

# PLANNING JUSTIFICATION REPORT

... in support of an 8 lot single detached and 1 semi-detached lot freehold residential plan of subdivision and rezoning proposed by Springer Pond Developments Inc. at 45 Springer Street, in Komoka-Kilworth, the Municipality of Middlesex Centre.



October 2016

Kirkness  
Consulting  
Inc.  
Urban and  
Rural Planning



1647 Cedar Creek Crescent, London, Ontario N5X 0C8  
TEL: 519-672-6550 FAX: 519-672-4290  
Laverne@kirknessconsultinginc.ca  
www.kirknessconsultinginc.ca

**TABLE OF CONTENTS**

1.0 Introduction ..... pg. 4

2.0 Subject Site and Surrounding Land Uses ..... pg. 4

3.0 Summary of Proposal and Required Planning Approvals ..... pg. 6

4.0 Planning Policy Framework ..... pg. 11

4.1 Provincial Policy Statement ..... pg. 11

4.2 County of Middlesex Official Plan ..... pg. 12

4.3 Municipality of Middlesex Centre Official Plan ..... pg. 13

5.0 Zoning Bylaw ..... pg. 18

6.0 Conclusion and Recommendation ..... pg. 22

**LIST OF FIGURES**

Figure 1 – Location Context Map of Subject Lands ..... pg. 5

Figure 2 – Ortho image of Subject lands ..... pg. 5

Figures 3 – Street View Image of Subject Lands and Surrounding Lands ..... pg. 6

Figure 4 – Draft Plan of Subdivision for Subject Lands ..... pg. 7

Figure 5 – Overall Block Plan of Development ..... pg. 8

Figure 6 – Glendon Drive development concept – OPTION 1 ..... pg. 9

Figure 7 -- Glendon Drive development concept – OPTION 2 ..... pg. 10

Figure 8 -- Official Plan land use designation excerpt ..... pg.13

Figure 9 – Zoning Map excerpt ..... pg.21

## **APPENDIX**

1. Kirkness Consulting Inc. summary of pre-consultation – June 9, 2015
2. Draft Plan of Subdivision – showing 8 lots and 1 block. – AGM Surveyors April 2016
3. Draft Plan with 2015 shoreline plotted – line map and with ortho image
4. Ricor Engineering Limited – Conceptual Servicing Report – April 2016
5. UTRCA letter dated March 25, 2013 - Proposed Filling and Lot Creation
6. Plan Can Associates – Draft Plan of Subdivision -2003
7. EXP - Geotechnical Report May 2016 (under separate cover)

***This Report is prepared in conjunction with AGM Surveyors, EXP Services Inc.  
and Ricor Engineering Limited.***

## **1.0 Introduction**

The following document is a planning justification report for the creation of a new residential development in the Komoka-Kilworth Urban Settlement Area of the Municipality of Middlesex Centre. The proposed residential development would consist of 8 single detached freehold residential building lots and one semi detached building lot ( 2 dwelling units). The single detached lots would have 21.40 m frontage and lot areas of 978.4 m<sup>2</sup>. The semi- detached lot, would arise from the division of the existing residence of the owner/developer, Bryan and Dawna Snyder. The Snyders are the principals of Springer Pond Developments Inc., both the owner and developer.

This report presents a land use planning rationale to support the proposed plan of subdivision along with the respective subdivision, zoning by-law amendment, and future condominium (common element) applications that are required.

The report demonstrates that the proposal is in keeping with Provincial, and Municipal land use planning policies, is suitable for the subject lands, would be compatible with neighbouring land uses, and contribute to the implementing the vision for the area as set out in the Official Plan.

The Appendices contain some historical documents to provide a context and show that development has been contemplated for several years. More recent discussions and a pre-consultation meeting held over the last year were about the whole development including lands along Glendon Drive and Queen Street. This was sufficient to develop concepts for all of the Springer Pond Developments Inc. land holding and these are described herein. However, it is important to note that the focus of this Report is on the 10 lots proposed along Springer Street.

## **2.0 Subject Site and Surrounding Land Uses**

The total holding that the subject subdivision site comprises a regular parcel of land with an area of approximately 7 ha (17 ac), and frontages of approximately 250m along Glendon Drive, 290m along Queen Street, and 240m along Springer Street. About 25 % of the total holding is land the remainder a pond of water. Filling some of the pond will be a prerequisite for the ultimate development. The subject subdivision proposed to be subdivided into 10 residential lots, including the large existing single detached residence owned by the Snyders that would be divided into a semi lot.

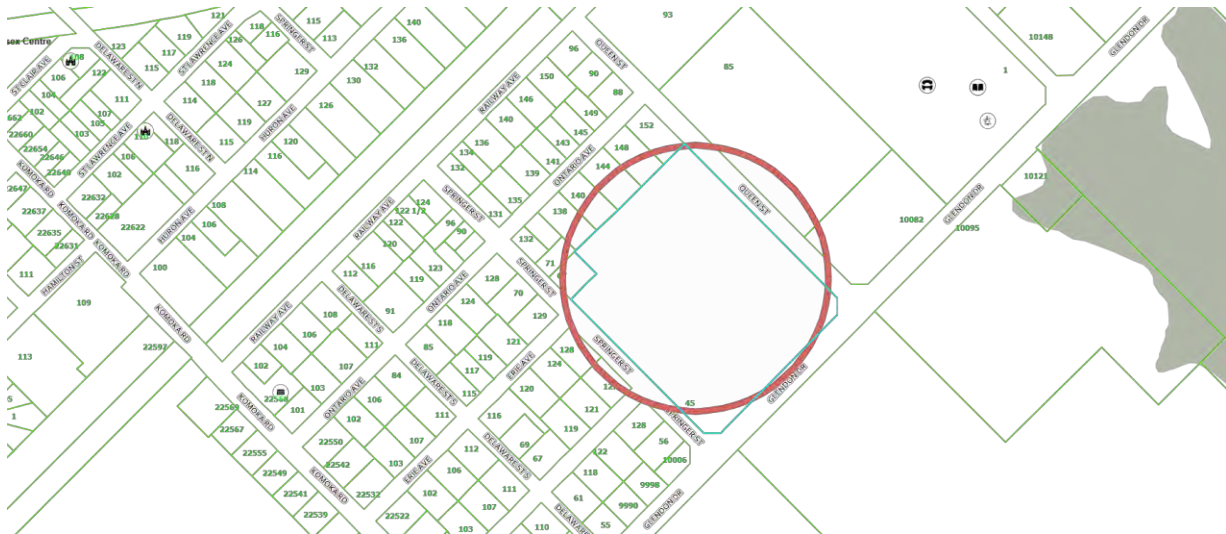
The subject site is surrounded by:

**WEST** - low density residential land uses (single detached dwellings) and zoned Urban reserve – UR1-3 permitting lots with frontage of 24 m minimum and lot areas of 930 m2 minimum.

