



PLANNING JUSTIFICATION REPORT

**6, 10 AND 14 ELMHURST STREET,
KILWORTH MUNICIPALITY OF
MIDDLESEX CENTRE, ONTARIO**

LDS PROJECT LD-00203

May 2022

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EXECUTIVE SUMMARY

The following report provides a land use planning justification in support of a Zoning By-law amendment application for the subject property on Elmhurst Street in the Village of Kilworth in the Municipality of Middlesex Centre, Ontario. The subject property is comprised of three, large residential properties containing single-detached dwellings and identified as municipal numbers 6, 10 and 14 Elmhurst Street.

A review of all relevant planning documents has been undertaken and has identified the opportunity for a Zoning By-law amendment to permit a 15-unit single detached dwelling and 40-unit townhouse dwelling development at the subject location. It is proposed to pursue the approval of the development through the Plan of Condominium process for vacant land condominiums.

This report includes the review of the Provincial Policy Statement (2020); the County of Middlesex Official Plan; the Municipality of Middlesex Centre Official Plan; and the Municipality of Middlesex Centre Zoning By-law as they apply to the subject site. In addition, the results of the 5-year Official Plan Review have been also reviewed.

1.0 PURPOSE OF REPORT

The purpose of this report is to replace the report on the subject land from January 2021. This report is based on an entirely new concept that addresses the planning issues raised by the public as well as the county staff. It will expand upon previous reasoning addressing itself to the land assembly at 6, 10, and 14 Elmhurst Street for a perimeter of 15m vacant land condominium lots on the outside and buffering 15-unit single detached dwellings and 40-unit townhouse dwelling development at the subject location on Elmhurst Street in the Village of Kilworth in the Municipality of Middlesex Centre.

The applicant and property owner is Sweid Holdings Inc. Consulting services are provided by LDS Consultants Inc. of London in conjunction with Knutson Development Consultants Inc., Ric Knutson is the primary contact for the property owner / applicant and can be contacted at (519) 619-8732.

2.0 SUBJECT PROPERTY DESCRIPTION

The subject property is an assembly of three, large residential properties containing single-detached dwellings (proposed for demolition) and identified as municipal numbers 6, 10 and 14 Elmhurst Street in the Village of Kilworth. The three deep lots are significantly different in size and shape as compared to the existing lot fabric of the area which are all sized for septic systems and wells. The location of this assembly is at the periphery of an area known locally as “Old Kilworth”.

The subject property is in the easterly portion of the Village of Kilworth, Ontario (Figure 1). Having a combined frontage on Elmhurst Street of 109.5 m (359.2 ft.); a lot depth of 186 m (610.2 ft.), a total lot area for the subject property is calculated at 2.03 ha (5.03 acres).

FIGURE 1 LOCATION



This property abuts a significant woodlot which in turn is adjacent to Glendon Drive a busy County Road. The subject lands act as a buffer from the traffic of County Road 14. The woodlot has been studied as it is located on the subject lands.

Elmhurst Street can be described as an established residential street comprised of primarily older and single detached dwellings on significantly oversized lots previously required to accommodate wells and septic systems. Modern municipal water supply and waste disposal are now available and are the services proposed for this redevelopment proposal.

3.0 MUNICIPAL SERVICES –

The site is proposed to develop based on full municipal services. Separate engineering reports have been submitted in that regard.

4.0 APPLICATION CONSULTATION

The previous concept was vetted through a public meeting October 27, 2021. The staff comments related to planning, identified concern over the density of the site and acknowledged Provincial, County and Middlesex Centre policies encouraging higher densities and infill intensification.

The pre-consultation comments and as reported at the October 27, 2021, Council meeting included as follows:

Chief Building Official: requested that the size of buildings be reviewed, turnarounds and fire routes to meet OBC standards, amenity spaces, improvements to Glendon Drive, parking summary, garbage collection etc. It was noted that the more detailed review would be at site plan review.

Several neighbours spoke at the October Council meeting. The concerns expressed were certainly about the density, traffic, difference from existing development form, adjacent woodlot and natural habitats.

5.0 REQUESTED AMENDMENT

A Zoning By-law amendment is being requested in order to facilitate the development of a 15-unit single detached dwelling and 40-unit townhouse dwelling development on the subject property. More specifically, a “site specific” amendment to the Zoning By-law (No. 2005-005) to achieve an Exception Residential (R3-) Zone is being sought for the subject property.

