

PLANNING JUSTIFICATION **REPORT**

PROPOSED DRAFT PLAN OF SUBDIVISION

Part of Lot 8, Concession 8 (Lobo)
Poplar Hill-Coldstream (Municipality of Middlesex Centre)

Date:

June 2020

Prepared for:

Valleyview Developments Inc.

Prepared by:

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Our File: 2018'B'

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1.0 Introduction

1.1 Overview

MHBC has been retained by Valleyview Developments Inc. (VDI) to prepare the following Planning Justification Report evaluating a Draft Plan of Subdivision (Draft Plan) proposed for lands situated in the community of Poplar Hill-Coldstream.

The subject lands (the 'Site') are located on the south side of the Ilderton Road (County of Middlesex Road 16) corridor, approximately 205 m west of the Coldstream Road intersection. The Site, which is generally described as Part of Lot 8, Concession 8 (geographic Township of Lobo), measures approximately 4.87 ha in area and has approximately 27.5 m of frontage on Ilderton Road.

The Site was the subject of Draft Plan of Condominium and Zoning By-law Amendment applications submitted in September 2012. The intent of these applications was to permit development of these lands for five condominium units intended for single detached dwellings and serviced by a private access road, individual on-site wells and individual sewage disposal systems (septic systems). Approval of the Draft Plan of Condominium (File No. 39T-MC-CDM1201) was granted on January 22, 2013 by the County of Middlesex, with the associated rezoning application approved by the Municipality of Middlesex Centre on February 27, 2013 (By-law 2013-023).

To more efficiently utilize the property for low density residential development, VDI is advancing a Draft Plan application to permit 13 single detached lots on the subject lands. The proposed subdivision layout integrates lots ranging between 0.235 ha and 0.486 ha in area, and serviced by a new municipal street, a stormwater management block, individual wells and individual septic systems.

The planning merits of this Draft Plan are evaluated in detail within this Report and are generally summarized below:

- The Site is well suited for low density residential activities in terms of its location within a designated settlement area, its location relative to an existing County Road and community facilities, and its physical characteristics;

- The subject lands are located within a designated settlement area. Implementation of the proposed development represents an opportunity to facilitate (1) residential infilling and (2) the efficient use of the subject lands;
- The proposed Draft Plan would support a scale and form of development that is compatible with, and complementary to, established residential development in Poplar Hill-Coldstream and the traditional character of the community;
- Collectively, servicing assessments completed in conjunction with this proposal demonstrate that the planned residential development can be accommodated with individual on-site private wells and sewage disposal systems; and
- In our opinion, the development proposal is consistent with the Provincial Policy Statement. It is also our opinion that the proposal aligns with the goals, objectives and policy direction of the County of Middlesex Official Plan and the Municipality of Middlesex Centre Official Plan.

In light of these considerations and commentary provided this Report, in our opinion this proposal is appropriate for the Site and the local development context and should not generate significant land use conflicts with adjacent properties.

1.2 Report Framework

VDI is submitting applications to amend the Municipality of Middlesex Centre Official Plan and Zoning By-law to permit the proposed Draft Plan application under the terms of these planning instruments. This Planning Justification Report has been prepared for submission to the Municipality of Middlesex Centre and the County of Middlesex in support of these applications.

The principal components of the Report are as follows:

- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational context;
- A description of the overall concept and design highlights of the proposed Draft Plan; and
- A review of the proposed development relative to the existing planning policy framework and an assessment of conformity with applicable policy.

As part of this planning analysis, the following documents were reviewed:

- 2020 Provincial Policy Statement (PPS);
- County of Middlesex Official Plan;
- Municipality of Middlesex Centre Official Plan;

- Municipality of Middlesex Centre Zoning By-law No. 2005-005; and
- Municipality of Middlesex Centre Settlement Area Urban Design Guidelines.

A detailed review of the Site and the surrounding area was also completed in conjunction with this planning assessment.

In addition to this Planning Justification Report, the following reports have been prepared in support of the proposal as set out in pre-application consultation correspondence prepared by the County of Middlesex and dated June 5, 2018:

- Functional Servicing Report; and
- Septic System Feasibility Report.

2.0 Site Description and Surrounding Area

The subject property is generally described as Part of Lot 8, Concession 8 (geographic Township of Lobo) Municipality of Middlesex Centre, County of Middlesex. This property is unaddressed and is comprised of two separate parcels. The northern parcel measures approximately 0.45 ha in area and is situated between properties addressed as 10373 and 10383 Ilderton Road. The southern parcel, measures approximately 4.42 ha in area and is situated between properties addressed as 10343 and 10379 Ilderton Road. **Figure 1** of this Report illustrates the location of these lands.

The subject lands are located near the eastern limit of the Poplar Hill-Coldstream settlement area, approximately 205 m west of the Ilderton Road/Coldstream Road intersection. The Site has a total frontage of approximately 27.5 m on the south side of Ilderton Road and a total area of approximately 4.87 ha. With the exception of a small shed located on the southern parcel, the subject lands are vacant of buildings or structures. These lands can also be characterized as having limited topographic relief.

Land uses surrounding the Site are as follows:

- NORTH:** Residential development, Ilderton Road, East Sydenham River corridor;
- EAST:** Residential development, Calvin Drain, Coldstream Sideroad, agricultural activities;
- SOUTH:** Agricultural activities;
- WEST:** Valleyview Elementary School, residential development, agricultural activities, woodlot.



LEGEND



SUBJECT LANDS

Figure 1
Location
Context Map



630 COLBORNE STREET,
SUITE #202
LONDON, ON, N6B 2V2
P: 519 858 2797 F: 519 858 2920
WWW.MHBCPLAN.COM

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING

DATE: March 30, 2020

SCALE 1 : 7,500



P:\2018\B\Graphics\
Figure 1 -Location Context Map - March 30, 2020

3.0 Proposed Development

3.1 Project Vision

The project vision, as follows, guided the design approach for the Draft Plan developed for the Site:

To design an efficient, low density subdivision that is compatible with the surrounding low density residential context and complements the broader character of the Poplar Hill-Coldstream settlement area.

To realize this project vision, the following principal design elements are incorporated into the Draft Plan:

- Low density residential lots intended for single detached units and designed with sufficient lot areas to accommodate private servicing;
- A lot pattern that is in keeping with the surrounding development context, including low density residential properties located along Campbell Crescent and Sydenham Drive to the west of the subject lands;
- Open space blocks; and
- A municipal street connection providing vehicular and pedestrian to Ilderton Road.

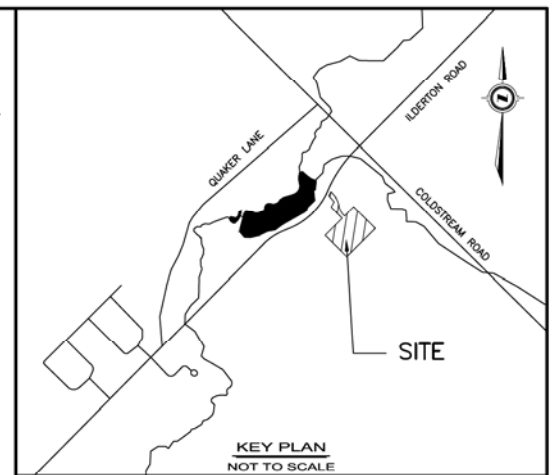
3.2 Overview of Proposal

Archibald, Gray & McKay Engineering Ltd. (AGM) has prepared a Draft Plan for the subject lands designed to achieve the aforementioned project vision and objectives (Refer to **Figure 2** of this Report).

