section D2.4.11 supports a variety of zoning standards and subdivision design standards, where appropriate, to assist in meeting the density target and to promote special needs housing, rental and affordability. Reduced urban development standards such as narrower road allowances, smaller lot areas and frontages, reduced yard requirements and increase lot coverage may be considered in new areas. Reduced yards are being requested in order to meet new, more up-to-date design standards that encourage more compact and efficient development. This also permits a wider range of unit styles/types per lot therefore providing a greater range of unit choices to the consumer.

The proposed development meets the low density requirement of a maximum of 20 units/net ha (**policy D2.4.16 a**) however, the proposed townhomes are considered a medium density residential use (**policy D2.4.17**). Medium density development is strongly encouraged within the residential designated areas of Neustadt and Durham (**policy D2.4.17**). The appropriateness of new medium density development will be reviewed in light of the following (**D2.4.17 (e)**):

- i. Compatibility of development with surrounding uses
- ii. Adequate buffering, landscaping and building setbacks from adjacent residential properties.
- iii. Ability of roads to handle increased traffic.
- iv. Availability of Municipal water and sanitary sewer capacity

v. Provision of Adequate off-street parking

The studies submitted with the application conclude that the proposed development is appropriate and that the proposed site can support the development.

The plan also provides design guidelines which must also be taken into consideration including **(D2.4.17 (h))**:

- i. The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.*
- ii. Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential and impact on adjacent lower density uses.*

The site plan has been designed to reflect the surrounding area and to be sensitive to the different densities within the development. The single detached lots border the site and largely look onto the semi-detached units. The townhomes are located in blocks in the middle of the development and, for the most part, are separated from the single detached lots by the semi-detached units.

5.4.3 Environmental Policies

Section E1 includes the Environmental Policies for the Township. The subject property is located adjacent to lands identified as significant woodlands to the south east, on the south side of Durham Road East, and to the north east. **Section E1.2.1** requires that significant woodlands be protected. No development is permitted within or adjacent to a natural heritage feature unless it has been demonstrated that there will be no negative impacts on the feature or their ecological function **(E1.2.2)**.

Locally significant wild cucumber was found on the site and there is potential for offsite impacts to downstream water quality impairment that could affect the fish habitat within the receiving waters of the Saugeen River. It was recommended that the wild cucumber be relocated to a suitable habitat within Block 191.

The Stormwater Management Report included stormwater quality controls in the design that meet the requirements of the Saugeen Valley Conservation Authority and the MOECC.

Section E1.2.6 provides policies that protect significant woodlands, requiring an Environmental Impact Statement that demonstrates no negative impacts on the natural features or their ecological functions. The Natural Heritage Environmental Impact Study identified the significant woodlot located on the northeast corner of the site and recommended a 15 m buffer from this feature to ensure no negative impacts are realized.

5.4.4 Municipal Servicing Policies

Section E2 requires new development be serviced by municipal water and sanitary sewers and requires a stormwater management study be undertaken. Full municipal services are available to service to the proposed plan of subdivision. The Functional Servicing Report and the Stormwater Management Report confirmed the ability of the site to support the development.

5.4.5 Transportation Policies

Section E3.2 provides direction for new municipal streets established within a Plan of Subdivision. Streets must be constructed to full municipal standards and sidewalks are required where deemed appropriate by the Municipality. The Functional Servicing Report advised that the internal streets will be designed to meet the municipal standard for an urban street. The following parameters are proposed:

- 20 metre road allowance,
- 4.25 metre asphalt lanes with 2% cross fall,
- 600.100 OPSD mountable curb and gutter, and
- Sidewalks will be established thru the design process and in consultation with the municipality.

The Traffic Impact Study confirmed all intersections and turning movements are forecast to operate within acceptable levels (LOS C or better) and concluded that no improvements are necessary in the study area.

5.4.6 Land Division Policies

Finally, **Section E4.1.1** advises that land division may be permitted where the proposed development complies with the following:

- i. Complies with the policies of the relevant land use designation and the Municipality of West Grey Official Plan.
- ii. Complies with the provisions of the Zoning By-law and a proposed zoning by-law amendment represents appropriate land use planning.
- iii. Lot will have frontage on a year round public road.

The proposed subdivision complies with the policies of the Municipality of West Grey Official Plan. A zoning by-law amendment is proposed that is appropriate for the design of the subdivision. All provisions of the by-law will be met and all lots will have frontage on a public road.

It is our opinion that the proposed development conforms to the Municipality of West Grey (Durham) Official Plan.

5.5 Municipality of West Grey Zoning By-law

The subject lands are zoned Future Development (FD) and a portion is zoned as Residential (R1B-175) and Open Space (OD) along the western boundary of the site (Figure 5: Municipality of West Grey Zoning By-law Schedule 54). An application for a zoning by-law amendment has been submitted to the Town that will rezone the entire site to Residential (R2) Zone.

The following identifies the requested amendments to the R2 zone,

- Minimum Front Yard setback to 4.5 metres for Single Detached Units and Semi-Detached Units.
- Minimum Exterior Side Yard to 4.5 metres for Single Detached and Semi-Detached.
- Minimum Interior Side Yard to 1.2 metres for one-storey and more than one storey for Single Detached and Semi-Detached.
- Minimum Rear Yard to 6.0 metres for Single Detached and Semi-detached.
- Lot coverage to 45% for Single Detached.

Sunvale Homes: Proposed Residential Subdivision

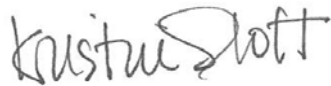
The proposed zoning by-law amendment generally meets the intent of the Municipality of West Grey Zoning By-law No. 2003.60.

This Planning Report has been prepared in support of the proposed development. The proposed applications are consistent with the Provincial Policy Statement, 2014 and conforms to the County of Grey Official Plan and the Municipality of West Grey (Durham) Official Plan.

Based on the above review, it is our opinion that the proposed development is good planning.