6.0 PROPOSED USE AND PROPOSED SITE PLAN

FIGURE 2 – SITE PLAN

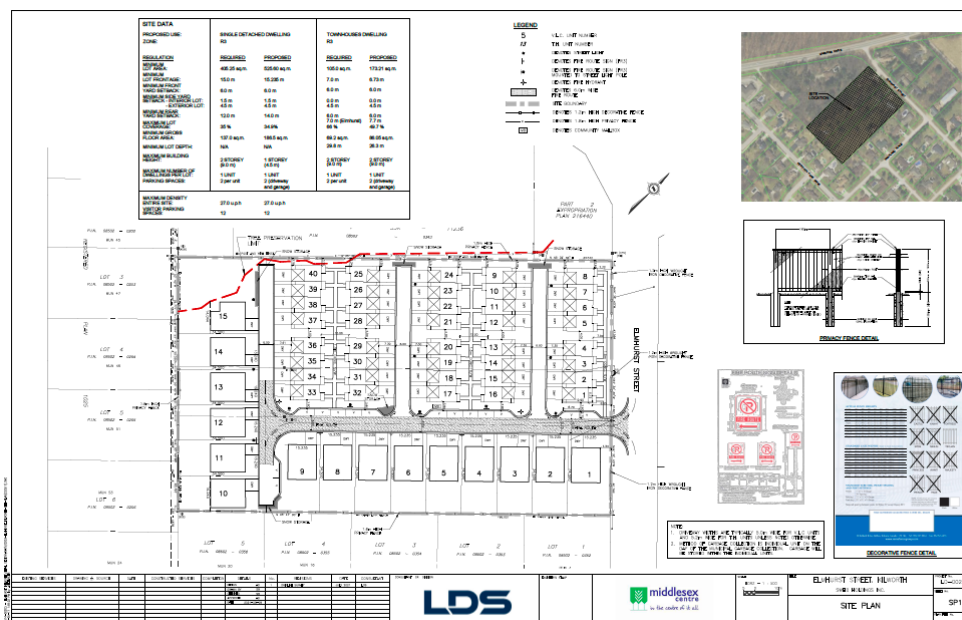


Figure 2 presents a revised proposed site plan that depicts the development of a 15-unit single detached dwelling and 40-unit townhouse dwelling development on the subject property. Access to the property is proposed to be from Elmhurst Street. It is proposed to pursue the approval of the

development through the Plan of Condominium process for vacant land condominiums and standard condominiums.

All units (single detached and townhouse units) will have a garage and driveway for parking. Fourteen visitor parking spaces have also been provided for the development

7.0 BENEFITS OF PROPOSED DEVELOPMENT

The proposal while different that the exiting lot fabric represents low profile forms of development that internally provide a distance separation from the existing single detached homes. The 15m lots represent a larger than average lot size under current municipal standards. The revised plan specifically proposes lots on the south and west perimeters that are 34 m deep with 15m of frontage on an internal road. This provides a buffer from the existing homes to the proposed townhomes. The townhomes in turn provide a noise buffer from Glendon Drive. All units will access the site via a single entrance. Of note this entrance is the last driveway on the west side of Elmhurst before the intersection with Glendon Drive. This along with the improvements to that intersection will alleviate existing difficulties and provide a safer neighbourhood access.

The woodlot has been studied by. Natural resource Solutions Inc. Their recommendations have been incorporated into the proposed plan. An excerpt from that study follows which identifies the woodlot and the site area that will be provided as recommended.

8.0 PROPERTY CONTEXT AND SURROUNDING LAND USE

The subject property, comprised of 6, 10 and 14 Elmhurst Street, is located at the west and northerly end of Elmhurst Street. Elmhurst is a street created years ago in concert with the adjacent large lot un-serviced subdivision. Lands to the south, east and west of the subject property are occupied by larger, single detached dwellings. Lands immediately adjacent to the north are occupied by a stand of trees.

The character of the surrounding area can be described as an older, large lot subdivision comprised exclusively of large single detached dwellings. The adjacent development has been built based on septic systems and potable water from wells.

The following photos are the subject property and surrounding uses:



Subject Property 6 Elmhurst St.



Subject Property 10 Elmhurst St.



Subject Property 14 Elmhurst St.



Stand of Trees to the North



Existing Residential Uses to the South



Home to east of site



Home to west



Home to south



Home to south

9.0 PLANNING ANALYSIS

The October 27, 2021, staff report (PLA-83-2021) as presented to Council and shown *in italics* provides a complete policy background citing the Provincial Policy Statement (2020), The County of Middlesex Official Plan, and the Municipality of Middlesex Centre Official Plan. We have also reviewed the entire proposed amendment from the current 5-year review. Discussion on relevant policies follow the policy in question in bold.