The following summarizes the key components of the proposed Draft Plan:

- 13 residential lots intended for single detached units. Individual parcels are designed with a minimum lot area exceeding 2,250 m² and a minimum lot frontage of 24.5 m (total development area: 3.52 ha). The proposed lot configuration reflects the layout of existing residential subdivisions in the community;
- A new local street (Street A) providing full-turn access to Ilderton Road, having a 20 m wide right-of-way;
- Five open space blocks (Blocks 15 to 19) dispersed throughout the Site and intended to convey stormwater drainage and accommodate landscaping elements;

File No. _____
Subject to the conditions, if any, set forth in our letter dated _____
day of _____, 201____, this draft plan is approved under
Section 51 of the *Planning Act* this _____ day of _____, 201____



DRAFT PLAN OF SUBDIVISION
OF PART OF
LOT 8 CONCESSION 8
(GEOGRAPHIC TOWNSHIP OF LOBO)
NOW IN THE
TOWNSHIP OF MIDDLESEX CENTRE
COUNTY OF MIDDLESEX
SCALE 1:750

SURVEYOR'S CERTIFICATE:

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

DATE _____

ROBERT T. WOOD
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:

I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION.
VALLEYVIEW DEVELOPMENTS

DATE _____ ROB SANDERSON _____

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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

(a) AS SHOWN ON PLAN	(g) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(h) PIPED WATER
(c) AS SHOWN ON KEY PLAN	(i) SANDY
(d) SINGLE FAMILY RESIDENTIAL	(j) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(k) FULL SERVICES
(f) AS SHOWN ON PLAN	(l) NONE


LAND USE SCHEDULE

SINGLE FAMILY RESIDENTIAL LOTS 1 TO 13	3.524 ha.
STORMWATER MANAGEMENT BLOCK 14	0.283 ha.
OPEN SPACE – BLOCK 15	0.092 ha.
OPEN SPACE – BLOCK 16	0.068 ha.
OPEN SPACE – BLOCK 17	0.014 ha.
OPEN SPACE – BLOCK 18	0.011 ha.
OPEN SPACE – BLOCK 19	0.014 ha.
STREETS	0.865 ha.

TOTAL AREA	4.871 ha.
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Figure 2
Proposed Draft Plan of Subdivision

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.
AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES
BY MULTIPLYING BY 2.471054.

 **AGM**
PLAN • SURVEY • ENGINEER

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DRAWN BY: LRG	DIGITAL FILE: 1430-2 base	PLAN No: DP 3
CHECKED BY: DTW	COGO FILE:	
DATE: MARCH 2020	OFFICE FILE: 1430-2	

Plot date: May 26, 2020 F:\Projects\L\Job\LO-08\LO-08\LO-08-08-08-08-2\ENG 1430-2\CAD 2019\1430-2 Base.dwg



- A 0.28 ha stormwater management block (Block 14) located adjacent to Street A accommodating a dry pond facility with a quality control treatment unit;
- Individual on-site wells and sewage disposal systems (septic systems) to service the planned residential units; and
- Exfiltration trenches provided within each lot to attenuate stormwater runoff.

Additionally:

- Ilderton Road would be widened at the Street A entrance to accommodate left and right turning movements into the development; and
- A small block adjacent to Street A would be transferred to the adjacent property (10379 Ilderton Road) for buffering purposes.

3.3 Planning Applications

As set out in the Section 4.0 of this Report, in our opinion, the proposal conforms to the policies of the Provincial Policy Statement and the County of Middlesex Official Plan; however an amendment to the Municipality of Middlesex Centre Official Plan (Middlesex Centre Official Plan) is required as more than three lots are proposed in the Hamlet Area designation by way of Plan of Subdivision on private services. Pursuant to Section 5.1.3 of the Middlesex Centre Official Plan, full municipal services are required to accommodate subdivisions proposed to yield more than three lots. Additionally, in order to accommodate the proposed Draft Plan layout under the terms of the Middlesex Centre Zoning By-Law No. 2005-005, it is proposed that the Site be rezoned from Hamlet Residential First Density (HR1-1 (h-4)) and HR1 (h-1) to HR1.

In light of these considerations and commentary provided in Section 4.0 of this Report, VDI is submitting applications for Draft Plan, Official Plan Amendment, and Zoning By-law Amendment to facilitate the proposed development.

4.0 Planning Analysis

4.1 Provincial Policy Statement

The current Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. The PPS provides overall policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. Part IV of the PPS sets out that this policy instrument provides a vision for land use planning in Ontario that focuses growth within settlement areas, and encourages efficient development patterns to optimize the use of land, resources and public investment in infrastructure and public service facilities.

The proposed Draft Plan has been evaluated with regard to the policy direction and provisions of the PPS. Based on this analysis, it is our opinion that specific policies in Section 1.0 (Building Strong Healthy Communities) and Section 2.0 (Wise Use and Management of Resources) are particularly relevant to this proposal. Table 1.0 demonstrates how the proposed development is consistent with policies of these Sections that, in our opinion, have particular relevance to this project.

Table 1.0 – Consistency with Provincial Policy Statement

PPS Policy	Assessment
<p>1.1.1 Healthy, livable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.</p> <p>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes),</p>	<p>The proposed development makes efficient use of the subject lands, while ensuring that the proposed lots are of sufficient size to accommodate private water supply and sewage disposal services. Completion of the project would provide benefits to the Municipality of Middlesex Centre and the County of Middlesex by providing additional development lots to help accommodate demand for low density residential units in the Poplar Hill-Coldstream area. Further, the population accommodated by this development would support the vitality of existing commercial and institutional activities in this community. Economic benefits would also be derived from</p>

PPS Policy	Assessment
<p>recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p> <p>g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</p>	<p>construction activities associated with subdivision development.</p> <p>The Draft Plan is designed to accommodate single detached residences; a housing type that is appropriate for the Site in light of the local development context.</p> <p>This project should not result in environmental or public health and safety concerns.</p> <p>Servicing reviews completed by AGM and EXP Services Inc. (EXP) confirm collectively (1) that the development can proceed in a cost-effective manner and (2) that private water and sewage systems can accommodate projected servicing demands. Moreover, it is anticipated that public service facilities available in the vicinity of this Site would accommodate the needs of residents of this development.</p>
<p>1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.</p> <p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.</p>	<p>The proposal would facilitate residential development on lands within a designated settlement area that would help accommodate housing needs in the Municipality of Middlesex Centre and the County of Middlesex.</p> <p>The proposed Draft Plan would promote the intensification of lands currently permitted to accommodate five residential units within an approved Draft Plan of Condominium. As discussed, the proposed lot pattern would be in keeping with residential development in Poplar Hill-Coldstream.</p>
<p>1.1.3.1 Settlement areas shall be the focus of growth and development.</p>	<p>The proposed development is located within the Hamlet of Poplar Hill-Coldstream, which is a designated settlement area in the Middlesex Centre Official Plan.</p>

PPS Policy	Assessment
<p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; 	<p>The residential density and land use pattern intended for the Site are appropriate for the local development context and make efficient use of the subject lands and available services.</p> <p>Given the limited scale of this proposed subdivision, it is anticipated that public service facilities available in the vicinity of this Site would accommodate the needs of future residents.</p>
<p>1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>The proposal promotes new development adjacent to established residences fronting the Ilderton Road and Coldstream Road corridors. The Draft Plan design incorporates a compact, land use pattern that (1) is appropriate for single detached lots serviced by private water supply and sewage disposal systems and (2) in keeping with residential development in the vicinity of the Site.</p>
<p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based affordable housing needs of current and future residents of the regional market area by:</p> <ul style="list-style-type: none"> c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; d) promoting densities for new housing which efficiently use land, resources, infrastructure, and public services facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. 	<p>Development of the proposed subdivision would help broaden the range and mix of low density housing available to current and future residents of Poplar Hill-Coldstream. As discussed, this project would also help the Municipality and the County accommodate demand for low density residential units in this community.</p> <p>As discussed, AGM and EXP have completed a preliminary servicing review confirming collectively (1) that the development can proceed in a cost-effective manner and (2) that private water and sewage systems can accommodate projected servicing demands. Additionally, it is anticipated that existing public service facilities available in the vicinity of the property would accommodate the projected demands of future residents.</p>

PPS Policy	Assessment
	This proposed Draft Plan would utilize existing land in an efficient manner and would be supported by the existing road transportation system. Street A would also provide a vehicular and pedestrian connectivity to Ilderton Road.
<p>1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.</p>	Preliminary servicing reviews have been carried out to confirm that the development can proceed in a cost-effective manner, and to ensure that the available infrastructure is adequate to meet projected needs. As discussed, it is anticipated that the development can be accommodated by existing public service facilities.
<p>1.6.6.1 Planning for sewage and water services shall:</p> <p>a) accommodate expected growth in a manner that promotes the efficient use and optimization of existing:</p> <ol style="list-style-type: none"> 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available, or feasible; 	The proposed development would utilize individual private water supply and sewage disposal systems, as municipal sewage and water services are not available to service the Site.
<p>1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.</p>	Following an assessment of alternative servicing opportunities, private water and sewage services are proposed for this infill development. As discussed in greater detail in Sections 4.2.6 and 4.3.2 of this Report, , it has been concluded through the septic system feasibility assessment completed by EXP, and the servicing review completed by AGM have that the site conditions of the subject lands are suitable for the long-term provision of individual services without negative impacts.
<p>1.6.7.2 Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.</p>	The proposed public roadway would provide for efficient connectivity between the planned development and Ilderton Road.