**NORTH** - low density residential land uses (single detached dwellings) and zoned Urban reserve –UR1-4 permitting lots with frontage of 15 m minimum and lot areas of 450 m2 minimum.

**EAST** – vacant and undeveloped lands with a boarded up single detached rural residence and zoned Existing Use Zone- EU.

**SOUTH** - old gravel pits filled with water, golf driving range and rural residential, and zoned Open space, Agricultural and Parks and Recreation.



**Figure 1: Location Map of Subject Lands within red circle approximately.** (Source: County of Middlesex, 2013)



**Figure 2: Ortho image of Subject Lands – north side of Glendon Drive between Springer Street and Queens Street** (Source: UTRCA Maps,). Total site is shown in approximate red circle and the site subject to this Report, being along Springer is shown in Black.



**Figure 3: Street view - Subject Lands** – Springer Street Frontage showing Snyder residence at 45 Springer Street and then the location of the 8 proposed single detached lots with the owners existing large residence that would be made into a semi-detached residence. (Source: Google Maps, 2014)

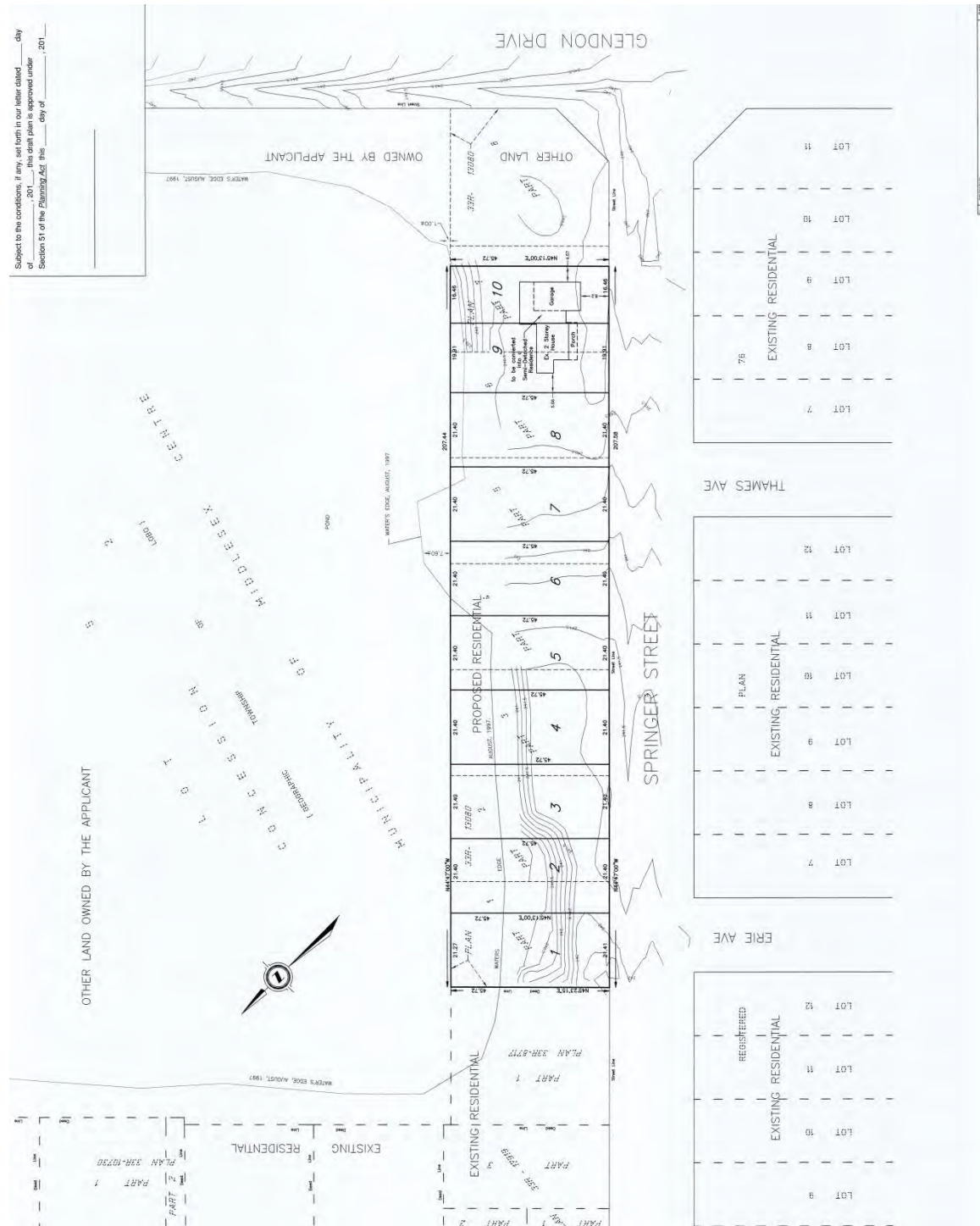
### **3.0 Summary of Proposal and Required Planning Approvals**

The first phase of the proposed multi-phased development for the 7 ha site is the subject of this Report and Applications. A Draft Plan of Subdivision is shown in **Figure 4** and a larger version is contained in the Appendix. It shows 8 lots with a frontage of 21.4m (70 feet) and a depth of 45.72m (150 feet) yielding a lot area of 978.4m<sup>2</sup> (10,532.8 sq. ft.). In addition are lots 9 and 10 which are the two proposed lots that would accommodate the existing large residence of the Snyders' who currently reside on the premises. The large residence would be converted into a semi-detached residence. The floor plan and structure enable this division with a clear party wall etc. The total land area of this first phase is 9490.6 m<sup>2</sup>. Each lot would back onto the Springer Pond. Some fill would be required at the rear of lots 1,, 2 and 3. We propose to move the fill from east of the proposed Lots 6 and 7, an area that extends into the POND, to the rear of the Lots 1,2 and 3. Moving on-site fill to another location is likely better than bringing in foreign fill. We appreciate we have to carry out the necessary testing and engineering to do this properly and would do so as a Draft Condition. The accompanying EXP Report of May 11, 2016, on page 13 discusses the Filling Activities and requirements that would be carried out as a result of an appropriate Condition in the Draft Approval. Municipal staff have asked for the updated shoreline of the pond to be on the Draft Plan. Our surveyor has suggested that the

shoreline shown on the most recent (2015) UTRCA ortho image be super-imposed on the AGM Draft Plan. This is shown in the Appendix.