9.1 Provincial Policy Statement, 2020:

The Planning Act states that all decisions made by planning authorities “shall be consistent with the policy statements issued” under subsection 3. The Provincial Policy Statement, 2020 (PPS) document is comprised of several policy statements and those that are applicable to the proposed development are noted below.

Section 1.0 – Building Strong Healthy Communities establishes policies that support long- term prosperity, environmental health and social well-being within communities.

Section 1.1 of the PPS identifies that healthy communities are sustained by accommodating an appropriate range and mix of uses, avoiding development patterns that cause environmental concerns, and promoting cost-effective development patterns that optimize the use of planned and future infrastructure.

Current provincial policy regarding urban development favours “Settlement Areas” as the primary location for development in order to fully utilize existing municipal services (i.e., sewers, public transit, parks, etc.) and to use land more efficiently to curb the impacts of urban sprawl.

Accordingly, the proposed 15-unit single detached dwelling and 40-unit townhouse development will utilize an existing under-utilized property that has frontage on a public street and has access to municipal services.

Further, Section 1.1.3.2 requires that land use patterns within settlement areas be based on “densities and a mix of land uses which efficiently use land and resources”; and “a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.”

Section 1.1.2 requires municipalities to accommodate an appropriate range and mix of land uses to meet projected land needs for a time horizon of up to 25 years. Within settlement areas land is to be made available through intensification and redevelopment.

Section 1.1.3 – Settlement Areas establishes that settlement areas can vary in size, population, and diversity and intensity of land uses. The PPS directs growth and development to settlement areas where new development varies in densities and land uses, and there are opportunities for intensification, redevelopment, and the efficient use of land. New development patterns are based on the efficient use of land that minimize negative impacts to the environment, support active transportation and are appropriate for the infrastructure and public service facilities.

Section 1.1.3.1 of the Provincial Policy Statement (2020) regarding “Settlement Areas” indicates that settlement areas “shall be the

focus of growth and development” This policy requires municipalities to utilize existing lands more efficiently in order to discourage the expansion of “Settlement Area” boundaries into agricultural areas.

Sections 1.1.3.4 and 1.1.3.6 promote intensification, compact development, varying uses and densities where it avoids or mitigates risks to public health and safety and is adjacent to the existing built-up area. Section 1.1.3.5 also allows municipalities to establish a minimum target for intensification within built-up areas subject to local conditions.

The proposed satisfies the intent of this policy. Of note the proposed 5-year review draft Official Plan amendment does create targets for intensification.

Section 1.4 – Housing speaks to the provision of housing within a municipality. The PPS promotes an appropriate range and mix of housing types and densities and directs development of new housing towards areas where there is an appropriate level of infrastructure. Municipalities are to provide opportunities for all forms of housing and intensification to meet the social, health and well-being needs of the current and future community.

The requirement for intensification is clearly stated as a provincial requirement. The proposal satisfies this policy.

Sections 1.6 – Infrastructure and Public Service Facilities directs that infrastructure and be provided in an efficient manner that also prepares for the impacts of a changing climate. Section 1.6.2 directs municipalities to promote green infrastructure to complement existing infrastructure such as permeable surfaces, green roofs, and street trees.

The proposed project is on full municipal sanitary sewer and water. The Storm water management is accommodated onsite through onsite storage and subsequent infiltration thus not requiring additional infrastructure.

Section 1.6.6 – Sewage, Water and Stormwater directs future growth and development to efficiently use and optimize existing services such as municipal sewage and water services, when available, and promote water conservation and water use efficiency. Servicing and land use considerations shall be integrated at all stages of the planning process. Further, municipal sewage and water services are the preferred form of servicing for settlement areas.

Existing services will be utilized for the proposal.

Section 1.6.6.7 promotes planning for stormwater management that is integrated with planning for sewage and water services and ensures that systems are optimized, feasible and financially viable over the long term; minimizes or prevents an increase in negative impacts on the environment and water system; does not increase risks to human health and safety and property damage; maximizes the extend and function of vegetative and pervious surfaces; and promotes stormwater management best practices such as low impact development, water conservation and stormwater attenuation.

The proposed onsite storage of storm water and subsequent infiltration back into ground water

Section 2.1 – Natural Heritage does not permit development and site alteration in significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features of their ecological functions.

In July of 2021, Natural Resource Solutions undertook a scoped Development Area Report (DAR) for the subject site given the adjacent “significant woodlot”. That resulted in a recommendation to preserve a section of the development site.