PPS Policy	Assessment
<p>1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</p>	<p>The proposed subdivision is located in the vicinity of other residential uses, as well as local parks and community facilities. It is anticipated that the relative proximity of the Site to these features would help minimize vehicle trips and encourage pedestrian and cyclist mobility.</p>
<p>1.7.1 Long-term economic prosperity should be supported by:</p> <p>c) optimizing the long-term availability and use of land, resources, infrastructure, and public service facilities;</p>	<p>The property is designated for low density residential development, and similar uses are proposed for the Site. Further, this development has access to, and would help to optimize, the County Road transportation network and public service facilities available in Poplar Hill-Coldstream.</p>
<p>2.1.1 Natural features and areas shall be protected for the long term.</p>	<p>The subject lands are designated and zoned for residential development, and do not include any identified natural features or areas. A woodlot feature is situated southwest of the proposed development.</p> <p>A Development Assessment Report (DAR) was prepared as part of the original Draft Plan application approved for the Site and adjacent lands by the County of Middlesex on February 11, 2003 (File No. 39T-MC0201). This Draft Plan, which provided 151 residential lots, lapsed on February 11, 2012. Based on the DAR findings, development was permitted in close proximity to the woodlot. Given that the Draft Plan application proposes a smaller scale of development that will be separated from the woodlot by cultivated lands, it was determined through the pre-application consultation process that a DAR would not be required to support the proposed Draft Plan.</p>
<p>2.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.</p>	<p>Collectively, the servicing assessments completed in conjunction with the Draft Plan proposal conclude (1) that there is an adequate source of potable water for the proposed lots and (2) that development of</p>

PPS Policy	Assessment
Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.	these lots would not have an adverse impact on nearby private wells.
2.4.1 Minerals and petroleum resources shall be protected for long-term use.	The subject lands do not contain any known mineral or petroleum resources.
2.5.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.	The subject lands do not contain any known mineral aggregate resources.
2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	The subject lands are vacant and do not contain any known built heritage resources.
2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.	An Archaeological Assessment was completed for the original Draft Plan application discussed above. As detailed in the associated study report, no archaeological resources were identified on the subject lands.

In light of these considerations and our broader evaluation of this proposal relative to the policies of the PPS, it is our opinion that the proposed development is consistent with this policy document.

4.2 County of Middlesex Official Plan

4.2.1 Overview

The County of Middlesex Official Plan (County Official Plan) was approved by the Minister of Municipal Affairs and Housing on December 17, 1997 and amended by Official Plan Amendment No. 2 on July 11, 2006. Section 1.3 of this Official Plan identifies that its purpose is to direct and guide the County in land use policy and physical planning on a broad basis. Generally, this Official Plan contains policies related to land use development within the County in Sections 1.0 through 4.0, with applicable provisions related to growth management set out in Sections 2.3 and 3.3 as discussed below.

The subject lands are designated as Agricultural Area on Schedule A (Land Use) of the County Official Plan. Pursuant to Schedule C (Natural Heritage Features), a small portion of the Site fronting Ilderton Road appears to also be located within a designated Aggregate Resource Area.

4.2.2 Growth Management

Section 2.3.2 of the County Official Plan sets out the Growth Management Hierarchy for urban areas within Middlesex County. Three types of settlements have been established for the purposes of growth management:

- Urban Areas,
- Community Area, and
- Hamlets in Agricultural Areas.

Settlements which are designated Urban Areas and Community Areas are identified on Schedule A of the Official Plan. Subsection c) specifies that the hierarchy shall include existing locally designated hamlets not identified as Urban Areas or Community Areas, although, “It is assumed that municipal services will not be provided in these areas and therefore future growth shall be commensurate with that level of service.”

The subject lands are situated within the designated Poplar Hill-Coldstream Hamlet Area, as identified on Schedules A and A-8 of the Middlesex Centre Official Plan (refer to Section 4.3 of this Report). Section 2.3.8 of the County Official Plan elaborates on the growth potential in designated hamlets. It is noted that these communities, “...may accommodate a limited amount of the anticipated County growth and development.” In this respect, Section 2.3.8.3 of this Official Plan specifies that, “Infilling, rounding out and minor extensions of these existing hamlets may be permitted subject to the provision of the appropriate types and levels of servicing”. It is stated further in this Section that lot creation shall generally occur through the consent process and that a Settlement Capability Study may be required depending on the scale of the proposal.

In our opinion, the proposed Draft Plan would provide for infill development within the designated boundaries of the Poplar Hill-Coldstream Hamlet Area. Additionally, the servicing reviews completed by EXP and AGM in support of this Draft Plan collectively demonstrate that the private water supply and sewage disposal systems proposed for the development are appropriate for the property and can adequately service the intended lots.

4.2.3 Housing Policies

Section 2.3.7 of the County Official Plan directs that, “It is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County.”

Additionally, it is stated in this section that the County supports intensification and redevelopment, primarily within designated settlement areas. Section 2.3.7.3 further states that, “The County and local municipalities shall support opportunities to increase the supply of housing through intensification and redevelopment in appropriate locations, taking into account municipal services, transportation and environmental considerations”. Intensification is defined in

this section to include the creation of new residential units on vacant or underdeveloped lands through infilling in settlement areas.

In our opinion, the proposed Draft Plan supports the aforementioned policy direction given the following considerations:

- The proposal promotes additional low density residential development to help broaden housing choice in Poplar Hill-Coldstream;
- The proposal supports intensification by increasing the lot yield on the Site relative to the approved Draft Plan of Condominium;
- The proposed layout represents an infill opportunity within the existing built area on Poplar Hill-Coldstream; and
- The proposed lot pattern is compatible with, and comparable to, established residential development in the community, including development located along Campbell Crescent and Sydenham Drive to the west of the subject lands.

4.2.4 Land Use Policies

Additional land use policies regarding designated hamlets in rural areas are provided in Section 3.3.4 of this Official Plan. At the outset of this Section, the Official Plan states that, “Where an approved local official plan permits development in designated hamlets, such development may proceed.” Moreover, it is prescribed in this Section that infilling and the rounding out of existing development areas are permitted provided that there is no further outward expansion of the limits of existing development, and provided that:

- “a) the new development is serviced in accordance with Section 2.4.5 and accepted servicing standards; and
- b) the development complies with the Minimum Distance Separation Formula.”

In our opinion, the proposed Draft Plan satisfies the above-noted criteria as (1) the proposed residential uses are permitted by the Middlesex Centre Official Plan and (2) the proposal constitutes infill development within an established development area and a designated settlement area. The proposal is also not subject to Minimum Distance Separation requirements as the Site is located within a designated settlement area. Additionally, the proposed development has been designed with regard for accepted servicing standards and servicing policies set out in Section 2.4.5 of the County Official Plan (refer to Section 4.2.6 of this Report).

4.2.5 Natural Heritage Features

a. Aggregate Resources

Policies relating to the protection and extraction of aggregate resources are provided in Section 2.2.3 of the County Official Plan. Development in areas of aggregate resource is contemplated in 2.2.3.2, which itemizes general policies for aggregate and non-aggregate resources. In particular, it is stated that where it is demonstrated that the aggregate resource is of secondary quality and extraction is neither practical nor economically feasible, "... the subject lands may be used for a land use other than agriculture provided such land use conforms to the local official plan".