It is expected that the single detached dwellings would be 2 storeys in height with attached garages and walk-out basements/lower-levels. Servicing the lots is studied and described in a report by Ricor Engineering Limited – and contained in the Appendix of this Report.

Figure 4 – Draft Plan of Subdivision



The multi-phased development has a vision and master plan and is shown on **Figure 5** which shows a coloured block plan as follows:

**BLOCK 1 AND 2** – along Springer Street showing 10 freehold lots.

**BLOCK 3** - along Queen Street showing additional freehold or condominium single detached lots (units) backing onto the Springer Pond.

**BLOCK 4** - along Glendon Road - a mixed use commercial apartment building of about 100 units with underground parking – likely to be a standard condominium development - **OPTION 1** - see **Figure 6**.

As an **OPTION 2**, Block 4 is also shown on **Figure 7** as smaller scale project involving live work units along Glendon Drive and residences similar to what is proposed along Springer and Queens - facing the Springer Pond. One of these Options or a variation of them is awaiting the conclusions and implementation of the Glendon Road Environmental Assessment being carried out by the Municipality.

**BLOCK 5** - is the Springer Pond, which is the amenity that makes the overall development so unique and this amenity would be a **COMMON ELEMENT CONDOMINIUM** that would be shared with all surrounding development as part of the Springer Pond Developments Inc. land holding. An application for the Condominium will follow shortly and needs to be in place prior to the sale of any of the Springer Street lots of Phase 1.

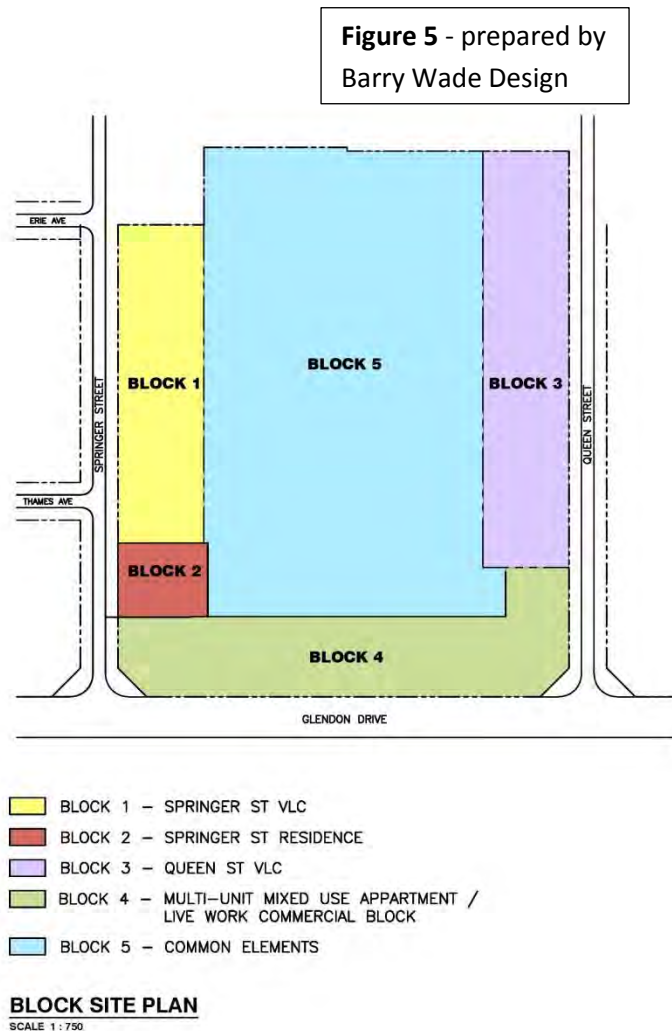
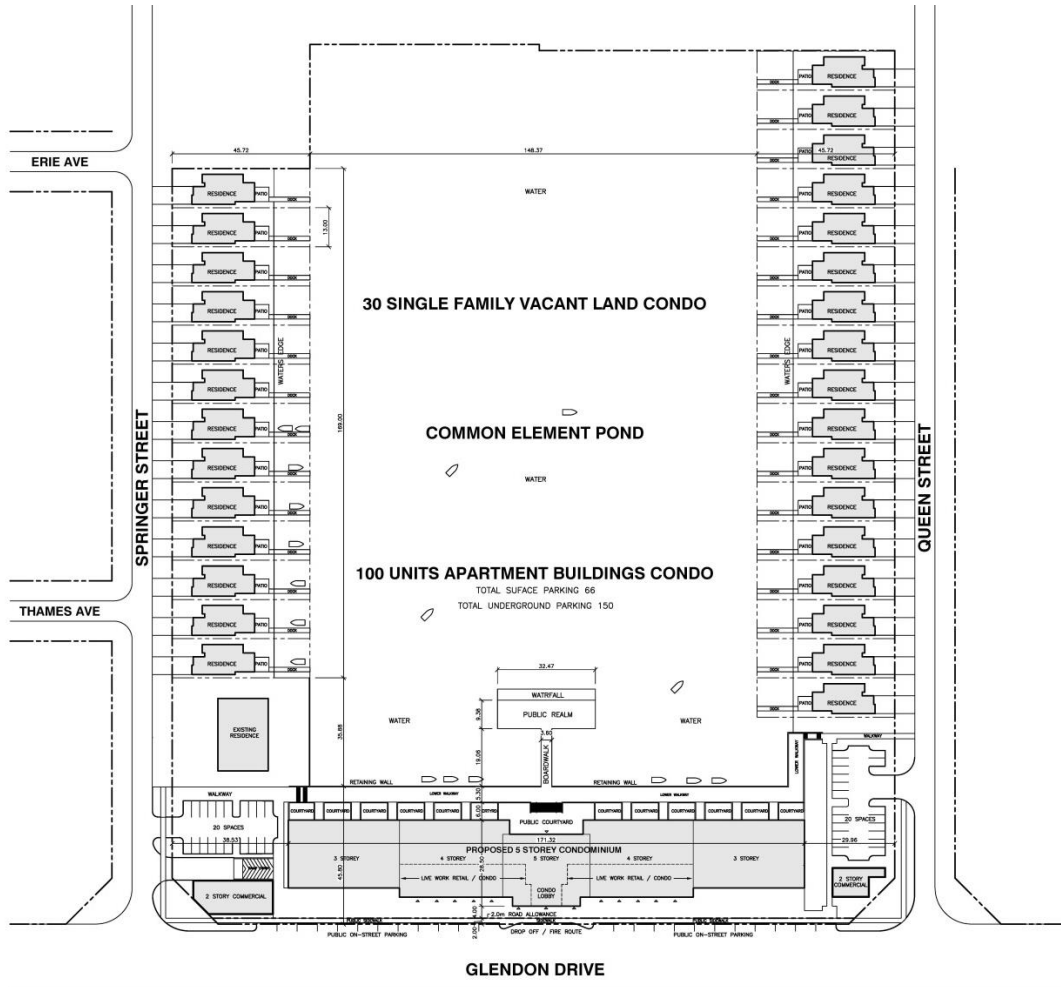


