



Meeting Date: April 20, 2022

Submitted by: Dan FitzGerald MPI, MCIP, RPP, Planner II

Report No: PLA-28-2022

Subject: Application for Consent (B-01/2022) and (B-05/2022)

Recommendation:

THAT Consent Applications B-01/2022 and B-05/2022, filed by Bryan Snyder on behalf of Dawna Snyder in order to sever two residential lots from a 2,553 square metre (0.63 ac) residential property, in order to facilitate the construction of two separate single-detached dwellings on the severed lots, each having a frontage of approximately 18.29 metres (60 feet) along Queen Street, a depth of 36.58 metres (120 feet) and an area of approximately 669 square metres (0.17 acres), and the retained a frontage of approximately 34.75 metres (114 feet), and an area of approximately 1,215 square metres (0.3 acres), from a property legally described as Part of Lot 5, Concession 2 (geographic Township of Lobo), Municipality of Middlesex Centre; be GRANTED.

AND THAT Consent B-01/2022 and B-05/2022 be subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act* shall be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of severance has been fulfilled.
2. That the fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
3. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-01/2022 and B-05/2022, and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.

4. That the Owner's solicitor provide a Transfer in Preparation to the Municipality, together with a deposited reference plan and a Schedule describing the land to be transferred, for the purposes of the issuance of a Certificate of Consent.
5. That the Owner's solicitor submit an undertaking in a form satisfactory to the Municipality to register an electronic transfer of title consistent with the Consent decision.
6. That any outstanding property taxes for the severed and retained lots of Consent B-01/2022 and B-05/2022 be paid in full.
7. That the transfers for the subject applications be registered concurrently by the Owner's solicitor.
8. That the owner enter into a Development Agreement with the Municipality, and that the Agreement be registered against the title of the subject land, which addresses among other matters, entrance locations and construction, lot grading and drainage, building envelopes, fire hydrant location, connections to the Municipal water supply and sanitary sewer systems, a financial contribution to the future upgrading of Queen Street to a full urban standard and a security deposit for 100% of the cost of the works as well as any road reconstruction associated with the development, all to the satisfaction of the Municipality. The Development Agreement shall require the developer to provide a certification from the engineer of record confirming that all works within the road right-of-way, stormwater controls and lot grading have been completed in conformance with municipal standards and in general conformance with the approved design.
9. That upon Condition 8 of Consent B-01/2022 and B-05/2022 being satisfied, the owner shall install separate water and wastewater service connections to the severed parcels of Consent B-01/2022 and B-05/2022, and that these connections be installed to the satisfaction of the Municipality's Public Works and Engineering Department. An ECA will be required for the required extension of the municipal sanitary system along Queen St. with all costs to be borne by the developer.
10. That the Owner submits a Storm Water Management Report to the satisfaction of the Municipality.

11. That the owner demonstrate that post development runoff from the proposed lots will not exceed the existing conditions. Any infiltration measures or other stormwater controls required shall be installed by the developer to the satisfaction of the Municipality's Public Works and Engineering Department.
12. That the Owner submits a lot grading plan for the severed and retained lands, depicting the suitable building locations, footing/foundation elevations as well as surface grades and swale flow routes, to the satisfaction of the Municipality. The lot grading design shall ensure adjacent lots will not receive increased runoff.
13. That the owner facilitate the undertaking of a geotechnical report by a qualified engineer to ensure that the soil conditions of the severed parcels of Consent B-01/2022 and B-05/2022 can support the footings of new buildings and that the said geotechnical report provide details regarding minimum basement elevations to be permitted on the lots. The geotechnical report is to be to the satisfaction of the Municipality and the Upper Thames River Conservation Authority.
14. That the owner provide confirmation that the existing shed on the retained parcel of Consent B-01/2022 is in conformity with Middlesex Centre's Comprehensive Zoning By-law 2005-005 and is located a minimum of 1.5 metres from the new lot line.
15. That the owner, in consultation with CN Railway, register a noise easement against the title of the severed parcel of Consent B-01/2022 and B-05/2022, and that the said easement be to the satisfaction of CN Railway.
16. That the owner pay a \$2,200 cash-in-lieu of parkland dedication to the Municipality.
17. That the Owners pay to the Municipality \$21,344 for the purposes of funding 50% of the future road reconstruction costs of Queen Street to an urban standard along the frontage of the severed lot of Consent B-01/2022, inclusive of curbs, sidewalks, storm sewers, streetlights and road re-construction.