Respectfully Submitted,

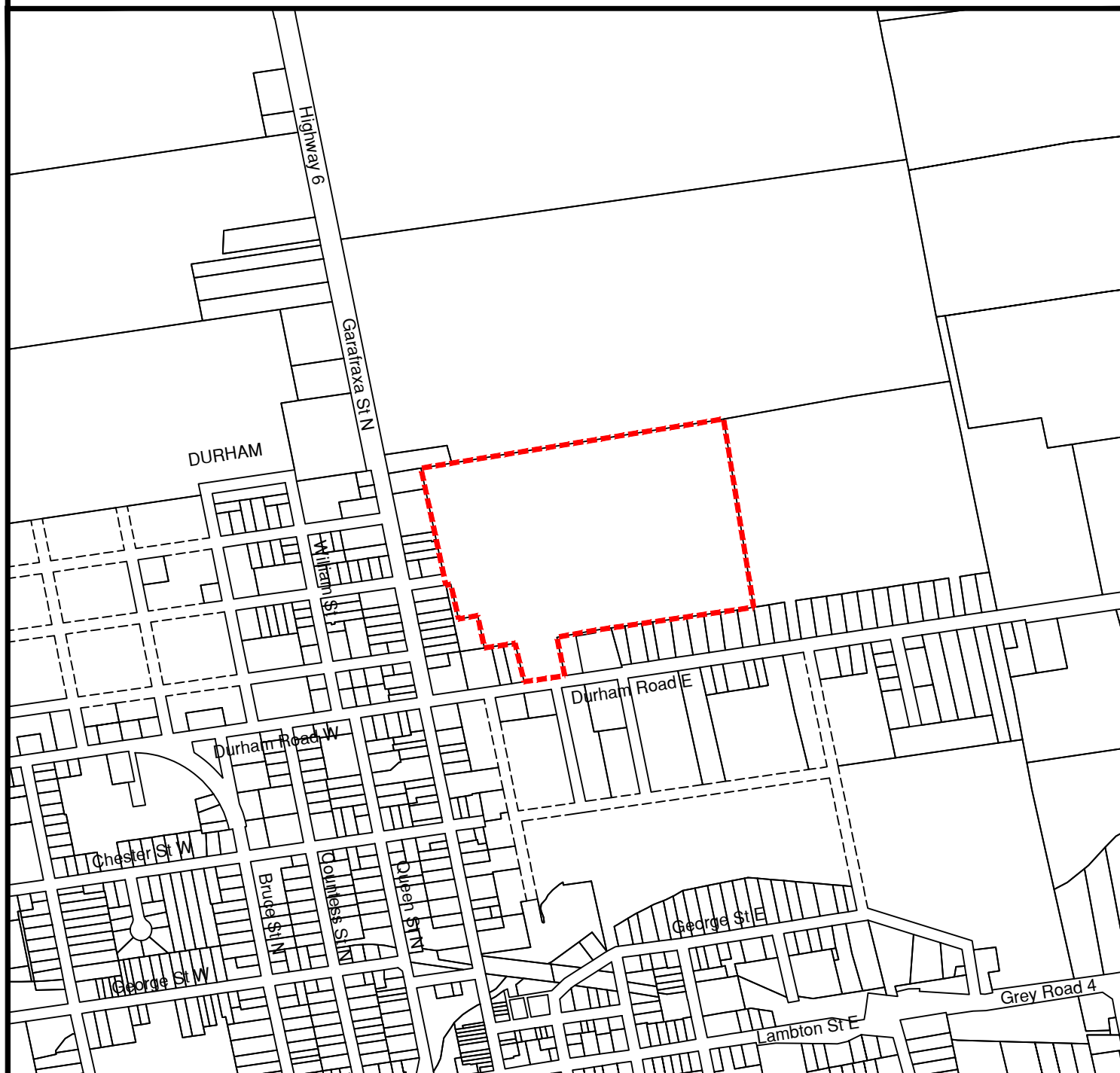
LOFT PLANNING INC.

A handwritten signature in dark ink, reading "Kristine Loft". The signature is written in a cursive, flowing style.

Kristine A. Loft, MCIP RPP
Principal


Figure 1: Location Map

 Subject Lands



Concession 1 EGR, Part Lot 24, Pt Div 2 and 3; RP 16R9070 Part 1
Geographic Town of Durham
Municipality of West Grey

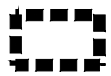
Figure 2: Aerial Photograph (2015)

 Subject Lands



Concession 1 EGR, Part Lot 24, Pt Div 2 and 3; RP 16R9070 Part 1
Geographic Town of Durham
Municipality of West Grey

Figure 3: County of Grey Official Plan



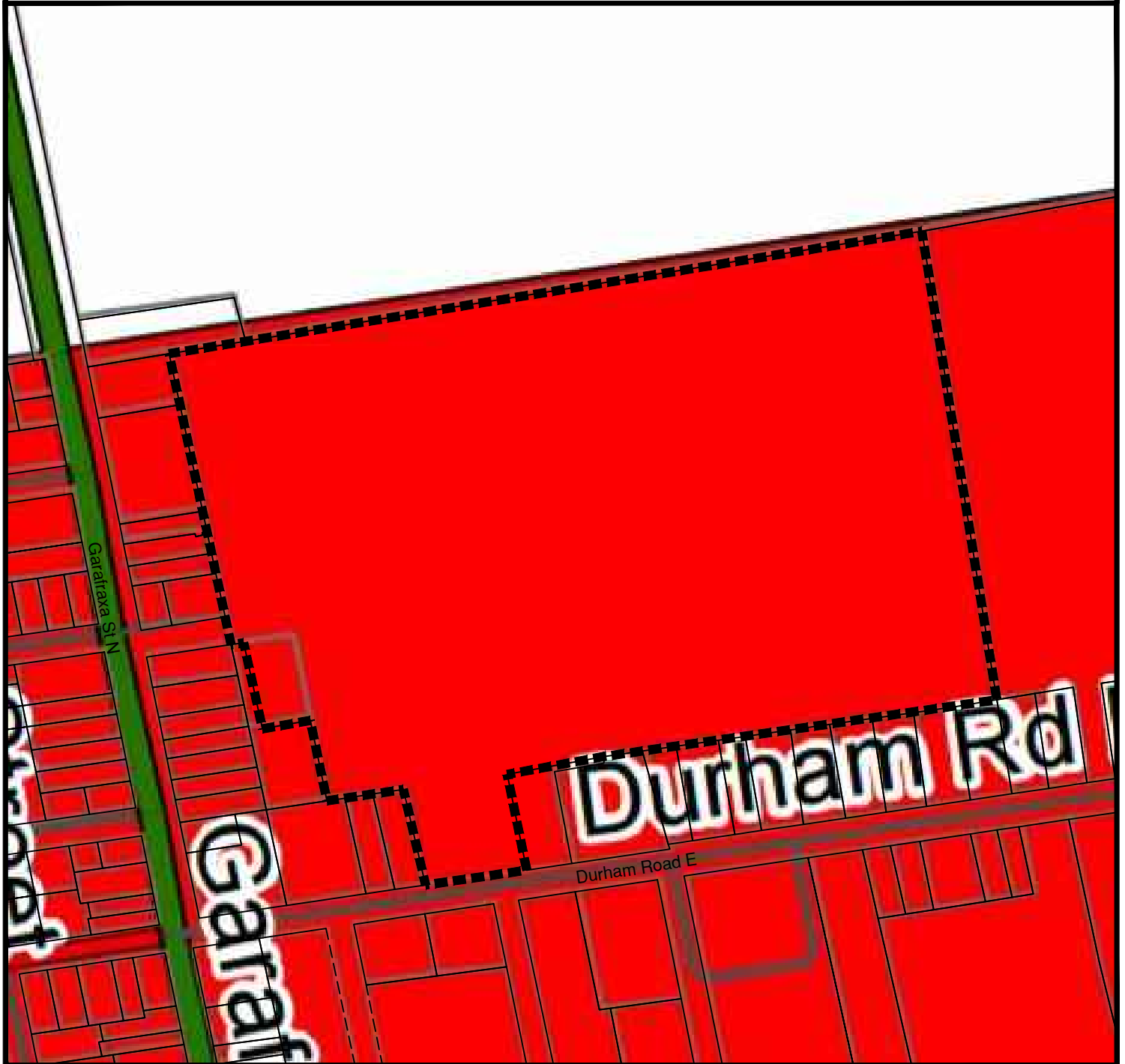
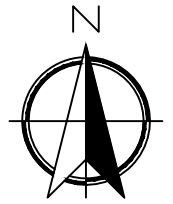
Subject Lands