Schedule C of the Official Plan identifies that an Aggregate Resource Area is located on the portion of the Site immediately adjacent to Ilderton Road. Notwithstanding, as discussed in this Report, the affected lands are designated and zoned for urban activities. Furthermore, Schedule 'A-8' of the Middlesex Centre Official Plan does not apply the aggregate resources overlay to the subject lands or adjacent properties along the Ilderton Road corridor. Given these considerations, in our opinion, this proposal does not conflict with the aggregate resources policies of the County Official Plan.

b. Natural System Elements

Section 2.3.10 of the County Official Plan sets out DAR requirements for development applications in proximity to designated elements of the Natural System as shown on Schedule C

Schedule C identifies that a Significant Woodland is located southwest of the Site, partially on the adjacent agricultural parcel. A DAR was prepared and submitted as part of the original Draft Plan application relating to the Site and adjacent lands (File No. 39T-MC0201). Based on study findings, development was permitted in close proximity to the woodlot feature. Given that the Draft Plan application proposes a smaller scale of development that will be separated from the woodlot by cultivated lands, it was determined through the pre-application consultation process that a DAR would not be required to support the proposed Draft Plan.

4.2.6 Servicing Hierarchy

Section 2.4.5 of the County Official Plan states that the County promotes, "... efficient and environmentally responsible development which is supportable on the basis of appropriate types and levels of water supply and sewage disposal". General policies relating to services are set out in Section 2.4.5.1. Of particular relevance is subsection e) which requires, "...site specific development proposals to be accompanied by an evaluation of servicing options within the Settlement Areas". This evaluation is required to address the County's preferred servicing hierarchy as summarized below:

- i) extension from existing municipal system.
- ii) extension from existing communal system.

- iii) new municipal or communal system.
- iv) individual septic systems and private wells.

It is our understanding that the Municipality of Middlesex Centre is not currently contemplating the provision of full municipal services for Poplar Hill-Coldstream. Accordingly, the proposed Draft Plan would be serviced with individual water and sewage systems, as municipal services are not available and the limited scale of the development would not warrant the construction of communal systems. The AGM Functional Servicing Report addresses the County's servicing hierarchy, and demonstrates that private services can adequately and safely service the proposed development (with reference to the EXP Septic System Feasibility Report).

Given these considerations, in our opinion, the proposal is in keeping with the policy direction set out in Section 2.4.5 of this Official Plan.

4.2.7 Implementation/Conclusion

Section 4.0 of the County Official Plan defines how the policies of the Plan are to be implemented and, in particular, how provisions of the Plan would be adopted into local municipal Official Plans and Zoning By-laws. Of particular relevance to this proposal is Section 4.5.1, which states that, "County Council shall approve only those plans of subdivision or condominium which comply with the provisions of this Plan and the applicable local official plan".

Given the foregoing discussion and our broader review of the County Official Plan, it is our opinion that the proposal complies with the policy direction and permissions of this Official Plan. In this regard, in our opinion the proposed Draft Plan: provides for a limited scale of residential development in a designated hamlet; promotes compatible infilling; and integrates a private servicing strategy appropriate for the Poplar Hill-Coldstream community.

The following section of this Report addresses how the proposed conforms with the policies of the Middlesex Centre Official Plan.

4.3 Municipality of Middlesex Centre Official Plan

4.3.1 Overview

The Township of Middlesex Centre Official Plan (Middlesex Centre Official Plan) was approved on September 12, 2000, with modifications, by the County of Middlesex and was subsequently amended pursuant to an Ontario Municipal Board Order. The Office Consolidation of this Official Plan, dated July 24, 2018, integrates several amendments following approval.

Section 1.5 of the Middlesex Centre Official Plan specifies the relationship with the County Official Plan:

“The Municipality of Middlesex Centre Official Plan is required to conform to the County Official Plan. Whereas the County Plan contains broad policies involving County responsibilities and Provincial interests, the Official Plan of the Municipality of Middlesex Centre is intended to address local issues, unique characteristics, and special objectives and goals of the local municipality.”

Furthermore, Section 1.7 of this Official Plan outlines its policy direction, “It is the intent of this Official Plan to apply the broad concept of traditional town and country planning as a general guide in the establishment of overall Official Plan principles”. Several general principles are defined in this Section to help direct policy, including the following which in our opinion have relevance to this proposal:

- “c) To establish a clear separation of “town” and “country” through the establishment of defined settlement area edges, and the discouragement of urban uses “blending into” rural or agricultural areas on the edge of settlements.
- d) To create attractive, functional and livable settlement areas that reflect the traditional or historic character of the Municipality.
- e) To preserve and enhance wherever possible the distinctive identity and character of individual settlement areas within the Municipality, while accommodating expected growth over the planning horizon of this Plan.
- f) To manage growth and change in an appropriate manner and in appropriate locations, with the intent of maintaining the positive physical character and attributes that Municipal residents currently enjoy.
- g) To provide adequate land supply and appropriate locations for anticipated and projected growth and development, on lands characterized either by existing municipal services, or by the potential for future municipal services, in keeping with the settlement area hierarchy established in this Plan.
- h) To promote efficient, cost effective development and land use patterns to minimize land consumption, reduce servicing costs and encourage intensification.
- i) To provide an adequate supply and diversity of housing types in appropriate locations within settlement areas.”

The following discussion demonstrates how the proposed development is in keeping with the intent of the referenced Official Plan principles.