9.2 Middlesex County’s Official Plan:

The County of Middlesex Official Plan (County Plan) identifies the subject land within the Kilworth ‘Settlement Area’.

Section 2.3.8 – Growth Management-Settlement Areas of the County Plan recognizes that Settlement Areas will be the focus for future growth including commercial, industrial and residential uses. These areas are intended to have the highest concentration and a wide range of land uses and full municipal servicing in conjunction with 2.4.5 of the County Plan.

Full services are proposed.

Additionally, section 2.3.7 – Growth Management-Housing Policies encourages a wide variety of housing types, sizes and tenure to meet market requirements and demand for current and future residents. Municipalities are responsible to determine and encourage a range of housing types, densities and options through local official plans that meet current and future needs. This can also include intensification and redevelopment in appropriate locations.

The proposed provides a mix of housing and tenures different that the lands adjacent and in conformity with this policy intent.

Section 2.3.10 – Natural Heritage Features in concurrence with Schedule C identifies lands that have natural environment functions and significance which should be considered when development proposals are reviewed. When an application for development within a Natural Heritage Feature, including Significant Woodland, or within the adjacent lands, the applicant is required to submit a development assessment report in accordance with policies of section 2.2.1.2.

Scoped DAR was prepared in July of 2021.

Section 2.4.2 – Transportation Network in concurrence with Schedule B identifies Glendon Drive, a County Road, within proximity to the subject lands. The County Road system provides for the efficient movement of traffic between provincial freeways and highways and local roads. The County shall discourage development which would inhibit traffic movement along the County Road system. The County shall ensure that development proposals that are likely to generate significant traffic are accompanied by a transportation study addressing the potential impact on the transportation network and surrounding land uses.

Improvements to the intersection of Elmhurst and Glendon Drive have been indicated by the County Engineer and will be detailed in the Condominium agreement.

Section 3.2 – Settlement Areas provides additional development policies for lands within Settlement Areas. The County Plan further supports that Settlement Areas are developed in a manner that is phased and compact, and preserves the historic character of Settlement Areas and complements the positive elements of the existing built-form. The County Plan defers to the municipality to provide detailed direction on a variety of areas including addressing land supply and policies for land uses within urban areas including residential and commercial.

The proposal provides a density transition internally with modern serviced deep lots (34m) around the perimeters adjacent to the existing development thereby having single detached homes adjacent to single detached homes. These in turn buffer or transition to the townhouses.

With regard to municipal sanitary sewers and water services, Section 2.4.5 – Sanitary Sewers and Water of the County Plan promotes efficient and environmentally responsible development that can be supported by full municipal systems servicing.

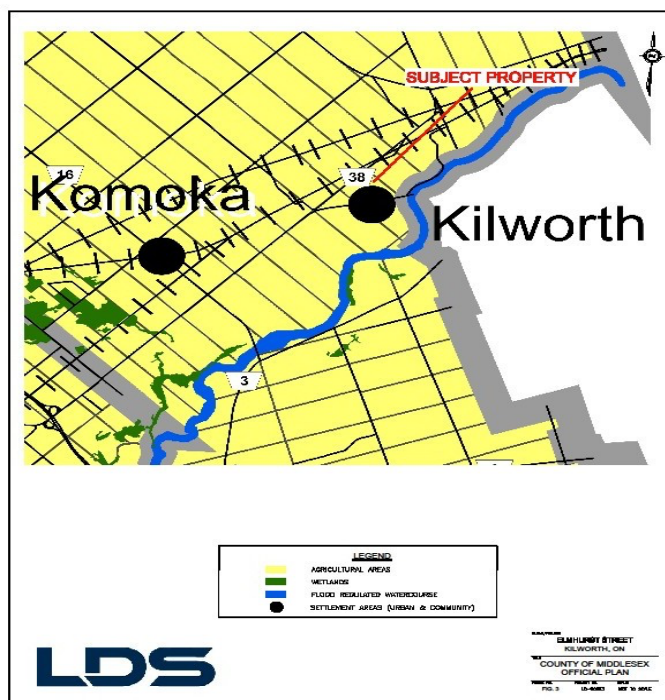


Figure 3 Middlesex County Official Plan Excerpt

9.3 Middlesex Centre's Official Plan (consolidated July 2018)

The Middlesex Centre Official Plan (Official Plan) shows the land located within the Komoka-Kilworth Urban Settlement Area and Secondary Plan on Schedule A-2 and designated 'Residential' and 'Natural Environment'.

Section 3.3 - Natural Environment Areas Designation states that all development or site alteration shall be prohibited, save and except those permitted in Section 3.5 of the Official Plan. Features within the designation contain boundaries which may be more precisely defined through environmental evaluations such as a

development assessment report prepared to the satisfaction of the Municipality and appropriate agencies.