Rural

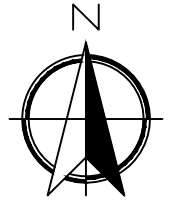


Primary Settlement Area



Concession 1 EGR, Part Lot 24, Pt Div 2 and 3; RP 16R9070 Part 1
Geographic Town of Durham
Municipality of West Grey

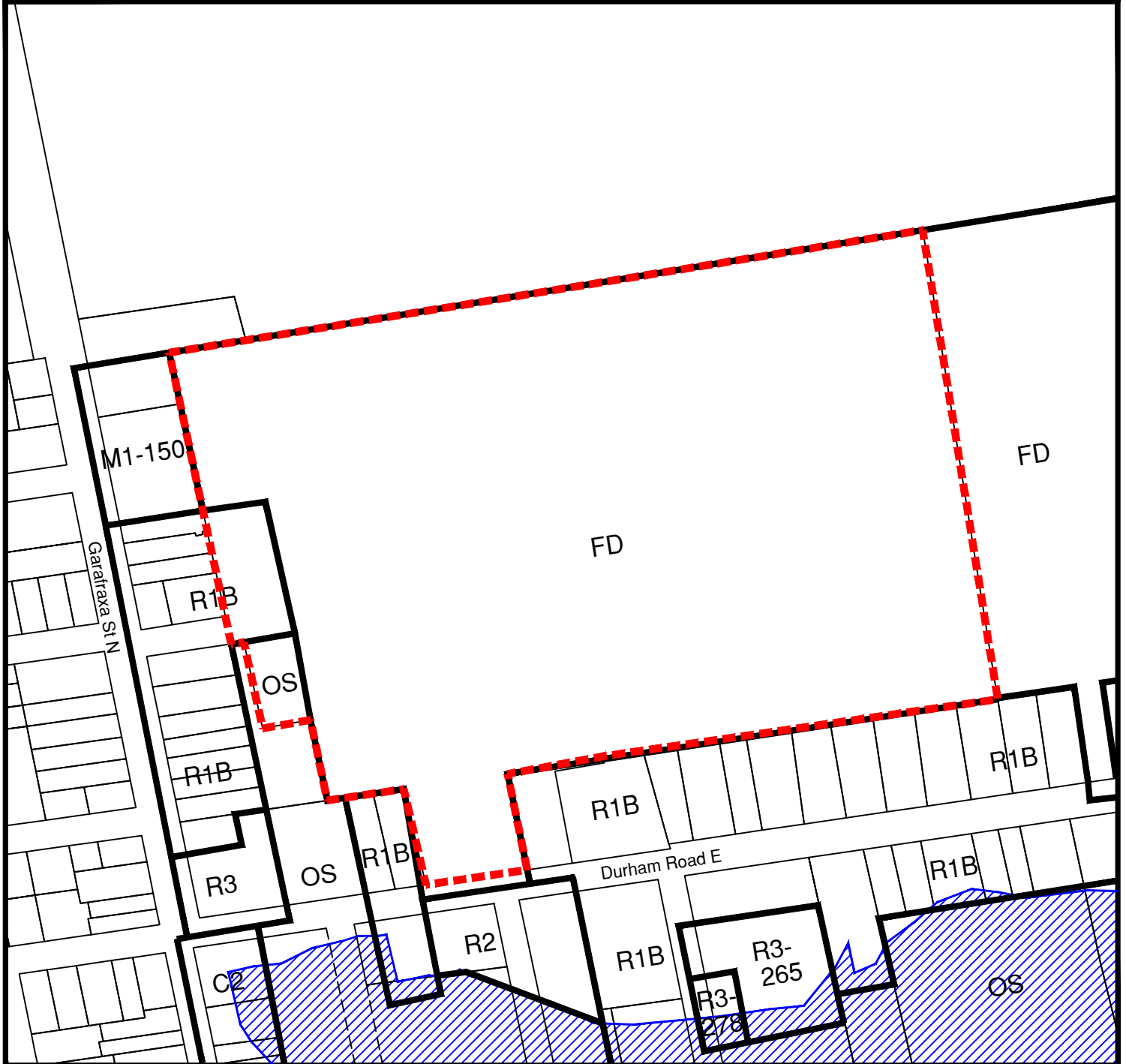
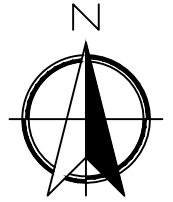
Figure 4: Municipality of West Grey Official Plan Durham Amendment #2



Concession 1 EGR, Part Lot 24, Pt Div 2 and 3; RP 16R9070 Part 1
Geographic Town of Durham
Municipality of West Grey