AND FURTHER THAT the reasons for granting Consent application B-01/2022 and B-05/2022 include:

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and
- Subject to the conditions, the proposal complies with the Middlesex Centre Comprehensive Zoning By-law.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding a proposal to create two new residential lots on a property that is located at the southwest corner of Queen Street and Ontario Avenue in Komoka.

A location map is included as Attachment 1.

Background:

The purpose and effect of the subject applications is to sever two residential lots from a 2,553 square metre (0.63 ac) residential property in order to facilitate the construction of a single-detached dwelling on each of the severed lots. The lots proposed to be severed would have a frontage of approximately 18.29 metres (60 feet) along Queen Street, a depth of 36.58 metres (120 feet) and an area of approximately 669 square metres (0.17 acres). The lot proposed to be retained contains a single detached-dwelling and shed, known municipally as 152 Ontario Avenue. The lot proposed to be retained would have a lot frontage of 34.75 metres (114 feet), and an area of approximately 1,215 square metres (0.3 acres).

An illustration of the proposal is included as Attachment 2.

The subject land currently contains a single detached dwelling and accessory building (shed). The lands are surrounded by residential development in the form of detached dwellings and back onto a pond.

Policy Regulation:

The subject property is located within a 'Settlement Area' according to the County of Middlesex Official Plan and is designated 'Residential' by the Middlesex Centre Official Plan. The land is zoned site-specific Urban Residential First Density (UR1-4), with a small portion regulated by the Upper Thames River Conservation Authority (UTRCA).

Provincial Policy Statement (PPS):

Section 3 of the Planning Act requires all decisions made under the Act “to be consistent with” the Provincial Policy Statement (PPS). The following PPS policies are relevant to the proposed development and need to be considered when evaluating the subject applications.

Section 1.1.3 of the PPS speaks to Settlement Areas, which identifies settlement areas as the focus of growth and development. Section 1.1.3.3 of the PPS states, ‘Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

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

Section 1.6 of the PPS speaks to servicing. The PPS has a hierarchy for services, where municipal services are the preferred form of servicing. Section 1.6.6.1a) states ‘Planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services’.

County of Middlesex Official Plan:

The 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 County Official Plan also has a similar servicing hierarchy as the PPS, and prefers full municipal services within urban areas.

Section 4.5.3.3 of the County Official Plan speaks to Settlement Areas and promotes infilling development in built-up areas, where the proposed lots are compatible with the lot area, frontage and density patterns of the surrounding area and the application represents orderly and efficient use of land, and its approval would not hinder future development of the retained lands.

Middlesex Centre Official Plan:

Middlesex Centre's Official Plan designates the subject lands as 'Residential'. Within this designation residential dwellings are permitted in a variety of forms, including single detached dwellings.

Section 9.3 of the Local Official Plan speaks to municipal infrastructure and servicing policies. These policies have a similar hierarchy as the PPS and the County Official Plan.

Section 10.3 of Middlesex Centre's Official Plan speaks to lot creation and states,

- a) Severances shall only be granted if a plan of subdivision is not necessary for the proper and orderly development of the land. Plans of subdivision will not be required where three or fewer new lots are proposed to be created, or where circumstances exist where a plan of subdivision is not considered by the Municipality to be necessary. Where more than three new lots are proposed to be created, the Municipality may exercise flexibility in determining whether a plan of subdivision process is required for the orderly development of the land. Notwithstanding the above, in all cases where the creation or extension of municipal streets and/or services is proposed, a plan of subdivision process will be required.
- b) Where individual wells and septic systems are proposed, lot areas must be of a size and configuration to accommodate an appropriate septic system, sewage envelope and contingency area. For a conventional septic system, a storage envelope consists of the area occupied by the tile bed and mantle. The size of the storage envelope will vary depending on the projected water use of the anticipated use and the soils and slope of the subject site. The contingency area will be equal in size to the tile bed and sewage mantel.
- c) All lots must front on and have access to an existing public road maintained on a year round basis and at a reasonable standard of construction. Direct access to and from County or Provincial roads will be limited in accordance with the policies and regulations established by the agencies having jurisdiction over these roads.
- d) An adequate and potable water supply must be available for any proposed lots created by consent. An exception to this policy may be made if it can be shown that the purpose for which the lot(s) in question is to be used does not require a water supply.
- e) All lots created by severance must be suitable or capable of being made suitable to support a sewage disposal system.