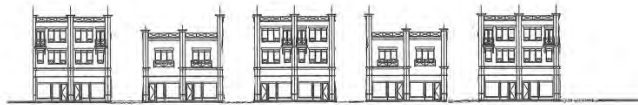
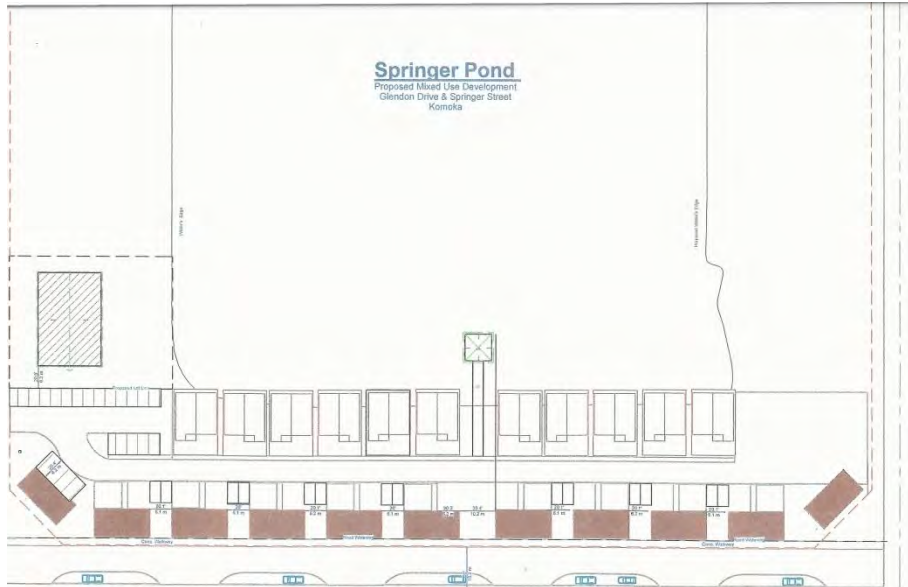


Figure 6 – OPTION 1 -- Illustrative concept of overall development for Springer Pond Developments Inc.



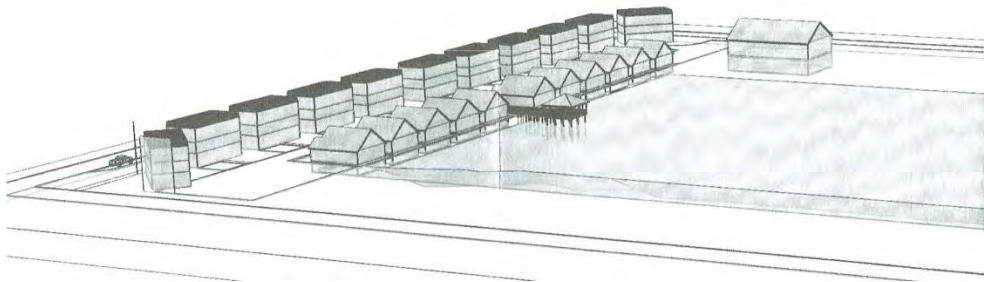
design firm  
776497 ONTARIO LIMITED  
**Barry Wade**  
DESIGN • CONSTRUCTION • MANAGEMENT  
15 JANE ST, DORCHESTER, N0L 1G2  
TEL: (519) 268-2995 FAX: (519) 268-2694

**Figure 7 – OPTION 2 --** Illustrative concept of Glendon Drive portion of the overall development for Springer Pond Developments Inc. showing private road with residential development on north side facing the Pond and live-work units along south side and facing Glendon Drive.



STREET ELEVATION

..... from Glendon Drive



..... From Queen Street looking southwest

- The existing zoning being UR1-3 permits single detached dwelling with a minimum lot frontage of 24 m minimum and lot areas of 930 m<sup>2</sup> minimum. The proposed 8 lots are 21.4 m and lot areas are 978.4 m<sup>2</sup>. The lot frontage proposed is slightly smaller than the zone standard and a special provision is being requested to provide for slight reduction even though the lot area would be greater.
- The semi-detached lot would require the Urban Residential Second Density (UR2) Zone which require a minimum lot frontage of 9m and a minimum lot area of 225m<sup>2</sup>. The proposed 2 semi lots are 19.91m and 16.46 m and lot areas are 910 m<sup>2</sup> and 753m<sup>2</sup>, which are significantly larger than permitted by the UR2 zone. It is requested to add a special provision
- The EU – Existing Uses zone prevails along the Glendon Road frontage which would not permit the mixed use commercial office development.

**Therefore, a zoning by-law amendment application would be required to change the zoning and it is proposed to change the zoning for the Phase 1 (10 lots) only at this time.**

## **4.0 Planning Policy Framework**

Being situated in the Municipality of Middlesex Centre, the proposal is subject to the County of Middlesex Official Plan, the Middlesex Centre Official Plan, and the Provincial Policy Statement (PPS) which governs land use planning in Ontario. Relevant policies from the aforementioned documents that create the planning policy framework for the proposed development are provided below.

### **4.1 Provincial Policy Statement (PPS):**

Section 1.1.3 of the PPS states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. The Komoka-Kilworth area is designated as Settlement Area. The PPS generally encourages the efficient use of land and resources and promotes infill development, intensification and redevelopment. More specifically, Section 1.1.3.3 of the PPS states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Further, with respect to housing, Section 1.4.3 of the PSS states that Planning Authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents by:

- 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; and
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities...”.