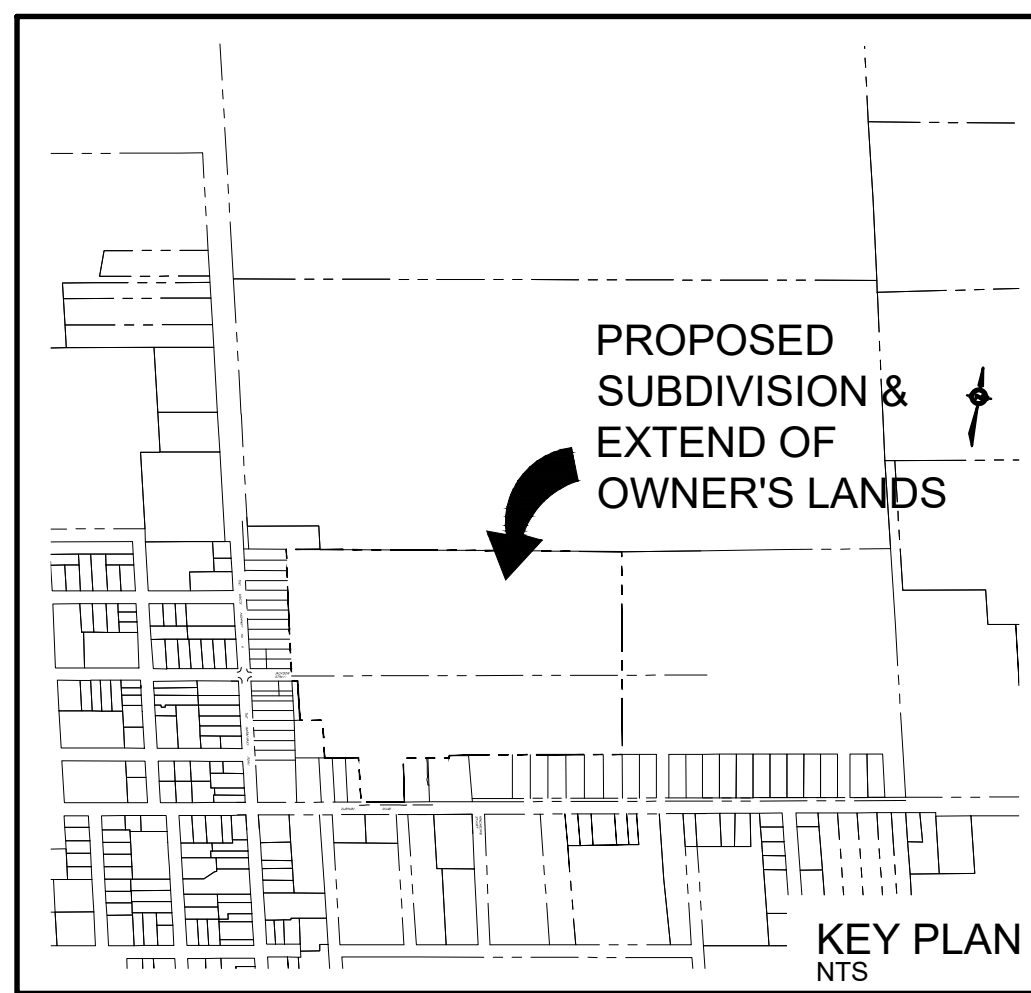
Figure 5: Municipality of West Grey Zoning By-law Schedule 54

 Subject Lands

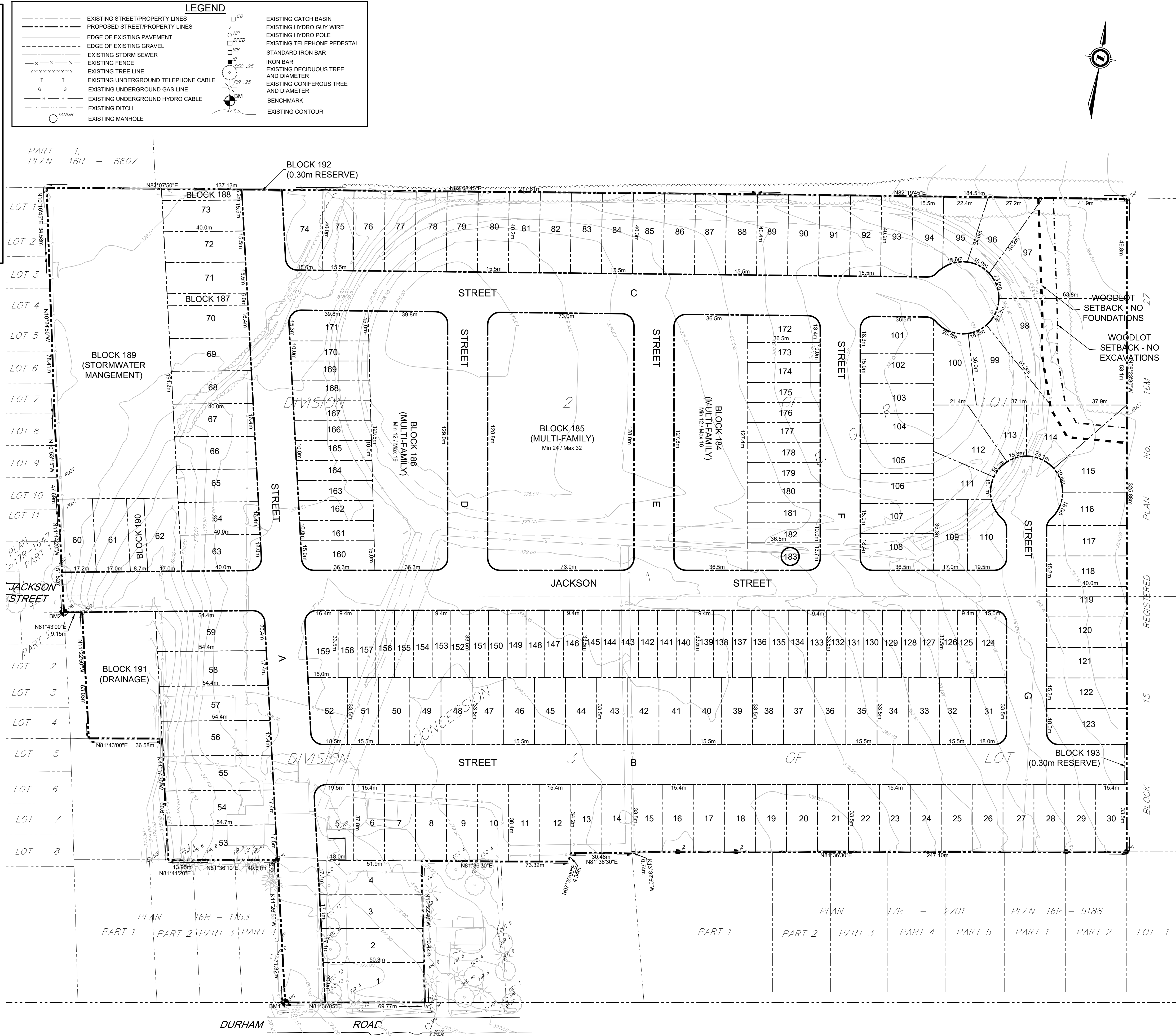


Concession 1 EGR, Part Lot 24, Pt Div 2 and 3; RP 16R9070 Part 1
Geographic Town of Durham
Municipality of West Grey