The DAR report was completed in July of 2021 with specific recommendations that have been incorporated into the new proposal.

Development may be permitted in adjacent lands subject to the completion and findings of a development assessment report acceptable to the Municipality. Such developments must not result in a negative impact on the natural areas and functions or ecological processes of the feature in question.

The DAR has recommendations that have been incorporated into the revised plan of 15 singles and 40 townhouses.

Section 5.2 – Residential Areas states that municipalities shall encourage a wide variety of housing types, sizes and tenures to meet the demographic and market requirements for current and future residents. The Municipality should encourage alternative forms of housing and support at least a three year supply of draft approved and registered plan of subdivision lots within the Municipality.

As a practical matter there is a current housing shortage that this plan in part works to fulfill this policy.

The Municipality shall support opportunities to increase the supply of housing through intensification, while considering issues of municipal service capacity, transportation issues, and potential environmental considerations. Specifically, the Municipality shall require that 15 percent of all development occur by way of intensification.

The proposed plan satisfies this policy in part although it would only provide a portion of the 15 % of intensification housing.

Residential development including intensification should reflect a high quality of residential and neighbourhood design, in keeping with the design policies included in Section 6.0 of this Plan and having regard for the Municipality's Site Plan Manual and Urban Design Guidelines.

The design issues will be discussed under the policy in Section 6.

Section 5.2.3 – Policies for Multiple Dwellings in Residential Areas permits townhouses, low and medium rise apartments and other forms of multiple dwellings subject to 6 criteria including location and proximity to parks and schools, compatible densities, proximity to major roadways, avoidance of clustering, proximity to village centres, and requirement for site plan approval.

This policy is satisfied by the proposed.

Section 5.7.1 – Komoka-Kilworth Secondary Plan Goals establish the need to find a balance between a mix of land uses that serve key functions of a complete and vibrant community. Land uses include housing with different densities, local businesses, employment, institutions and recreation.

The proposed reflects the housing at different densities at the same time respect the nature of the surrounding land uses particularly by ensuring that the townhouses are buffered from the adjacent single detached homes by the site single detached homes.

Section 5.7.9 - Komoka-Kilworth Natural Environment, Natural Heritage Enhancement and Natural Hazard Area Policies require that development assessment reports are prepared for development proposals on adjacent lands to Natural Environment Areas in accordance with sections 3.8 and 10.2.3 of the Official Plan. The development assessment report shall include an Environmental Management and Monitoring Plan identifying the necessary steps to be followed in order to protect the natural features and ecological functions from adverse effects of developing the adjacent lands.

The scoped DAR was completed in July of 2021 and contains the required information and guidance.

Section 9.3.1 – Settlement Area Municipal Services and Section 5.7.11 – Komoka- Kilworth Servicing Policies both require full municipal services for all land use and development proposals within the urban settlement area. Services and utilities shall be provided in an orderly and coordinated manner.

A servicing plan has been prepared and submitted under separate cover related to the municipal services for this proposal.

The applicant has requested to amend the Official Plan by re-designating the land from 'Residential' and 'Natural Environment' to 'Medium Density Residential' on Schedule A- 2. The following policies will apply to the land.

Section 10.1 - Amendments to this Official Plan provides direction for municipalities when considering applications to amend the Official Plan. The municipality must consider all relevant issues relating to public interest, and notify the general public and agencies in accordance with the Planning Act.

At a minimum, the Municipality shall consider the following criteria:

- 1. a) Does the proposed amendment relate, and conform to the vision for the Municipality of Middlesex Centre?*
- 2. b) Is there a demonstrated need or justification for the proposed change?*
- 3. c) Is the amendment in keeping with Provincial and County policy?*

4. *d) What are the effects of the proposed change on demand for Municipal services, infrastructure and facilities?*
5. *e) Can the lands affected by the application be adequately serviced to accommodate the proposed development? Are improvements necessary to adequately service the lands in question?*
6. *f) What impacts will the proposed development have on surrounding land uses, traffic systems, infrastructure and servicing, settlement or Municipal character, features or structures of cultural heritage importance, and natural environment features? Can negative impacts be mitigated or eliminated?*

The proposal is in keeping with the Residential designation on most of the assembled lands. The adjacent DAR has been provided that satisfies the Natural environment aspects. There is a substantial need for the proposed housing given the growth in Kilworth over the past number of years. The 5-year review has indicated an expected household growth of 3,940 units during the planning period in Komoka - Kilworth. That is consistent with the explosive growth in the past 10 years . It is the authors opinion that the questions posed are all answered in the affirmative.