Section 1.6.4.2 of the PPS states:

*“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.”*

The proposed 10 lot plan of subdivision would be provided with full municipal services.

**Based on the above mentioned policies, the phase one proposal is therefore consistent with the PPS.**

#### **4.2 The County of Middlesex Official Plan (OP):**

The County of Middlesex is the upper-tier municipality for Middlesex Centre. The County Official Plan (OP), like the PPS supports intensification and redevelopment, primarily within Settlement Areas, and in other areas where an appropriate level of physical services can or will be. Fifteen percent of all development which occurs in the County is to be created through intensification and redevelopment (Section 2.3.6). Further, the County encourages a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future County residents (Section 2.3.7).

The proposal is able to satisfy the provisions for subdivision development as outlined in Section 4.5.1 which states:

***“Under conditions of approval attached to plans of subdivision or condominium pursuant to the Planning Act:***

***a) County Council shall require that the applicant(s) enter into appropriate agreements with the County or local municipality which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan; and***

*b) the Council of the local municipality may require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, but not limited to, financial, requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provision of this Plan and the local official plan."*

An agreement would be entered into with the Municipality by the proponent to ensure that all necessary conditions of development are met to the Municipal and County's satisfaction.

**Hence, the proposal is in conformity with the County Official Plan and is capable of meeting all applicable provisions related to plans of subdivisions.**

### **4.3 The Municipality of Middlesex Centre Official Plan:**

The subject Springer Pond Developments Inc. lands consist of three land use designations, namely - see Figure 8 below. :

- "Residential" along Springer Street and Queen Street ( yellow colour)
- "Settlement Commercial" along Glendon Drive (orange colour)
- Stormwater Management where the pond occupies the site (blue colour)



**Figure 8 – excerpt of Official Plan Schedule A-2 – Komoka-Kilworth Urban Settlement Area and Secondary Plan, showing subject lands in red circle.**

One should note the significance of the Village Centre designation to the east (purple colour) which is partly occupied by the Wellness and Recreational Centre – mixed multi-purpose recreation and culture centre for the Municipality. In addition, are Special Policies Areas – SPAs – that set out specific policies as follows – and summarized:

SPA#22 – create a unique diverse multi-purpose mixed use “green” Village Centre.

SPA#23 – adding medium density housing to area in addition to SPA#22 policies.

SPA#24 -- adding medium density housing to area in addition to SPA#22 policies.

The conclusion is that the subject Springer Pond Development Inc. lands are quite proximal and therefore strategic and important to compliment the overall Municipal initiatives of establishing a Village Centre. This was an important part of the conceptual development of the overall plan for the subject 7 ha land holding of Springer Pond Developments Inc.

The subject lands are within the Komoka-Kilworth Urban Settlement Area which is the largest and most developed settlement area in Middlesex Centre. Komoka-Kilworth is serviced with municipal water and sewage services.

The proposal of 8 lots and 1 block along Springer Street is in keeping with and would contribute to the achievement of the policies of Section 5.7 of the Middlesex Centre OP being policies for the Komoka-Kilworth Secondary Plan as follows:

- Section 5.7.1 - goals of balanced mixed use, housing choice, compact land use, place making, active and healthy life styles, full services, conserving environmental features and minimize risk to public safety.
- Section 5.7.4. – residential policies in terms of mix, diverse forms of multi-unit development, attractive streetscape along Glendon Drive, setback of garages,
- Section 5.7.5 – settlement commercial policies in terms of compatibility with residential uses, no open storage, streetscape enhancements with building orientation, landscaping, high quality building design.
- Section 5.7.5 – parks and recreation area policies in terms of surrounding lands to the Wellness and Recreation Centre shall be complementary.
- Section 5.7.8 – community gateway policies in terms of contributing to visual and cultural identity.

- Section 5.7.11 – servicing policies in terms of the provisions of full municipal services.
- Section 5.7.12 – transportation policies in terms of gateway treatment, and access.

The proposal of 10 residential lots along Springer Street is in keeping with **Section 5.1.1** of the Middlesex Centre OP which states that all new proposed development shall be fully serviced by municipal water and sewage disposal systems.

The proposal can fulfill all applicable policies outlined in **Section 5.1.4** pertaining to settlement areas, and all applicable policies outlined in **Section 5.2.1** pertaining to residential development.

**Section 5.1.4 (General Settlement Area Policies) are as follows:**

*a) “Growth shall generally be directed to areas designated as Urban Settlement Areas within this Plan.*

*b) Wherever possible, development within settlement areas should proceed on full municipal services. In general, the amount, location and timing of development shall be dictated by the nature and availability of services necessary to support proposed development.*

*c) not applicable*

*d) not applicable*

*e) The settlement areas of the Municipality are intended to develop in a phased, compact manner that does not result in strip patterns of development and reflects the design policies of Section 6.0 of this Plan and having regard for the Municipality’s Site Plan Manual and Urban Design Guidelines.*

*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.”*

**Section 5.2.1 (General Residential Policy) is as follows:**

*“The following policy relates to lands designated Residential within Urban and Community Settlement Areas of the Municipality, as well as to residential development within Hamlets.*

**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.*

**b)** *The Municipality encourages the provision of alternative forms of housing for special needs groups, where possible.*

**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.*

**d)** *The Municipality shall ensure at least a ten year supply of designated residential land available at all times to meet projected new housing needs of the Municipality. The Municipality will prepare an inventory of residential lands and unit mix status at least every five years.*

**e)** *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.*

**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.*

**g)** *The Municipality shall encourage housing accessible to lower and moderate income households. In this regard the County of Middlesex through its Official Plan will require that 20 percent of all housing be affordable. In the case of ownership housing the least expensive is considered to be housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area. This ‘benchmark’ purchase price figure for 2005 is \$195,845 in the Middlesex regional market area. This ‘benchmark’ figure will change over time as a result of fluctuating mortgage costs, utility rates, and the vagaries of the housing market over which the County of Middlesex and the Municipality have no control. The County will; however, monitor the ‘benchmark’ on an annual basis.*

**h)** *The maintenance and improvement of existing housing is encouraged within the Municipality, in part through local by-laws.*



*i) The Municipality will promote development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.”*

Further the proposal is able to fulfill the Settlement Area design goals, and the design policies for site plan and infill development which are respectively outlined in **Sections 6.1 and 6.3** of the Middlesex Centre OP. These policies are as follows:

### **6.1 Settlement Area Design Goals**

*The following goals relate to the physical design of new development, including plans of subdivision, infill development proposals, and site plans within the Municipality.*

*“a) To maintain and improve the physical design characteristics of the Municipality’s settlement areas in the context of new and existing development. To stress a general high quality of settlement design throughout the Municipality.*

*b) To ensure that new development is designed in keeping with the traditional character of existing settlements, in a manner that preserves the traditional “village scape”, and enhances the sense of place within the Municipality and the community image of existing settlement areas.*

*c) To promote efficient and cost-effective development patterns that minimize land consumption. Compact settlement form and intensification will be encouraged.*

*d) To promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, parks, and other aspects of the public realm.*

*e) To preserve and enhance design aspects that add to the Municipality’s sense of place, including views, vistas, access to natural features, and the preservation of landscapes and landmarks.*

*f) To encourage significant community or civic buildings such as churches, schools, fire halls and so on, to be sited at locations which enhance their visual status and contribute to the image and sense of place of the Municipality.*

*g) To encourage tree retention wherever possible and appropriate within plans of subdivision, severances, and site plan applications.*

*h) To have regard for the Municipality’s Urban Design Guidelines.”*

### **6.3 Design Policies – Site Plans and Infill Developments**

*“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.*

*c) A high quality of site design and architectural design is encouraged for new commercial, industrial and medium density residential developments, in keeping with the physical character of the settlements. Setbacks, massing, location of parking, architecture and so on will be considered carefully to promote developments compatible with existing development and character. Parking areas should be de-emphasized through appropriate placement and through well designed landscaping.*

*d) A high quality of architecture and site design for institutional uses such as schools, churches and libraries is encouraged.*

*e) The preservation of historical or heritage features, landscapes and buildings in the context of site design or redevelopment proposals is strongly 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.”*

**The conclusion of this policy review is that the Springer Pond Developments Inc. overall proposal is in general conformity with the Middlesex Centre OP. It is noted that the phase 1 – 10 lot draft plan of subdivision is the focus of OP conformity consideration at this time, as this is in turn the focus of the request for approvals. The subsequent phases will be part of new and additional applications for which more detailed policy review and analysis will be conducted.**

### **5.0 Zoning Bylaw Amendment**

The existing zoning is EU- Existing Uses for the lands along Glendon Drive while the bulk of the lands are zoned Urban Residential UR1-3 for single detached residences with lot frontage

minimum of 24.0m and lot area minimums of 930.0 m<sup>2</sup>. See **Figure 9** for the zoning map of the area of the subject lands.

- The existing zoning being UR1-3 permits single detached dwelling with a minimum lot frontage of 24 m minimum and lot areas of 930 m<sup>2</sup> minimum. The proposed 8 lots are 21.4 m and lot areas are 978.4 m<sup>2</sup>. The lot frontage proposed is slightly smaller than the zone standard and a special provision is being requested to provide for slight reduction even though the lot area would be greater.
- The semi-detached lot would require the Urban Residential Second Density (UR2) Zone which require a minimum lot frontage of 9m and a minimum lot area of 225m<sup>2</sup>. The proposed 2 semi lots are 19.91m and 16.46 m and lot areas are 910 m<sup>2</sup> and 753m<sup>2</sup>, which are significantly larger than permitted by the UR2 zone. It is requested to add a special provision
- The EU – Existing Uses zone prevails along the Glendon Road frontage which would not permit the mixed use commercial office development.

Therefore, a zoning by-law amendment application would be required to change the zoning and it is proposed to change the zoning for the Phase 1 (10 lots) only at this time.

As a result, a new UR1 (\*\*) and new UR2(\*\*) special zones are proposed as follows:

### **UR1(\*\*)**

**PERMITTED USES** - *No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential First Density (UR1) Zone except for the following purposes:*

*accessory use*

*home occupation*

*single detached dwelling\**

**MINIMUM LOT AREA** - 900 m<sup>2</sup> (9687.8 ft<sup>2</sup>)

**MINIMUM LOT FRONTAGE** - 20 m (65.6 ft.)

**MINIMUM FRONT YARD SETBACK** - 8.0 m (26.2 ft.)\*

**MINIMUM SIDE YARD SETBACK** - Interior lot - 1.5 m (5 ft.)

**MINIMUM REAR YARD SETBACK** - 8.0 m (26.2 ft.)\*

**MAXIMUM LOT COVERAGE\***

*(a) main building 35%*

*(b) all buildings including accessory buildings 38% subject to Section 4.1a)*

**MINIMUM FLOOR AREA** - *Single detached dwelling 90.0 m<sup>2</sup> (969 ft<sup>2</sup>)\**

**MAXIMUM HEIGHT** - *Single detached dwelling 12.0 m (39.4 ft.)\**

**MAXIMUM NUMBER OF DWELLINGS PER LOT** - *one single detached dwelling\**

*The asterisk (\*) denotes that regulation is the same as the UR1 zone.*

The net result is that of the 10 regulations, 6 have remained the same as the base zone UR1. The front yard setback was increased to 8 m to match the UR1-3 zone that prevails in the neighbourhood to the west.

---

## **UR2(\*\*)**

**PERMITTED USES** - *No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential First Density (UR1) Zone except for the following purposes:*