H:\Sunvale Homes\00701_Sunvale Homes Subdivision -Durham\DELIVERABLES\Drawings\Submissions\2017-12-11_Draft_Plan Dec 13, 2017 - 2.02pm



LOT INFORMATION					
LOT NUMBER	FRONTAGE (m) (AS DEFINED IN ZONING BY-LAW)	AREA (sq.m.)	LOT TYPE	LOT NUMBER	FRONTAGE (m) (AS DEFINED IN ZONING BY-LAW)
1	20.0	999	DETACHED	93	15.5
2	17.1	862	DETACHED	94	15.5
3	17.1	871	DETACHED	95	15.8
4	17.1	889	DETACHED	96	15.0
5	19.5	709	DETACHED	97	23.0
6	15.4	585	DETACHED	98	23.2
7	15.4	587	DETACHED	99	15.2
8	15.4	589	DETACHED	100	20.0
9	15.4	591	DETACHED	101	18.3
10	15.4	592	DETACHED	102	15.0
11	15.4	593	DETACHED	103	15.0
12	15.4	592	DETACHED	104	15.0
13	15.4	529	DETACHED	105	15.0
14	15.4	528	DETACHED	106	15.0
15	15.4	517	DETACHED	107	15.0
16	15.4	517	DETACHED	108	15.4
17	15.4	517	DETACHED	109	17.0
18	15.4	517	DETACHED	110	19.5
19	15.4	517	DETACHED	111	15.1
20	15.4	517	DETACHED	112	15.2
21	15.4	517	DETACHED	113	15.8
22	15.4	517	DETACHED	114	23.1
23	15.4	517	DETACHED	115	19.6
24	15.4	517	DETACHED	116	18.0
25	15.4	517	DETACHED	117	15.2
26	15.4	517	DETACHED	118	15.2
27	15.4	517	DETACHED	119	15.2
28	15.4	517	DETACHED	120	15.2
29	15.4	517	DETACHED	121	15.2
30	15.4	517	DETACHED	122	15.2
31	18.0	595	DETACHED	123	18.0
32	15.5	521	DETACHED	124	15.0
33	15.5	521	DETACHED	125	9.4
34	15.5	521	DETACHED	126	9.4
35	15.5	521	DETACHED	127	9.4
36	15.5	521	DETACHED	128	9.4
37	15.5	521	DETACHED	129	9.4
38	15.5	521	DETACHED	130	9.4
39	15.5	521	DETACHED	131	9.4
40	15.5	521	DETACHED	132	9.4
41	15.5	521	DETACHED	133	9.4
42	15.5	521	DETACHED	134	9.4
43	15.5	521	DETACHED	135	9.4
44	15.5	521	DETACHED	136	9.4
45	15.5	521	DETACHED	137	9.4
46	15.5	521	DETACHED	138	9.4
47	15.5	521	DETACHED	139	9.4
48	15.5	521	DETACHED	140	9.4
49	15.5	521	DETACHED	141	9.4
50	15.5	521	DETACHED	142	9.4
51	15.5	521	DETACHED	143	9.4
52	18.5	626	DETACHED	144	9.4
53	17.5	938	DETACHED	145	9.4
54	17.4	949	DETACHED	146	9.4
55	17.4	948	DETACHED	147	9.4
56	17.4	947	DETACHED	148	9.4
57	17.4	947	DETACHED	149	9.4
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59	20.4	1080	DETACHED	151	9.4
60	17.2	625	DETACHED	152	9.4
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66	16.4	655	DETACHED	158	9.4
67	16.4	655	DETACHED	159	16.4
68	16.4	655	DETACHED	160	15.0
69	16.4	655	DETACHED	161	10.0
70	16.4	657	DETACHED	162	10.0
71	15.5	621	DETACHED	163	10.0
72	15.5	619	DETACHED	164	10.0
73	15.5	622	DETACHED	165	10.0
74	18.6	765	DETACHED	166	10.0
75	15.5	620	DETACHED	167	10.0
76	15.5	621	DETACHED	168	10.0
77	15.5	621	DETACHED	169	10.0
78	15.5	621	DETACHED	170	10.0
79	15.5	622	DETACHED	171	15.4
80	15.5	622	DETACHED	172	13.4
81	15.5	623	DETACHED	173	10.0
82	15.5	623	DETACHED	174	10.0
83	15.5	623	DETACHED	175	10.0
84	15.5	624	DETACHED	176	10.0
85	15.5	624	DETACHED	177	10.0
86	15.5	624	DETACHED	178	10.0
87	15.5	625	DETACHED	179	10.0
88	15.5	625	DETACHED	180	10.0
89	15.5	625	DETACHED	181	10.0
90	15.5	625	DETACHED	182	10.0
91	15.5	624	DETACHED	183	13.7
92	15.5	624	DETACHED		



DRAFT PLAN OF SUBDIVISION PART OF DIVISIONS 2 AND 3 OF LOT 24 CONCESSION 1 EAST OF THE GARAFRAXA ROAD GEOGRAPHIC TOWNSHIP OF GLENELG MUNICIPALITY OF WEST GREY COUNTY OF GREY

RELEVANT SITE INFORMATION	
DETACHED RESIDENTIAL LOTS (LOTS 1 TO 123)	8.181 ha.
SEMI-DETACHED RESIDENTIAL LOTS (LOTS 124 TO 183)	2.124 ha.
MULTI-FAMILY RESIDENTIAL BLOCKS (BLOCKS 184 TO 186)	1.889 ha.
MUNICIPAL STREET (JACKSON STREET, STREETS A TO G)	4.377 ha.
DRAINAGE BLOCKS (BLOCK 187 TO 191)	1.218 ha.
0.3m RESERVES (BLOCKS 192 & 193)	0.001 ha.
TOTAL PROPOSED SUBDIVISION	17.790 ha.