4.3.2 Settlement Area Hierarchy

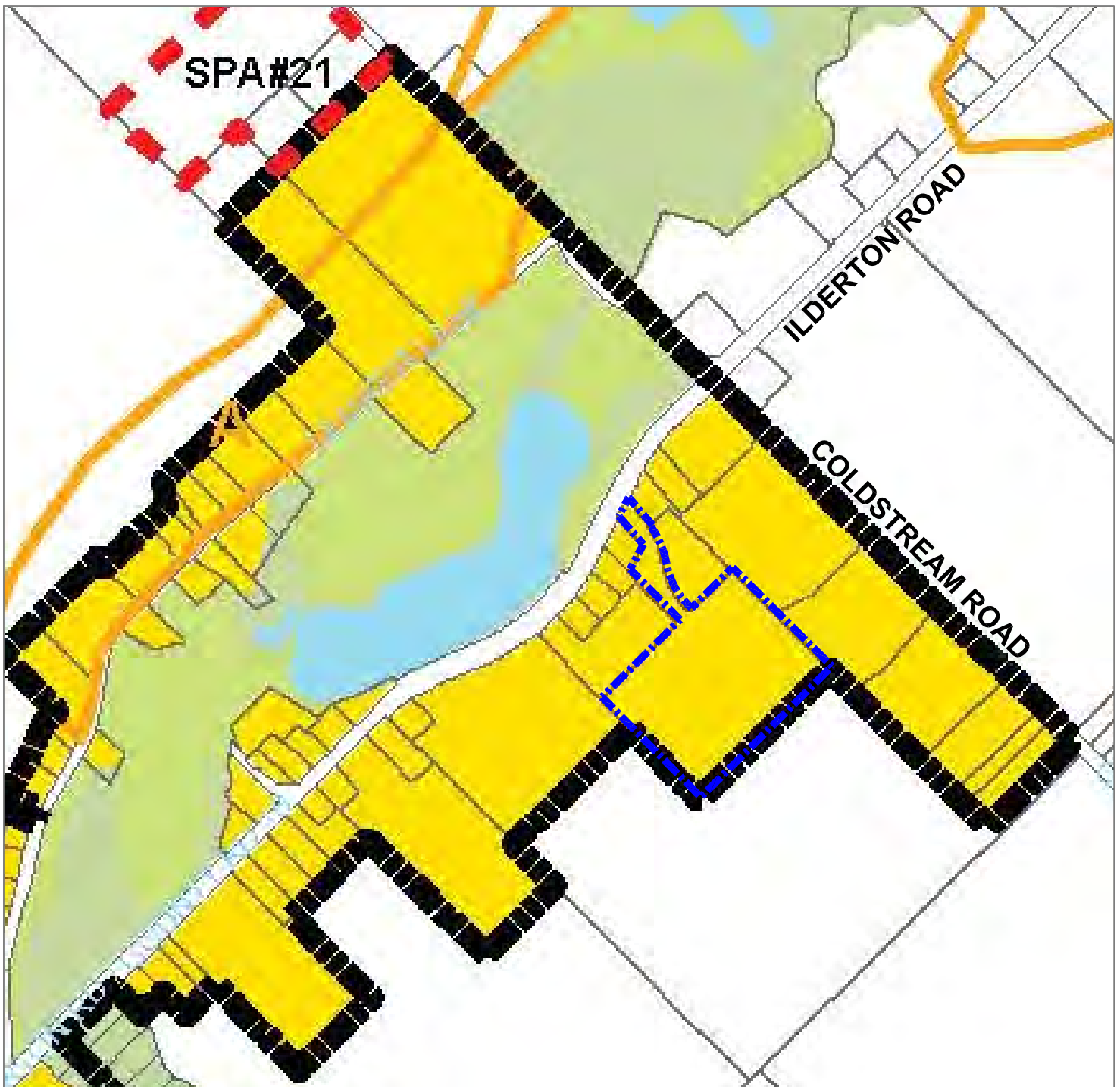
a. General Concept

In accordance with the County Official Plan, Section 1.8 of the Middlesex Centre Official Plan sets out a hierarchy of settlement areas that includes Urban Settlement Areas, Community Settlement Areas and Hamlets. Within this Section, the long-term land use concept for the Municipality is generally outlined. In our opinion, the following policies of this Section are applicable to the proposed development:











- “c) The majority of growth within the Municipality will be directed to Urban Settlement Areas as established in this Plan. Such areas will accommodate growth on full municipal servicing, with such growth being permitted where adequate servicing capacities are established. More limited growth will be permitted within Community Settlement Areas, subject to issues of servicing availability and other policies of this Plan.
- d) The seven Hamlets within the Municipality are intended to function as local service centres for their surrounding agricultural areas. It is not expected that Hamlet Areas will expand within the planning horizon of this Plan. Compatible opportunities for infill development within Hamlet Areas may be considered.
- e) Development within Urban Settlement Areas, and limited development within Community Settlement Areas and Hamlets, is expected to provide an opportunity for a full range of housing opportunities at varying densities and levels of affordability, in a manner that is compatible with existing neighbourhoods, and the traditional character of the Municipality’s settlement areas.”

The community of Poplar Hill-Coldstream is identified as one of seven delineated Hamlet Areas on Schedule A (Land Use) of the Middlesex Centre Official Plan. Further, Schedule A-8 (Poplar Hill–Coldstream Hamlet Area) delineates the settlement boundary of this community. The Site is located within the defined Poplar Hill–Coldstream settlement area (refer to **Figure 3** of this Report).

With respect to the Municipality’s land use concept, the intent of the proposed Draft Plan is to increase, by way of limiting infilling, the supply of residential building lots within the Poplar Hill-Coldstream. The proposal lots are designed (1) to be adequately serviced by private water supply and sewage disposal systems and (2) to accommodate residential development compatible with established development pattern in this community. Additionally, Poplar Hill-Coldstream contains a number of community services including an elementary school, a community centre, a conservation area, a fire hall and municipal offices. Additional development on the subject lands would benefit from, and contribute to, these services.



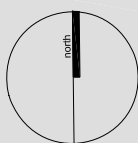
LEGEND

 SPECIAL POLICY AREA	 FLOOD PLAIN	 NATURAL ENVIRONMENT	 SUBJECT LANDS
 SETTLEMENT BOUNDARY	 AGRICULTURE	 PARKS AND RECREATION	
 AGGREGATE OVERLAY	 HAMLET	 HAMLET	



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DATE: March 30, 2020

SCALE 1 : 7,500

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Figure 3 -Existing Middlesex Centre Official Plan - March 30 2020

Figure 3
Existing
Middlesex Centre
Official Plan
Designation
Schedule 'A-8'
PoplarHill -Coldstream
Hamlet Area

b. Settlement Area Policies

Section 5.0 of the Middlesex Centre Official Plan, entitled 'Settlement Area Policies and Land Use Policies', elaborates on the structure and development policies associated with the settlement area hierarchy. The preamble to this Section describes the broad intent of this hierarchy:

"The Municipality's organized structure of settlements will accommodate an adequate supply and diversity of housing types, will maintain healthy and viable village centres as the Municipality's primary centres of commercial activity and community gathering, and will accommodate additional settlement commercial and settlement employment areas that facilitate an appropriate Municipal employment base."

With respect to Hamlet Areas, it is noted in Section 5.1.3 of this Official Plan that lands within this designation are not separated into specific land use categories. Rather, it is prescribed that the Hamlet designation permits:

"...residential uses (subject to the policies in section 5.2 of this Plan), commercial or industrial uses of a scale compatible with the character and size of the Hamlet Areas, institutional uses, and parks and recreation uses."

As discussed, the Draft Plan is designed to accommodate low density residential development; a permitted use in the Hamlet Area designation. In addition, the Draft Plan meets the intent of the policies listed under Section 5.2 of the Official Plan as described in Section 4.3.3 of this Report.

Section 5.1.3 also defines the key elements of the growth management strategy for Hamlet Areas:

"Hamlet Areas within the Municipality are expected to accommodate only limited future development, through infilling within the existing Hamlet settlement boundaries. **New lots shall generally be created through the consent process, however plans of subdivision will be utilized where vacant lands exist within Hamlets, between the existing built up area and the existing settlement boundary.** ...

New development within Hamlet Areas must be serviced by acceptable servicing standards. Where partial municipal services are considered, supporting studies must address all applicable servicing options and establish that the development may proceed appropriately on partial municipal services. **Significant or major new development, such as the development of more than three new lots through plan(s) of subdivision, will require provision of full municipal services.**" (emphasis added)

In our opinion, the proposed development is in keeping with the structure and objectives of the settlement area hierarchy, as it would provide an infilling opportunity and would facilitate the creation of a limited number of lots through a plan of subdivision on lands within the existing settlement boundary.

With respect to servicing considerations, the servicing reviews conducted for this proposal demonstrate that private water supply and sewage disposal systems are appropriate to adequately service the 13 development lots planned for the Site. Notwithstanding the aforementioned servicing policy limiting new lot creation on private services to three lots, the PPS was amended in 2014 to remove the 'cap' respecting development on private services. Pursuant to the 2005 PPS, Policy 1.6.4.4 placed a five lot limit for development on private servicing where site conditions were deemed suitable for the long-term provision of municipal services. This policy was subsequently amended and renumbered Policy 1.6.6.4 in the 2014 PPS, and further amended in the 2020 PPS. This revised policy provides direction for development utilizing private services without prescribing a unit cap:

"Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned for feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development."

As stated in this Report, in our opinion the proposed Draft Plan represents appropriate infilling given the Poplar Hill-Coldstream development context. Moreover, the servicing reviews completed for this project collectively demonstrate that the site conditions of the subject lands are suitable for the provision of private water supply and sewage disposal systems without negative impacts.

In light of these considerations, in our opinion the proposal is consistent with the 2020 PPS and aligns with the intent of the Section 5.1.3 of the Middlesex Centre Official Plan to ensure new development is appropriately serviced.

General policies for all settlement areas are provided in Section 5.1.4 of the Middlesex Centre Official Plan. Subsection f) summarizes the broad objectives for new development:

"f) As development proceeds within Municipality settlement areas, every effort shall be made to preserve their traditional or historic character. New development shall represent efficient use of land, and shall complement the positive elements of the existing built and urban form, in keeping with the design policies of Section 6.0 of this Plan."

In our opinion, the proposed Draft Plan would provide an efficient development form that is compatible with, and complementary to, the current urban structure. The limited scale and low-density layout of this proposal also provides for a residential development that would be in keeping with the village character of Poplar Hill-Coldstream. In addition, the Draft Plan is in regard for the design policies of this Official Plan, as discussed in Section 4.3.4 of this Report.