The Municipality is also directed to undertake a five-year review of the Official Plan to revise the plan as necessary.

Separate discussion following that heading.

Section 5.7.4 – Komoka-Kilworth Residential Area Policies summarized below apply to lands designated ‘Medium Density Residential’.

- *The ‘Medium Density Residential’ designation has a housing mix target of 40% which refers to the intended balance between low density and medium density residential development in Komoka-Kilworth. Medium density development is intended to have a net density of 20 to 50 units per hectare.*

The proposal represents a density of 27 u/ha. (55/2.03) within the target identified.

- *Development proposals shall provide for a diverse mix of multi-unit housing forms and choices of accommodate the needs and lifestyles of people at different stages throughout their life; and for the development along Glendon Drive, provide building orientation, façade and landscape treatments that create an attractive streetscape. Back-lotting of units will be strongly discouraged along Glendon Drive. Improvements to Glendon Drive may include upgrades to hard infrastructure (e.g. stormwater system, bike lanes, sidewalks) and may be a required as a condition of development.*

This proposal satisfies the diversity of housing types and tenures anticipated by this policy. The subject land is separated from Glendon Drive by a significant woodlot with none of the proposal adjacent to that road.

- *All new development must ensure appropriate orientation and massing of residential buildings to provide adequate private and public open spaces, and to facilitate the penetration of sunlight to these spaces.*

The proposal with single detached homes to the R1 zone standards and the townhouses to the R3 zone standard will ensure that light is not blocked from any internal housing unit nor onto any adjacent space.

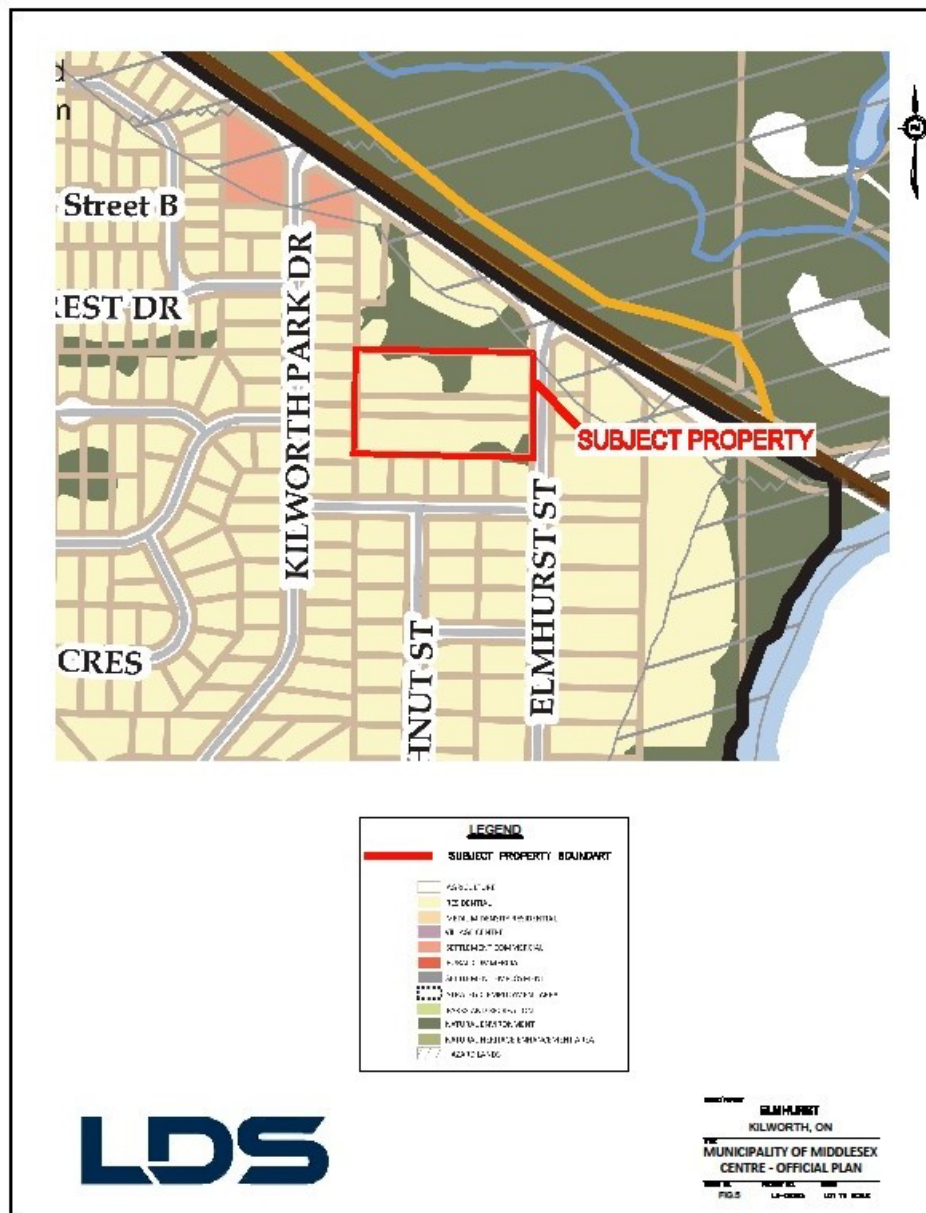
- *In addition to compliance with the urban design guidelines, private garages for residential development shall not project into the front yard than the habitable portion of the building or porch on the main floor in order to limit visual and streetscape impacts of garages.*