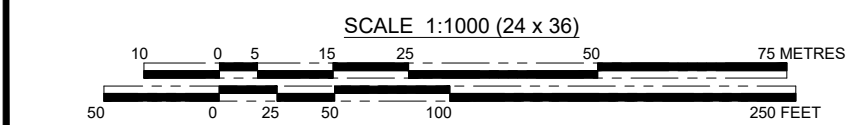
UNDER SECTION 51 OF THE PLANNING ACT	
a. AS SHOWN	g. AS SHOWN
b. AS SHOWN	h. MUNICIPAL WATER SUPPLY
c. AS SHOWN	i. SANDY SILT & GRAVEL
d. SINGLE FAMILY RESIDENTIAL, SEMI-DETACHED RESIDENTIAL, MULTI-FAMILY RESIDENTIAL	j. AS SHOWN
e. AS SHOWN	k. WATER, STORM SEWERS, SANITARY SEWERS, HYDRO, TELEPHONE
f. AS SHOWN	l. AS SHOWN

SURVEYOR'S CERTIFICATE	
I CERTIFY THAT: THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.	
DATE	

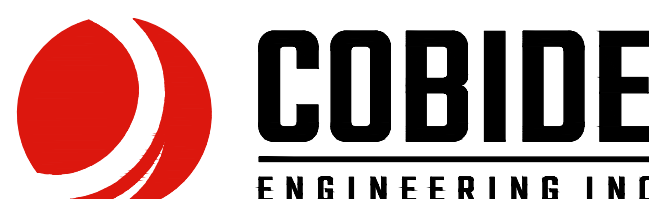
OWNER'S CERTIFICATE	
I, THE REGISTERED OWNER OF THESE LANDS, HEREBY AUTHORIZE COBIDE ENGINEERING INC. TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.	
DATE	
OWNER: SUNVALE HOMES 885 RIDDELL ROAD, UNIT 6 ORANGEVILLE, ON L9W 5J7	

Notes	
1. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. COMPLETED ON SEPTEMBER 7, 2016. 2. PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON PLAN 17R-9070.	

Benchmark Information	
BM1	SIB ON THE WEST SIDE OF THE PROPOSED INTERSECTION WITH DURHAM ROAD. ELEVATION 376.44m
BM2	SIB LOCATED AT THE EAST LIMIT OF JACKSON STREET ON THE SOUTH SIDE OF THE ROAD ALLOWANCE. ELEVATION 378.05m



0	DEC 12/17	PRELIMINARY SUBMISSION	TLB	TLB
No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				



464A - 10th STREET, Hanover, Ontario N4N 1R1
Telephone: (519) 506-5959
www.cobideeng.com

Client:		SUNVALE HOMES INC.	
Design:	TLB	Scale:	1:1000
Drawn:	TLB	Approved:	
Checked:	SJC		
Date:	AUG 2016		Design Engineer
DRAWING No.			
	00701-DP-1		

APPENDIX "A"

SUNVALE HOMES: SECTION 2 PLANNING ACT CONFORMITY

Test of Conformity: Planning Act, RSO 1990 Section 2 Have Regard to Matters of Provincial Interest		
Subsection	Policy	Consistent with Policy
(a)	Protection of ecological systems, including natural areas, features and functions;	✓
(b)	Protection of the agricultural resources of the Province	--
(c)	Conservation and management of natural resources and the mineral resource base	--
(d)	Conservation of features of significant architectural, cultural, historical, archaeological or scientific interest	✓
(e)	Supply, efficient use and conservation of energy and water	✓
(f)	Adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems	✓
(g)	Minimization of waste	✓
(h)	Orderly development of safe and healthy communities	✓
(h.1)	Accessibility for persons with disabilities to all facilities, services and matters to which this Act applies	✓
(i)	Adequate provision and distribution of educational, health, social, cultural and recreational facilities	✓
(j)	Adequate provision of a full range of housing, including affordable housing	✓
(k)	Adequate provision of employment opportunities	✓
(l)	Protection of the financial and economic well-being of the Province and its municipalities	✓
(m)	Co-ordination of planning activities of public bodies	--
(n)	Resolution of planning conflicts involving public and private interests	--
(o)	Protection of public health and safety	✓
(p)	Appropriate location of growth and development	✓
(q)	Promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians	✓
(r)	Promotion of built form that	
	(i) is well-designed	✓
	(ii) encourages a sense of space	✓
	(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant	✓
(s)	Mitigation of greenhouse gas emissions and adaptation to a changing climate	--

APPENDIX "B"

SUNVALE HOMES: SECTION 51(24) PLANNING ACT CONFORMITY

Test of Conformity: Planning Act, RSO 1990 Section 51(24) Criteria for Approval of Draft Plan of Subdivision		
Sub/section	Criteria	Meets Criteria
51 (24)	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)	Effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2	✓
(b)	Whether the proposed subdivision is premature or in the public interest	✓
(c)	Whether the plan conforms to the official plan and adjacent plans of subdivision, if any	✓
(d)	Suitability of the land for the purposes for which it is to be subdivided	✓
(d.1)	If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing	✓
(e)	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	✓
(f)	Dimensions and shapes of the proposed lots	✓
(g)	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	✓
(i)	Adequacy of utilities and municipal services	✓
(j)	Adequacy of school sites	✓
(k)	Area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes	✓
(l)	Extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	✓
(m)	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)	✓

APPENDIX "C"

SUNVALE HOMES: CONSISTENCY WITH THE PROVINCIAL POLICY STATEMENT

Section 1.0: Building Strong Healthy Communities		
Sub/section	Criteria	Consistent with
1.1	Managing & Directing Land Use for Efficient Development	
1.1.1	Factors that sustain healthy livable and safe communities	✓
1.1.2	Sufficient land must be made available	--
1.1.3	Settlement Areas	
1.1.3.1	• Settlement Areas focus of growth & development	✓
1.1.3.2	• Factors that determine land use patterns in settlement areas	✓
1.1.3.3	• Identify appropriate locations and promote opportunities for intensification and redevelopment	✓
1.1.3.4	• Appropriate development standards should be promoted	--
1.1.3.5	• Establish and implement minimum targets for intensification and redevelopment	--
1.1.3.6	• New development taking place in designated growth areas should occur adjacent to the existing built-up area	✓
	• Establish and implement phasing policies	--
	• Identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review, policies for settlement area expansion	--
1.1.4	Rural Areas	
1.1.4.1	• How Healthy, integrated and viable <i>rural areas</i> should be supported	--
1.1.4.2	• Growth and development directed to rural settlement areas and their vitality and regeneration should be promoted.	--
1.1.4.3	• Consideration of rural characteristics, the scale of development and the provision of appropriate service levels.	--
1.1.4.4	• Growth and development directed to rural lands according to S. 1.1.5,	--
1.1.5	Rural Lands in Municipalities	
1.1.5.1	• Development on rural lands must consider Section 1.0, 2.0 and 3.0	--
1.1.5.2	• Permitted uses on rural lands	--
1.1.5.3	• Promote recreational, tourism and other economic opportunities	--
1.1.5.4	• Promote development compatible with the rural landscape and can be	--