4.3.3 Residential Policies

Section 5.2 of the Middlesex Centre Official Plan sets out general policy objectives for residential activities within Urban and Community Settlement Areas, as well as designated Hamlets. In our opinion, the following policies of this Section have relevance to this proposal:

- “a) The Municipality will provide and encourage a wide variety of housing types, sizes and tenures to meet demographic and market requirements for the Municipality’s current and future residents.
- c) The Municipality shall ensure at least a three year supply of draft approved and registered plan of subdivision lots within the Municipality, and will maintain an appropriate data base of municipal residential consumption rates to ensure that this supply is provided.
- f) 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.”

As discussed in this Report, the proposed development will help the Municipality ensure it has an adequate supply of lots to meet demographic and market requirements for current and future residents. In addition, the development is intended to promote a high quality of residential and neighbourhood design as discussed in greater detail below.

4.3.4 Municipal Design Policies

Section 6.0 of this Official Plan describes the objectives, components and policies of the municipal urban design program. Policies relating to Plans of Subdivision are set out in Section 6.2. In our opinion, the following policies of this Section are pertinent to this proposal:

- “a) This Plan strongly encourages subdivision design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure. Neighbourhood patterns are encouraged to provide clearly defined neighbourhood centres and edges where appropriate. Design should emphasize connectivity and multiple route choice for pedestrians, cyclists and automobiles.
- g) Development shall have regard for the Municipality’s Urban Design Guidelines.”

With respect to subsection a), the lot layout and street pattern within Poplar Hill-Coldstream generally includes a traditional grid pattern, as well as crescents and cul-de-sac components. The proposed Draft Plan was designed with a single local road (Street A) connecting to Ilderton. This street arrangement was integrated into the Draft Plan design to promote a compact design and to maximize servicing efficiency (recognizing that adjacent lands to the south and west of the Site

are located outside of the settlement boundary). Street A is designed with a 20 m wide road allowance to provide adequate access for emergency vehicles, service provision and snow removal equipment. Additionally, this road is to provide direct vehicular and pedestrian connectivity to Ilderton Road, which functions as the community's 'main street' and provides linkages to local walkways and trail systems.

In relation to subsection g), the proposed development was designed with regard for the Municipality of Middlesex Centre Settlement Area Urban Design Guidelines. In particular, the Draft Plan layout had consideration for the provisions of Section 3.2 (Guidelines for Residential Infill Development) and Section 4.1 (Design Objectives for New Residential Development). In this regard, in our opinion, the proposal achieves the core design direction set out in these Sections, as summarized below:

- The layout of the proposed Draft Plan is intended be compatible with the visual and physical character of both the adjacent neighbourhood and the Poplar Hill-Coldstream community;
- The scale, height and massing of residential development within the Draft Plan is intended to be compatible with the scale and massing of residences in the vicinity of the Site;
- The Draft Plan is designed to promote a safe, attractive, and energy-efficient neighbourhood;
- The subdivision layout is designed in a comprehensive and organized manner, and with consideration for the orientation of adjacent development; and
- It is anticipated that new residential building designs within the Draft Plan would address Street A with their massing, and with main front entrances facing onto that street.

Additionally, policies in Section 6.3 of this Official Plan provide urban design direction for infill developments. Given the lot layout and intended uses of the proposed Draft Plan, in our opinion, the following policies are germane to this infill development:

- "a) This Plan encourages compatibly scaled and designed infill developments within Village Centres, which enhance the traditional character and economic viability of such centres.
- b) Residential infill of a residential type, scale and architecture that is compatible with existing residences and neighbourhoods, is encouraged.
- f) New buildings and development should generally be oriented to streets or parks, and should be designed and situated in harmony and in a compatible manner with adjacent structures and surrounding neighbourhood character.
- g) Development shall have regard for the Municipality's Urban Design Guidelines."

In light of commentary provided above in relation to Section 6.2 of this Official Plan, in our opinion this proposal aligns with these infill design policies.

4.3.5 Municipal Infrastructure and Servicing Policies

Section 9.3.1 of the Middlesex Centre Official Plan sets out a series of policies relating to primary municipal services (i.e., water supply, sewage disposal, stormwater management). As part of this policy framework, subsection f) addresses servicing considerations for Draft Plan applications:

“f) All lots affected by an application for severance or plan of subdivision shall be sized such that there is sufficient space for a building envelope, sewage envelope, sewage system contingency area, and potable water supply if municipal water is not available.”

The servicing reviews prepared in support of this application collectively conclude that the parcels to be created through the Draft Plan would have sufficient space to accommodate individual well supplies and septic systems. Additionally, as part of its Functional Servicing Report, AGM has prepared a stormwater management strategy to manage stormwater discharges from this development site and external areas.

4.3.6 Natural Heritage

Schedule B (Greenlands System) of Middlesex Centre Official Plan delineates significant natural features within the Municipality. A Significant Woodland is identified on this Schedule southwest of the Site, partially on the adjacent agricultural parcel. Section 3.4 of this Official Plan describes that development and site alteration activities on lands within or adjacent to environmental features shall be subject to completion of a DAR acceptable to the Municipality.

As discussed in this Report, a DAR was prepared and submitted as part of the original Draft Plan application. Based on study findings, development was permitted in close proximity to the woodlot feature. Given that the Draft Plan application proposes a smaller scale of development that will be separated from the woodlot by cultivated lands, it was determined through the pre-application consultation process that a DAR would not be required to support the proposed Draft Plan.

4.3.7 Implementation

The proposed Draft Plan would create 13 residential lots on the subject lands serviced by private water supply and sewage disposal systems. As subdivision development on private services is limited to three units pursuant to Section 5.1.3 of the Middlesex Centre Official Plan, an Official Plan Amendment (OPA) is required in order to permit this proposal.

Section 10.1 of this Official Plan sets out the criteria that must be satisfied to amend the Official Plan. Justification for the proposed amendment has been provided throughout this Report; however, a detailed response to each criterion listed under Section 10.1 is provided below.

“a) Does the proposed amendment relate, and conform to the vision for the Municipality of Middlesex Centre?”

In our opinion, the proposed OPA conforms to the broad vision for the Municipality as set out in its Official Plan policies, as it facilitates a minor infill development within an existing settlement area that is in keeping with the traditional community character. The proposed development would also provide a compatible form of development that efficiently integrates into the surrounding low-density residential development pattern and helps support existing community services and facilities. In addition, the development would further establish and delineate a clear separation of “town” and “country” by developing a vacant parcel that is designated Hamlet and abuts the established Settlement Area boundary. Additionally, the proposed development (1) would help promote housing choice in Poplar Hill-Coldstream and (2) would contribute to the supply of approved subdivision lots in Middlesex Centre.

“b) Is there a demonstrated need or justification for the proposed change?”

The proposed change is needed to facilitate a residential development that is consistent with the private servicing policies of the PPS and the County Official Plan and supports the broader growth management policies of the Middlesex Centre Official Plan. As discussed, the Poplar Hill-Coldstream settlement area does not have full municipal services, and in our opinion, the limited scale of the development would not warrant the construction of communal systems. Notwithstanding the direction set out in Section 5.1.3 of the Middlesex Centre Official Plan, it is our opinion that the proposal development would represent an appropriate infill project that would be compatible with the surrounding development context and would benefit from, and contribute to the vitality of community services in Poplar Hill-Coldstream (e.g., Valleyview Central Public School, Coldstream Community Centre). Moreover, the servicing reports completed for this development demonstrate collectively that the private water supply and sewage disposal systems proposed for the development are appropriate and can safely and adequately service the 13 proposed development lots.

“c) Is the amendment in keeping with Provincial and County policy?”

As discussed in Sections 4.1 and 4.2 of this Report, in our opinion the proposal conforms to the policy direction and provisions of the PPS and County Official Plan, in part as it would facilitate a limited scale of residential infill development in a designated settlement area. The proposed Draft Plan would also provide additional low density residential lots in Poplar Hill-Coldstream in a manner that complements the existing development context on this community. Additionally, AGM Functional Servicing Report demonstrates that the servicing strategy for this development is in keeping with the servicing policies of both the PPS and the County Official Plan.

"d) What are the effects of the proposed change on the demand for Municipal services, infrastructure and facilities?"

In our opinion, the proposed Draft Plan should not adversely impact on the demand for municipal services and infrastructure, as the project would be serviced by way of private water supply and sewage disposal systems, an internal stormwater management system would manage stormwater discharges, and limited vehicular traffic would be generated from the development. Further, this development should have a positive effect on public services as it would increase the serviced population in proximity to local facilities (e.g., elementary school, community centre, fire hall, municipal office).