*accessory use*

*home occupation*

*single detached dwelling\*- ( same as UR1(\*\*) zone above*

*semi-detached dwelling ( regulations set out below)*

**MINIMUM LOT AREA** - *750 m<sup>2</sup> (8073 ft<sup>2</sup>)*

**MINIMUM LOT FRONTAGE** - *15 m (49.2 ft.)*

**MINIMUM FRONT YARD SETBACK** - *8.0 m (26.2 ft.)*

**MINIMUM SIDE YARD SETBACK** - *Interior lot -1.5 m (5 ft.)\**

**MINIMUM REAR YARD SETBACK** - *8.0 m (26.2 ft.)\**

**MAXIMUM LOT COVERAGE\***

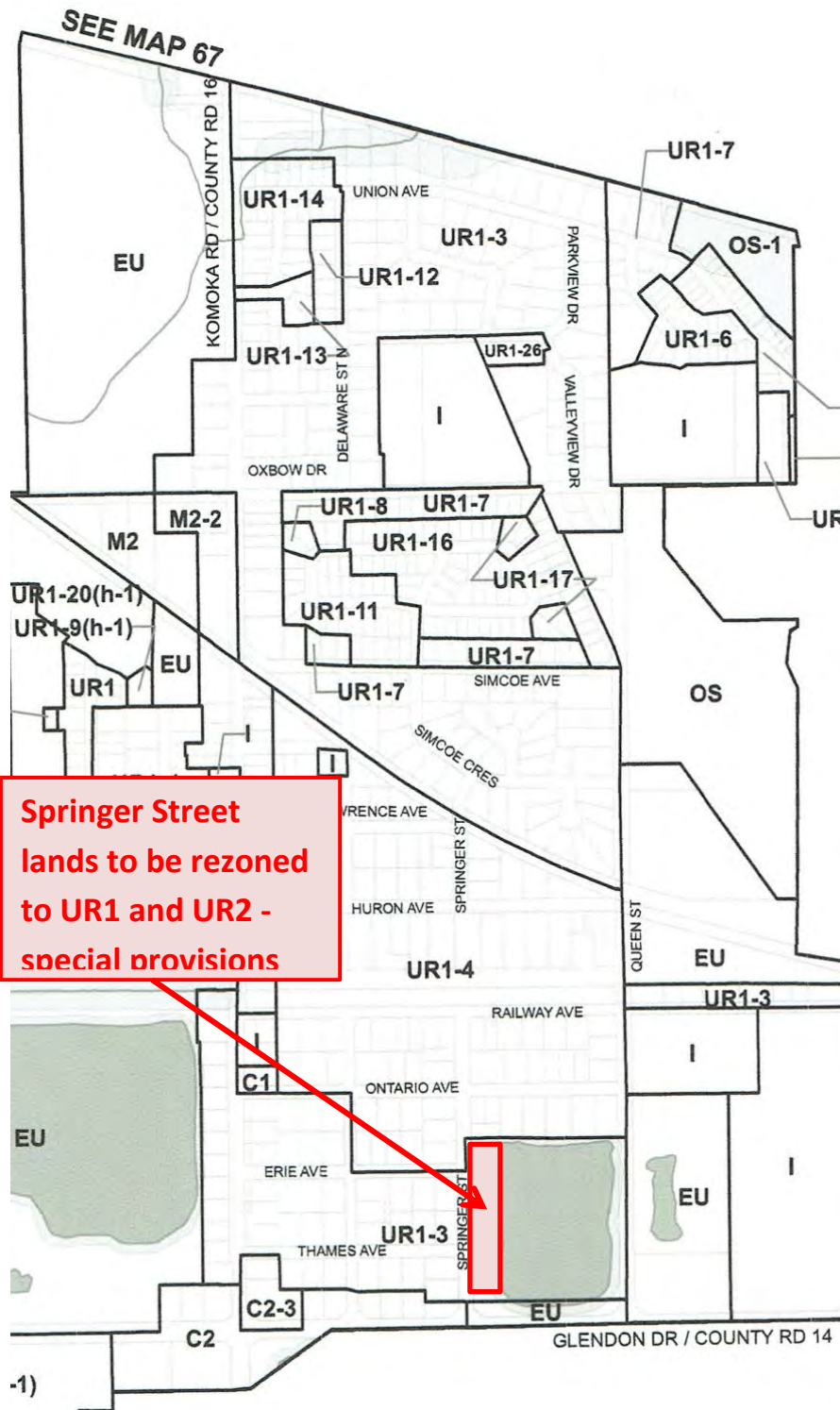
*(a) main building 35%*

*(b) all buildings including accessory buildings 38% subject to Section 4.1a)*

**MINIMUM FLOOR AREA** - *Single detached dwelling 65.0 m<sup>2</sup> (700 ft<sup>2</sup>)\**

**MAXIMUM HEIGHT** - Single detached dwelling 12.0 m (39.4 ft.)\*

The asterisk (\*) denotes that regulation is the same as the UR2 zone.



## **6.0 Conclusion and Recommendation**

Based on the aforementioned planning analysis, the Phase 1 proposal, that approval is being requested has demonstrated:

1. to be a logical development of the subject lands at the given location which will provide desirable housing that is compatible with surrounding residential development, and be the initial phase for a larger comprehensive development of the 7 ha;
2. to be consistent with the PPS;
3. to conform to the County of Middlesex Official Plan;
4. to conform to the Middlesex Centre Official Plan; and
5. to be appropriate for the Urban Residential First Density (UR1) and Urban Residential Second Density (URs) special provision Zones for the 8 single lots and 1 semi lot.

Thus, the proposal represents sound land use planning that is desirable for Middlesex Centre, will contribute to the residential vitality of the Komoka-Kilworth Urban Settlement Area, and supports the efficient use of land and resources. In turn, it is recommended that:

- I. the requested draft plan of subdivision to create 10 lots be supported by Middlesex Centre and approved by the County;
- II. that the requested rezoning for the 10 lots rezoning be supported by Middlesex Centre.

### **APPENDIX**

1. Kirkness Consulting Inc. summary of pre-consultation – June 9, 2015
2. Draft Plan of Subdivision – showing 8 lots and 1 block. – AGM Surveyors April 2016
3. Draft Plan with 2015 shoreline plotted – line map and with ortho image
4. Ricor Engineering Limited – Conceptual Servicing Report – April 2016
5. UTRCA letter dated March 25, 2013 - Proposed Filling and Lot Creation
6. Plan Can Associates – Draft Plan of Subdivision -2003
7. EXP - Geotechnical Report May 2016 (under separate cover)

**Kirkness Consulting Inc. summary of pre-consultation – June 9, 2015**



## **Pre-consultation Meeting - Springer Pond Developments – Bryan Snyder -**

**June 9, 2015 from 2 to 3:30 p.m. Middlesex Centre**

---

### **Attendees:**

Ben Puzanov (BP) – MC Planner  
Brian Lima (BL) – MC Engineer  
Christian Tam (CT) – MC Sustainability  
Arni Marsman (AM) – MC CBO  
Ken Sheridan (KS) – Fire Chief  
Tracey Annette (TA) – UTRCA  
Durk Vanderwurf (DV) – County  
Absent – Chris Traini

Bryan Snyder (BS) – owner/proponent  
Laverne Kirkness (LK) – KCI Planner  
Absent: Barry Wade of Wade Design

1. Introductions
2. LK presents overview of proposal – as per attached plans – phasing and timing.
3. BP points out an OPA needed to change SC to VC and special policies – generally supportive .
4. BP pointed out that base studies required are:
  - a. Planning Justification
  - b. Preliminary engineering and servicing
  - c. Geotechnical
  - d. Hydrogeological
  - e. Traffic Impact Assessment
5. BP pointed out that DP of Sub application is deferred and can become active. DV confirmed.
6. BP pointed out that existing ZBA app has been circulated and new fees may be required to activate it. (\$1500).
7. BP advised that two above applications along with OPA app would be fully circulated again and together with hopefully one statutory public meeting.
8. BP advised Fees for OPA are \$2000 to MC and \$1000 to County.