APPENDIX "C"

SUNVALE HOMES: CONSISTENCY WITH THE PROVINCIAL POLICY STATEMENT

	sustained by rural service levels	
1.1.5.5	<ul style="list-style-type: none"> Development appropriate to available infrastructure 	--
1.1.5.6	<ul style="list-style-type: none"> Retain opportunities to locate new or expanding land uses requiring separation from other uses. 	--
1.1.5.7	<ul style="list-style-type: none"> Support a diversified rural economy 	--
1.1.5.8	<ul style="list-style-type: none"> Promote & Protect Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices 	--
1.1.5.9	<ul style="list-style-type: none"> Complies with MDS 	--
1.1.6	Territory without Municipal Organization	
1.1.6.1	<ul style="list-style-type: none"> Focus of development activity on rural lands shall relate to the sustainable management or use of resources and resource-based recreational uses 	--
1.1.6.2	<ul style="list-style-type: none"> Development appropriate to the <i>infrastructure</i> 	--
1.1.6.3	<ul style="list-style-type: none"> Establishment of new permanent townsites not permitted. 	--
1.1.6.4	<ul style="list-style-type: none"> Development that is permitted adjacent to and surrounding municipalities 	--
1.2	Coordination	
1.2.1	A coordinated, integrated and comprehensive approach	--
1.2.2	Coordinate planning matters with Aboriginal communities.	--
1.2.3	Coordinate emergency management and other economic, environmental and social planning considerations	--
1.2.4	Policies for consideration where planning is conducted by an upper-tier municipality	--
1.2.5	Where no upper-tier municipality, policy 1.2.4 must be addressed in coordination with adjacent planning authorities.	--
1.2.6	Land Use Compatibility	
	Appropriately plan and design major facilities and sensitive land uses	--
1.3	Employment	
1.3.1	Promote economic development and competitiveness through these means.	--
1.3.2	Employment Areas	
1.3.2.1	<ul style="list-style-type: none"> Plan for, protect and preserve employment areas & ensure infrastructure 	--

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	provided	
1.3.2.2	<ul style="list-style-type: none"> Conversion of lands within <i>employment areas</i> to non-employment uses permitted through a <i>comprehensive review</i>, 	--
1.3.2.3	<ul style="list-style-type: none"> Protect employment areas in proximity to major goods movement facilities and corridors for employment uses requiring those locations 	--
1.3.2.4	<ul style="list-style-type: none"> May plan beyond 20 years for the long-term protection of employment areas 	--
1.4	Housing	
1.4.1	Must provide for appropriate range and mix of housing types and densities	✓
1.4.2	Allocation of population where planning conducted by an upper-tier municipality	--
1.4.3	How municipalities are to provide for range and mix of housing	✓
1.5	Public Spaces, Recreation, Parks, Trails and Open Space	
1.5.1	How Healthy, active communities should be promoted	✓
1.6	Infrastructure and Public Service Facilities	
1.6.1	Provide infrastructure and facilities in a coordinated, efficient and cost-effective manner	--
1.6.2	Promote <i>green infrastructure</i>	--
1.6.3	Before considering development of new infrastructure and public service facilities optimize use of existing facilities and consider adaptive reuse	--
1.6.4	Strategically locate infrastructure and public service facilities to support emergency service delivery	--
1.6.5	Co-locate Public service facilities in community hubs.	--
1.6.6	Sewage and wastewater	
1.6.6.1	<ul style="list-style-type: none"> Policies for planning for sewage and wastewater 	✓
1.6.6.2	<ul style="list-style-type: none"> Municipal sewage services and municipal water services are preferred form of servicing for settlement areas. 	✓
1.6.6.3	<ul style="list-style-type: none"> Use of private communal services permitted if municipal services not available. 	--
1.6.6.4	<ul style="list-style-type: none"> Individual services may be used if site conditions suitable and in settlement areas, only for infilling and minor rounding out. 	--

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1.6.6.5	<ul style="list-style-type: none"> Partial services only permitted in certain circumstances: 	--
1.6.6.6	<ul style="list-style-type: none"> Allow lot creation if sufficient services 	--
1.6.6.7	<ul style="list-style-type: none"> Planning for stormwater management 	✓
1.6.7	Transportation Systems	
1.6.7.1	<ul style="list-style-type: none"> Appropriate Transportation systems should be provided 	✓
1.6.7.2	<ul style="list-style-type: none"> Efficient use shall be made of existing and planned infrastructure 	✓
1.6.7.3	<ul style="list-style-type: none"> Maintain & improve connectivity within and among transportation systems and modes 	--
1.6.7.4	<ul style="list-style-type: none"> Promote land use development and patterns that minimize vehicle trips and support use of transit and active transportation. 	✓
1.6.7.5	<ul style="list-style-type: none"> Consider transportation and land use in planning 	✓
1.6.8	Transportation and Infrastructure Corridors	
1.6.8.1	<ul style="list-style-type: none"> Plan for and protect corridors and rights-of-way for infrastructure 	--
1.6.8.2	<ul style="list-style-type: none"> Protect Major goods movement facilities and corridors 	--
1.6.8.3	<ul style="list-style-type: none"> No development in planned corridors that could adversely affect the use of the corridor. New development adjacent to planned corridors must be compatible 	--
1.6.8.4	<ul style="list-style-type: none"> Encourage preservation and reuse of abandoned corridors 	--
1.6.8.5	<ul style="list-style-type: none"> Consider significant resources when planning infrastructure 	--
1.6.9	Airports, Rail and Marine Facilities	
1.6.9.1	<ul style="list-style-type: none"> Purpose of planning for land uses in vicinity of airport/rail/marine 	--
1.6.9.1	<ul style="list-style-type: none"> Protect airports from incompatible land uses and development 	--
1.6.10	Waste Management	
1.6.10.1	<ul style="list-style-type: none"> Provide appropriate type and size waste management systems which encourage reduce, recycle and reuse. 	--
1.6.11	Energy Supply	
	Provide opportunities for the development of energy supply.	--
	Promote renewable energy systems and alternative energy systems	--
1.7	Long-Term Economic Prosperity	
1.7.1	Policies for supporting long-term economic prosperity	
1.8	Energy Conservation	