"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?"

As summarized in the AGM Functional Servicing Report, private water supply and sewage disposal systems can adequately service the proposed development.

"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 proposed development is not anticipated to have any adverse impacts on the surrounding land uses, traffic systems, community character, cultural heritage or natural features. In this respect, the proposed infill development is intended (1) to be compatible with, and comparable to, adjacent development and (2) to contribute positively to the character of Poplar Hill-Coldstream.

Regarding infrastructure and servicing, the Site would be serviced by way of private water and wastewater systems. Collectively, the servicing reviews completed for this project demonstrate that the proposed site servicing plan can adequately accommodate the planned development.

4.3.8 Conclusion

It is our opinion that the proposal is in keeping with the overall land use policy direction set out in the Middlesex Centre Official Plan. In this regard, the proposed Draft Plan would provide for limited infill development in a designated settlement area. The project would also be compatible with existing development and should not impact on natural features in the immediate vicinity of the subject lands.

The proposed amendment to the Middlesex Centre Official Plan would add a Special Policy Area (SPA) to Section 11.0 permitting 13 residential lots on the Site created by way of a Plan of

Subdivision and serviced by private water supply and sewage disposal systems. The SPA also would be identified on Schedule A-8 of this Official Plan.

The following SPA policy is proposed to accommodate the planned development:

"SPA #(_)

The land identified as Special Policy Area #(_), as shown on Poplar Hill & Coldstream Hamlet Area (Schedule A-8), shall be subject to the following policy:

Notwithstanding Section 5.1.3 of this Official Plan, 13 residential lots can be developed through a plan of subdivision and serviced by private water supply and sewage disposal systems."

With the benefit of an SPA to this effect, in our opinion the proposal would conform to this Official Plan.

4.4 Municipality of Middlesex Centre Zoning By-law

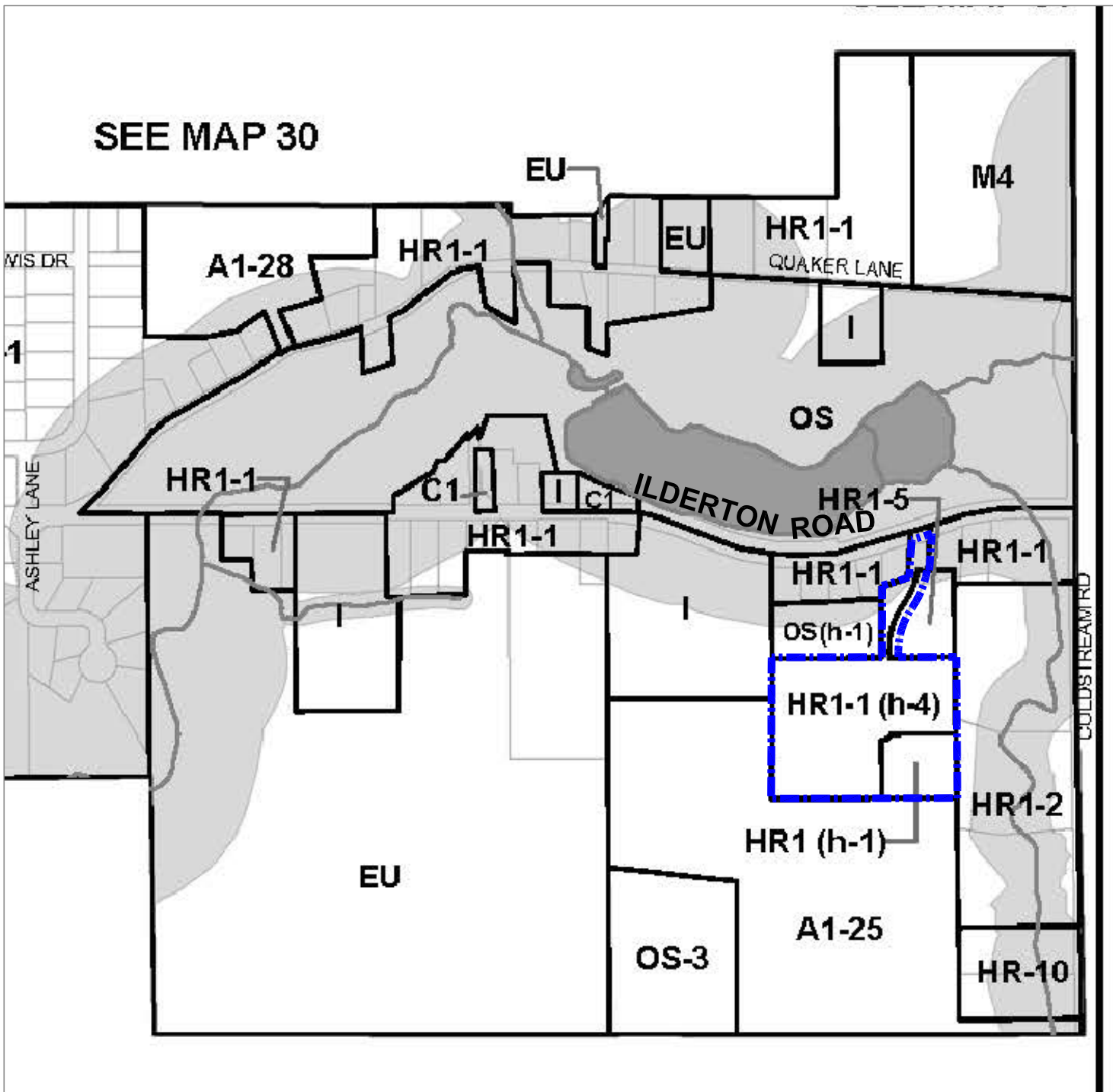
4.4.1 Existing Zoning

Figure 4 of this Report illustrates that the majority of the Site is zoned Hamlet Residential First Density (HR1-1 (h-4)) by the Middlesex Centre Comprehensive Zoning By-Law No. 2005-005 (Zoning By-law), with the southeastern quadrant of the property zoned HR1 (h-1). The preamble to Section 13 of the Zoning By-law outlines that the HR Zone structure applies to low density residential development in hamlet areas, including areas serviced by individual on-site private wells and sewage disposal systems.

Section 13.1 of the Zoning By-law prescribes the permitted uses in the HR1 Zone as follows:

- accessory use;
- bed and breakfast establishment;
- converted dwelling;
- home occupation; and
- single detached dwelling.

Section 13.1 also prescribes the site and building regulations for the HR1 Zone. Table 4.0 identifies several applicable development regulations:



ZONING LEGEND

h-1 HOLDING ZONE PROVISIONS
 HR1 HAMLET RESIDENTIAL FIRST DENSITY
 C1 VILLAGE COMMERCIAL
 M4 EXTRACTIVE INDUSTRIAL
 I INSTITUTIONAL
 OS OPEN SPACE ZONE
 EU EXISTING USE



SUBJECT LANDS

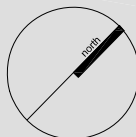
Figure 4 Existing Middlesex Centre Zoning

Schedule 'U-12'
 PoplarHill -Coldstream
 Hamlet Area



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DATE: March 30, 2020

SCALE 1 : 7,500

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 Figure 4 -Existing Middlesex Centre Zoning - March 30 2020

Table 2.0 – Selected Zoning Regulations (HR1 Zone)

Regulation	Requirement
Minimum Lot Area where a public water supply and public sanitary sewage systems are not available:	2,000 m ²
Minimum Lot Frontage:	20 m
Minimum Front Yard Setback:	6.0 m
Minimum Interior Side Yard Setback:	1.5 m on one side; 2.5 m on other side;
Minimum Side Yard Setback on a Corner Lot:	6.0 m on side abutting street; 1.5 m on other side
Minimum Rear Yard Setback:	8.0 m
Minimum Floor Area (Single Detached Dwelling):	90 m ²
Maximum Height (Single Detached Dwelling):	12.0 m
Maximum Lot Coverage Main Building:	35 %
Maximum Lot Coverage (All Buildings Including Accessory Buildings):	38 %

Additionally, Section 13.3.1 of the Zoning By-law prescribes that lands zoned HR1-1 require a minimum lot frontage of 30 m. With respect to the applied holdings provisions, Section 3.7 b) of the Zoning By-law specifies that the h-1 provision will not be removed until a subdivision agreement has been entered into with the Corporation for the affected lands. This agreement is to include a requirement for the development to be connected to a public water supply system and a public sanitary sewer system. It is also stated in this Section that the h-4 provision is not to be removed until a development agreement has been registered against the title of the affected lands.