- f) Severances may be permitted for the purposes of making a lot boundary correction provided that such corrections are minor in nature.

Consultation:

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

Public Comments:

At the time of writing the subject report, no comments or concerns had been received from the public regarding this proposal.

Agency Comments:

The following comments were received at the time of writing this report;

The Municipality's Chief Building Official (CBO) has reviewed the subject applications and if the applications are approved, it is recommended that as a condition of the consents, the lots be serviced by water and sewer prior to the stamping of the deed, that a lot grading plan be approved for these properties, and that the Owner provide a geotechnical study specific to this property in order to ensure a safe building envelope and footing depth due to the adjacent to the shoreline, to the satisfaction of the Municipality.

The Municipality's Public Works and Engineering Department has reviewed the subject applications and request that as a condition of these consents, if granted, the Owner be required to service the lots prior to consent being given (this may require an ECA) and that a Storm Water Management Report be completed to the satisfaction of the Municipality.

Analysis:

The Provincial Policy Statement, County Official Plan and the Municipality's Official Plan generally permit lot creation within Settlement Areas, subject to servicing and compatibility.

The Planning Policies have a servicing hierarchy and prefer municipal services when available. The proposed infill development represents a more efficient use of land in an Urban Settlement Area of the Municipality that will utilize municipal water and sanitary sewer services that are available in Komoka-Kilworth. These services are required to be extended to the lot as per the recommended conditions, if the subject application is approved.

Given the size of the subject property, the proposed infill development represents a more efficient use of land within the village of Komoka that will utilize municipal water and sanitary sewer services in the area. Much of Komoka was developed on private services and as such, lot sizes tend to be significantly larger than is now necessary given the availability of full municipal services in the village. Intensification is encouraged by provincial policy as well as the County and Middlesex Centre official plans and is the preferred form of development, as it promotes a more efficient use of land and infrastructure, while also reducing the need for expansion of settlement area boundaries. Planning staff is of the opinion that the subject property is suitable for intensification within the village and would promote compact form and more appropriate development standards for residential lots having access to full municipal services.

Both the County and the local Official Plan speak to lot creation via the consent process versus a plan of subdivision and contemplate three lots being permitted via the consent process where no extension of infrastructure is required. Given that only two lots are proposed on an existing road, staff find the subject applications to comply with the consent policies.

The proposed residential development for the severed and retained lands is compatible with the surrounding land uses and there are no anticipated negative impacts from the subject applications.

The proposed development would occur within a built-up area of Komoka and would be adjacent to existing residential development. The site-specific Urban Residential First Density (UR1-4) zone that applies in the subject area stipulates a minimum lot frontage of 15 metres (49 ft) and a minimum lot area of 450 square metres (4,844 sq ft). The requested lot frontages and lot areas for the parcels proposed to be severed and retained exceed the minimum requirements in the area and the development represents an intensification of land uses in a fully serviced settlement area of the Municipality. Planning staff is of the opinion that the subject property is a suitable candidate for intensification within the village that would promote compact form and more appropriate development standards for residential lots having access to full municipal services.

Planning staff is satisfied that the above-noted items, as well as other matters identified through the review of the subject proposal, can be adequately addressed through conditions of approval; thus ensuring that the development would be consistent with the Provincial Policy Statement, conform to the Middlesex Centre and County of Middlesex official plans, comply with the Middlesex Centre Comprehensive Zoning By-law and represent sound land use planning.

Given the above, planning staff are recommending that the subject applications be approved.

This opinion is provided prior to the public meeting and without the benefit of potentially receiving all comments from agencies or members of the public. Should new information arise regarding this proposal prior to or at the public meeting, Council is advised to take such information into account when considering the application.

Financial Implications:

None.

Strategic Plan:

This matter aligns with following strategic priorities:

- Balanced Growth

This report conforms to Strategic Plan objective 2.2 – Through the Official Plan review and other means, manage the pace of new residential development and encourage the complementary availability of commercial, school, and public amenities by encouraging infill development within existing settlement areas.

Attachments:

1. Location Map
2. Severance Sketch