- *Entrance features to new residential neighbourhood development shall be encouraged where features are landscape related and require minimal maintenance.*

Section 6.3 – Design Policies-Site Plans and Infill Developments provide additional direction to guide infill development to ensure there is compatibility with existing residences and neighbourhoods. High quality site design and architectural design is encouraged for new medium density residential development. Setbacks, massing, location of parking, architecture and other design elements will be carefully reviewed to ensure new development is in keeping with the character of the neighbourhood.

The individual building design for the units has not yet been done. It is in the developer's best interests to maintain a high quality of building design within the locational regulations of the Zoning Bylaw. The site elements will be regulated further through a Site Plan approval and Condominium Agreement registered on title.

Figure 4 – Middlesex Centre
Official Plan



9.1 Municipality of Middlesex Centre – Zoning By-law No. 200

The site is currently zoned UR1-3 which reflected the individual lots that have been assembled. The current **zoning and site location** are shown on **Figure 6** below. **What is proposed is site specific zoning bylaw that reflects the site regulations as per the SITE DATA attached as figure 5.**

Figure 5 – SITE DATA

SITE DATA	SINGLE DETACHED DWELLING R3		TOWNHOUSES DWELLING R3	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PROPOSED USE:				
ZONE:				
REGULATION				
MINIMUM LOT AREA:	405.25 sq.m.	525.60 sq.m.	105.0 sq.m.	173.21 sq.m.
MINIMUM LOT FRONTAGE:	15.0 m	15.235 m	7.0 m	6.73 m
MINIMUM FRONT YARD SETBACK:	6.0 m	6.0 m	6.0 m	6.0 m
MINIMUM SIDE YARD SETBACK - INTERIOR LOT:	1.5 m	1.5 m	0.0 m	0.0 m
- EXTERIOR LOT:	4.5 m	4.5 m	4.5 m	4.5 m
MINIMUM REAR YARD SETBACK:	12.0 m	14.0 m	6.0 m	6.0 m
MAXIMUM LOT COVERAGE:	35 %	34.9%	7.0 m (Elmhurst) 66 %	7.7 m 49.7 %
MINIMUM GROSS FLOOR AREA:	137.0 sq.m.	186.5 sq.m.	69.2 sq.m.	86.05 sq.m.
MINIMUM LOT DEPTH:	N/A	N/A	29.8 m	26.3 m
MAXIMUM BUILDING HEIGHT:	2 STOREY (9.0 m)	1 STOREY (4.5 m)	2 STOREY (9.0 m)	2 STOREY (9.0 m)
MAXIMUM NUMBER OF DWELLINGS PER LOT:	1 UNIT	1 UNIT	1 UNIT	1 UNIT
PARKING SPACES:	2 per unit	2 (driveway and garage)	2 per unit	2 (driveway and garage)
MAXIMUM DENSITY ENTIRE SITE:	27.0 u.p.h	27.0 u.p.h		
VISITOR PARKING SPACES:	12	12		

Requested Site Specific Zone:

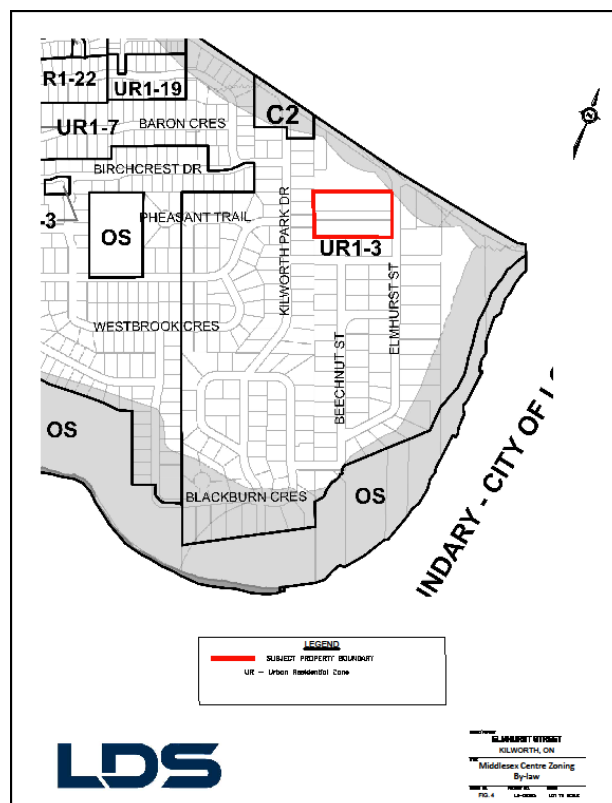
The following is the requested Site Specific Residential – 3 (UR-3) Zone:

R3 - (6, 10, and 14 Elmhurst Street)

a) Defined Area: UR3- as shown on Schedule 'A', Map No. U-8 to this By-law.

- b) Permitted Uses: single-detached dwellings (15 units)
townhouse dwellings (40 units)
- c) Maximum Site density 27 u/ha
- d) Lot (unit) Provisions: single-detached dwellings
 - i) Minimum Front Yard Depth: 6.0 m
 - ii) Minimum Exterior Side Yard Depth: 4.5 m
 - iii) Minimum Interior Side Yard Depth: 1.5 m
 - iv) Maximum height 2 sty: 9m
 - v) Maximum Lot coverage 35%
- e) Lot (unit) Provisions: townhouse dwellings
 - i) Minimum Lot Depth: 29.8 m
 - ii) Maximum Lot Coverage: 50%
 - iii) Minimum frontage: 7m
 - iv) Minimum rear yard 6.0m, 7.0 m adjacent to Elmhurst St.
 - v) Maximum height 2 sty – 9.0m

Figure 6– Municipality of Middlesex Centre Zoning By-law Schedule



11.0 SITE PLAN APPROVAL

The proposed 15-unit single detached dwelling and 40-unit townhouse dwelling development will require site plan approval pursuant to Section 41 of the Planning Act (1990). Figure 2 provides a proposed site plan noting the exceptions to the zone provisions being requested to accommodate the proposed site plan.

All units (single detached and townhouse units) will have a garage and driveway for parking. twelve visitor parking spaces have also been provided for the development.

All requirements of the Site Plan Approval process will be met in accordance with Municipal design criteria and policy guidance.

12.0 CONCLUSIONS AND RATIONALE

In the almost 50 years of my practice, neighbourhood fears about something different have been constant throughout. From those on the Muskoka lakes early in my career to the many infill projects successfully completed in other jurisdictions, the “I don’t want that” has been a constant theme. As we have progressed, we know that more must be done with less land and infill situations while typically contentious are appropriate solutions for implementing planning policy whether Provincial, County or local. All jurisdictions have now created directives to do exactly what is proposed here.

The revised proposal addresses several the neighbour concerns. The perimeter of 15m wide single detached lots (units on the condominium plan) provide an effective density transition between the existing single detached homes and the proposed townhouses. Those are based on normal standards for such development.

The proposed is different that the surrounding area in that full municipal services will be provided. The lot fabric adjacent is from a bygone time when development was permitted on wells and septic systems. Except in very particular micro scale situations, full municipal services are now required for urban development.

There is no dispute that there are matters to be dealt with including the intersection improvements with Elmhurst St. and Glendon Drive. We don’t yet know the details of that until the engineers provide the answers. Similarly, there has been a detailed study of the adjacent woodlot with detailed recommendations for the design of the development as well as ongoing management of the woodlot resource.

Based on the changes to the proposal and the current policy environment this proposed development of 15 single detached homes and 40 townhouse units represents good land use planning.

13.0 REFERENCES

- 1) Provincial Policy Statement (2020)
- 2) County of Middlesex Official Plan (Consolidation: 2006)
- 3) Municipality of Middlesex Centre Official Plan (Consolidation: July 2018)
- 4) Municipality of Middlesex Centre Zoning By-law (No. 2005-005)
- 5) 5-Year Official Plan Review Background report, Watson and Associates, October 2021

Respectfully submitted

Knutson Development Consultants Inc