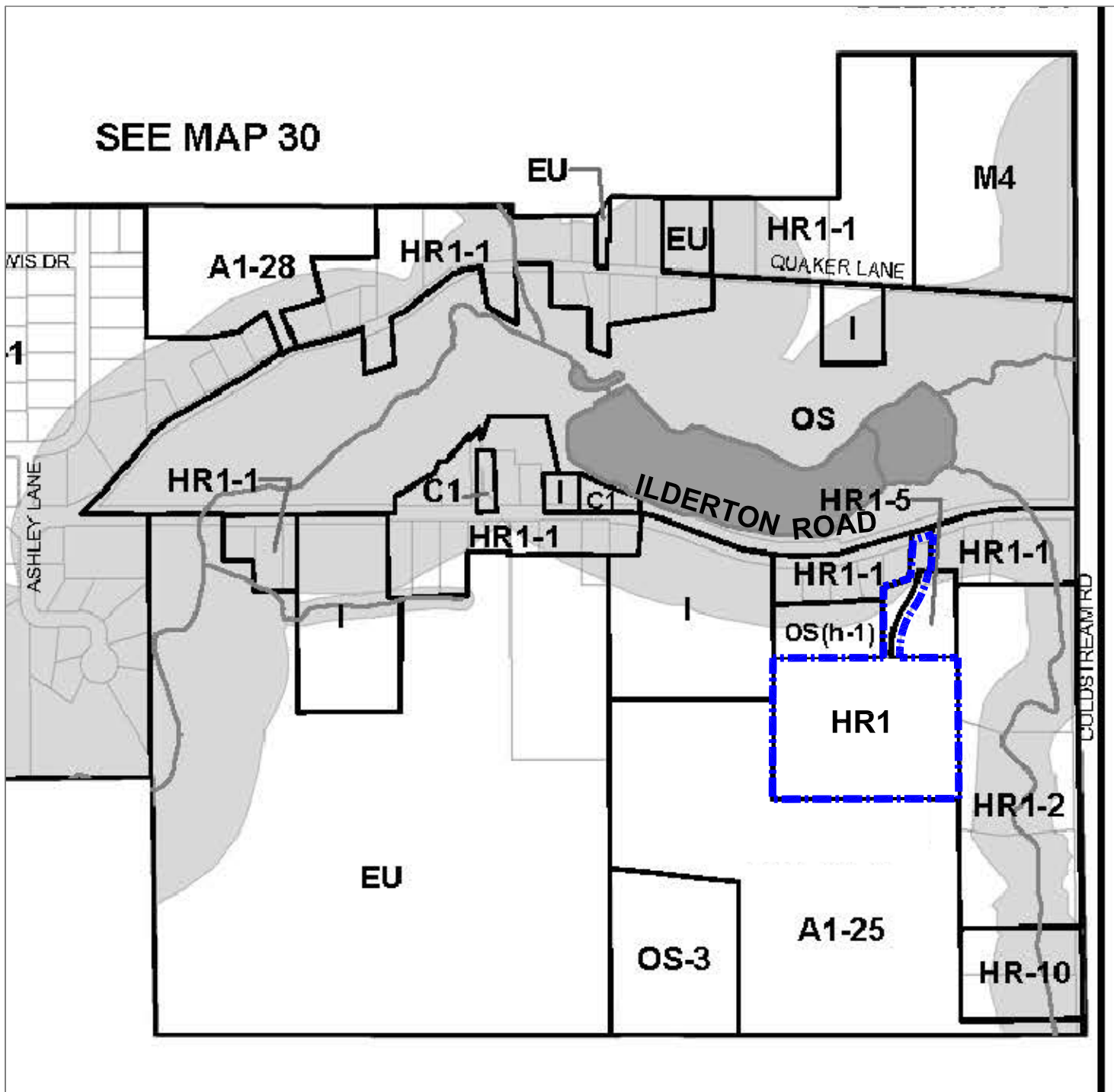
In review, the site layout of the proposed Draft Plan does not satisfy all development regulations of the existing HR1 Zone variations (particularly the 30 m minimum lot frontage requirement of the HR1-1 Zone). A Zoning By-law Amendment is therefore required to facilitate the proposed development.

4.4.2 Proposed Zoning

To accommodate the proposed Draft Plan described in Section 3.0 of this Report, it is proposed that the HR1 Zone applying to the southeastern quadrant of the subject lands be expanded to the entire Site, without the h-1 holding provision. Notwithstanding that a development agreement will likely be registered as part of the subdivision approval, the Municipality of Middlesex Centre may not require a holding provision be applied to the Site for this specific purpose. Accordingly, the proposed zoning for this Draft Plan does not include a holding provision similar to the h-1 provision.

Based on our review, the size of the lots proposed for the Draft Plan exceed the minimum lot area and lot frontage regulations for the HR1 Zone where municipal services are unavailable (2,000 m² and 20 m, respectively). In this respect, collectively the servicing reviews prepared in support of this application conclude that the parcels to be created through the Draft Plan would have sufficient space to accommodate individual well supplies and septic systems.

Figure 5 of this Report illustrates the Hamlet Residential First Density (HR1) Zone proposed for the Site.



ZONING LEGEND

h-1	HOLDING ZONE PROVISIONS
HR1	HAMLET RESIDENTIAL FIRST DENSITY
C1	VILLAGE COMMERCIAL
M4	EXTRACTIV/ INDUSTRIAL
I	INSTITUTIONAL
OS	OPEN SPACE ZONE
EU	EXISTING USE



SUBJECT LANDS

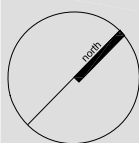
Figure 5 Proposed Middlesex Centre Zoning

Schedule 'U-12'
PoplarHill -Coldstream
Hamlet Area



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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING



DATE: April 27, 2020

SCALE 1 : 7,500

P:\2018\B\Graphics\
Figure 5 -Proposed Middlesex Centre Zoning - April 27 2020

5.0 Summary and Conclusions

In conclusion, it is our opinion that the proposed Draft Plan of Subdivision is appropriate for the Site, compatible with the existing development context and in keeping with the framework of planning policies. This assessment is based, in part, on consideration of the following merits:

1. The Site is well suited for low density residential activities in terms of its location within the community of Poplar Hill-Coldstream, its location relative to an existing County Road and community facilities, and in terms of its physical characteristics;
2. The subject lands are located within a designated settlement area. Implementation of the proposed development represents an opportunity to facilitate (1) residential infilling and (2) the efficient use of the subject lands;
3. The proposed Draft Plan would support a scale and form of development that is compatible with, and complementary to, established residential development in Poplar Hill-Coldstream and the traditional character of the community. Accordingly, the project should not generate significant land use conflicts with adjacent properties;
4. The servicing reviews carried out in conjunction with this proposal collectively demonstrate that the planned residential development can be accommodated with individual on-site private wells and sewage disposal systems;
5. The development proposal is consistent with the Provincial Policy Statement;
6. The proposal complies with the goals, objectives and policy direction of the County of Middlesex Official Plan and the Municipality of Middlesex Centre Official Plan, and the design direction of the Middlesex Centre Settlement Area Urban Design Guidelines;
7. The proposed Official Plan Amendment would satisfy the intent of infilling and servicing policies of the Middlesex Centre Official Plan;
8. The proposed Zoning By-law Amendment would appropriately implement the intended building design and site layout; and
9. The proposed development represents good land use planning.

Given the noted considerations, it is recommended that the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications supporting this proposed development be approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Scott Allen". The signature is fluid and cursive, with the first name "Scott" being more legible than the last name "Allen".

Scott Allen, MA, RPP
Partner