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1.8.1	Policies for supporting energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation	
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Section 2.0: Wise Use and Management of Resources		
Sub/section	Criteria	Consistent with
2.1	Natural Heritage	
2.1.1	Natural features and areas protected for the long term.	✓
2.1.2	Maintenance, restoration and improvement of natural features and natural heritage systems	✓
2.1.3	Natural heritage systems shall be identified in Ecoregions 6E & 7E1	--
2.1.4	Areas Development and site alteration not permitted	--
2.1.5	Areas Development and site alteration not permitted in unless no negative impacts on natural features or functions.	--
2.1.6	Development and site alteration not permitted in fish habitat except in accordance with provincial and federal requirements.	--
2.1.7	Development and site alteration not permitted in habitat of endangered and threatened species, except in accordance with provincial and federal requirements.	--
2.1.8	Development and site alteration not permitted on adjacent lands to natural heritage features and areas unless no negative impacts	✓
2.1.9	Continuation of agricultural uses not limited by S. 2.1.	--
2.2	Water	
2.1.1	Policies to protect, improve or restore the quality and quantity of water	--
2.1.2	Development and site alteration restricted in or near sensitive surface water features and sensitive ground water features. Mitigation measures may be required.	--
2.3	Agriculture	

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2.3.1	Prime agricultural areas protected for long-term	--
2.3.2	Planning authorities shall designate prime agricultural areas and specialty crop areas	--
2.3.3	Permitted Uses	
2.3.3.1	<ul style="list-style-type: none"> Permitted uses. Agriculture-related uses and on-farm diversified uses shall be compatible with surrounding agricultural operations. 	--
2.3.3.2	<ul style="list-style-type: none"> Protect & promote all types, sizes and intensities of agricultural uses and normal farm practices 	--
2.3.3.3	<ul style="list-style-type: none"> Must comply with MDS 	--
2.3.4	Lot Creation and Lot Adjustments Policies	
2.3.4.1	<ul style="list-style-type: none"> Lot creation in prime agricultural areas discouraged 	--
2.3.4.2	<ul style="list-style-type: none"> Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons. 	--
2.3.4.3	<ul style="list-style-type: none"> Restrict creation of new residential lots in <i>prime agricultural areas</i> 	--
2.3.5	Policies for Non-Agricultural Uses in Prime Agricultural Areas	
2.3.5.1	<ul style="list-style-type: none"> Planning authorities may only exclude land from <i>prime agricultural areas</i> for expansions of or identification of <i>settlement areas</i> in accordance with policy 1.1.3.8. 	--
2.3.6	Removal of Land from Prime Agricultural Areas	
	Permitted non-agricultural uses in <i>prime agricultural areas</i>	--
2.4	Minerals and Petroleum	
2.4.1	Minerals and petroleum resources shall be protected for long-term use.	--
2.4.2	Protection of Long-Term Resource Supply	
2.4.2.1	<ul style="list-style-type: none"> Identify and Protect Mineral mining operations and petroleum resource operations 	--
2.4.2.2	<ul style="list-style-type: none"> Identify mineral deposits, petroleum resources and significant areas of mineral potential & policies on development and activities in these resources or on adjacent lands 	--
2.4.3	Rehabilitation	
2.4.3.1	<ul style="list-style-type: none"> Rehabilitation to accommodate subsequent land uses required 	--

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2.4.4	Extraction in Prime Agricultural Areas	
2.4.4.1	<ul style="list-style-type: none"> Extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site will be rehabilitated. 	--
2.5	Mineral Aggregate Resources	
2.5.1	Mineral aggregate resources protected for long-term use	--
2.5.2	Policies for Protection of Long-Term Resource Supply	
2.5.2.1	<ul style="list-style-type: none"> Make mineral aggregate resources available as close to markets as possible. 	--
2.5.2.2	<ul style="list-style-type: none"> Extraction which minimizes social, economic and environmental impacts. 	--
2.5.2.3	<ul style="list-style-type: none"> Undertake Mineral aggregate resource conservation whenever possible 	--
2.5.2.4	<ul style="list-style-type: none"> Protect Mineral aggregate operations from development and activities. Existing <i>mineral aggregate operations</i> permitted to continue without need for official plan amendment, rezoning or development permit. 	--
2.5.2.5	<ul style="list-style-type: none"> When <i>development</i> and activities are permitted to preclude or hinder the establishment of new operations or access to resources 	--
2.5.3	Rehabilitation	
2.5.3.1	<ul style="list-style-type: none"> Direction for rehabilitation 	--
2.5.3.2	<ul style="list-style-type: none"> Comprehensive rehabilitation planning is encouraged 	--
2.5.3.3	<ul style="list-style-type: none"> Rehabilitation standards for extraction operations on private lands. 	--
2.5.4	Policies for Extraction in Prime Agricultural	
2.5.4.1	<ul style="list-style-type: none"> Mineral aggregate resources extraction is permitted as an interim use 	--
2.5.5	Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants	
2.5.5.1	<ul style="list-style-type: none"> Wayside pits and quarries, portable asphalt plants and portable concrete plants permitted except area where incompatible with extraction 	--

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2.6	Cultural Heritage and Archaeology	
2.6.1	Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	✓
2.6.2	Development and site alteration not permitted on lands containing archaeological resources or areas of archaeological potential	✓
2.6.3	Development and site alteration not permitted on adjacent lands to protected heritage property except where heritage attributes will be conserved.	--
2.6.4	Promote archaeological management plans and cultural plans	--
2.6.5	Consider the interests of Aboriginal communities	--

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Section 3.0: Protecting Public Health and Safety		
Subsection	Criteria	Consistent with/ Comments
3.1	Natural Hazards	
3.1.1	Development shall generally be directed to areas outside of hazardous land	--
3.1.2	Hazardous areas development and site alteration shall not be permitted	--
3.1.3	Consider the potential impacts of climate change that may increase the risk associated with natural hazards.	--
3.1.4	Development and site alteration may be permitted in certain areas associated with the flooding hazard	--
3.1.5	Uses which are not permitted locate in hazardous lands and hazardous sites	--
3.1.6	Where the two zone concept for flood plains applied, development and site alteration may be permitted in the flood fringe	--
3.1.7	Policies where development and site alteration may be permitted in areas if hazardous lands and hazardous sites	--
3.2	Human Made Hazards	
3.2.1	Development permitted in area of human made hazards	--
3.2.2	Sites with contaminants in land or water shall be assessed and remediated prior to any activity	--