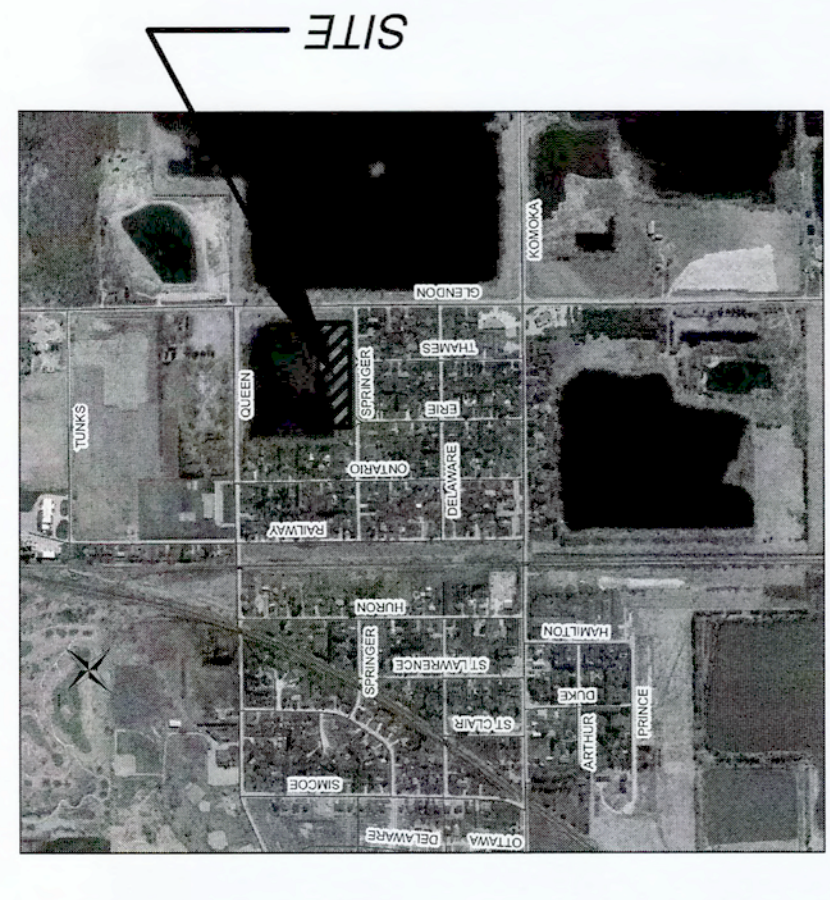


9. BP advised that Chris Traini (County) will require left turn lanes at Springer and Queen streets
10. BL advised that a TIA would be required from MC perspective.
11. AM – described need for fire hydrants and proper locations for fire fighting, requested a full OBC code matrix on site plan or other building plans for the Glendon Drive multi unit 5 storey building, assuming wood frame and sprinklered
12. KS advised that longest ground ladder is effectively 28 feet long and need ladder truck for 5 storey building. MC is planning for one. ZB permits up to 20 m high buildings. No constraints here.
13. TA – UTRCA circulated a letter March 25, 2013 outlining advisory and regulatory services and mostly about geotechnical and hydrogeological information. See attached. It is noted to be a man-made pond so not NH evaluation is needed etc. Need enough information to determine stability and filling requirements. Low to moderate vulnerability on ground water source protection. Should have consultant prepare ToFR and review with UTRCA. Permit for filling is \$100 per lot up to \$3000 and \$500 for peer review.
14. DV (County) – blocks for development can only be premature for development until Geotechnical and Hydroge are properly completed. CNR wanted warning clauses and MOE was concerned about SWM in 2002 when app was last active.
15. CT (Sustainability) – requested consideration for geothermal (pond) and solar panels on roof and low flow fixtures. BP advised sustainability policies will be going into new OP.
16. Concluded -- BP says it was an exciting project and gave clarity on what would constitute a COMPLETE APPLICATION(S) ..

The end

**Draft Plan of Subdivision – showing 10 lots. – AGM  
Surveyors**

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\_\_\_\_



**KEY PLAN**  
 NOT TO SCALE

**DRAFT PLAN OF SUBDIVISION**  
 OF PART OF  
**LOT 5, CONCESSION 2**  
 (GEOGRAPHIC TOWNSHIP OF LOBO)  
 IN THE  
**MUNICIPALITY OF MIDDLESEX CENTRE**  
 COUNTY OF MIDDLESEX

SCALE 1:5000  
 0 2 4 6 8 10 20 30 40  
 SCALE IN METRES

**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.

*August 8, 2016*  
 DATE  
 BRUCE S. BAKER  
 ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE:**  
 I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.  
**SPRINGER POND DEVELOPMENTS INC.**

DATE \_\_\_\_\_  
 BRYAN SNIDER

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

|                               |                      |
|-------------------------------|----------------------|
| (a) AS SHOWN ON PLAN          | (g) AS SHOWN ON PLAN |
| (b) N/A                       | (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 10 (INCLUSIVE) | 0.95 ha. |
| ROADS AND RESERVES                                 | N / A    |
| STREET NAMES BLOCK                                 | N / A    |
| STORM WATER MANAGEMENT BLOCK                       | N / A    |
| OPEN SPACE BLOCK                                   | N / A    |
| WALKWAY BLOCK                                      | N / A    |
| TOTAL AREA   | 0.95 ha. |

**UTM GRID NOTE:**  
 BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 01019920523 AND No. 01019920524 AND ARE REFERRED TO CENTRAL MERIDIAN 8100 WEST LONGITUDE, ZONE 17.

| STATION         | NORTHING    | EASTING    |
|-----------------|-------------|------------|
| SCP 01019920523 | 4753520.886 | 463811.570 |
| SCP 01019920524 | 4752784.003 | 464812.419 |
| 2               | 4752137.475 | 465078.341 |

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE  
 SCALE FACTOR OF 0.9999583016.

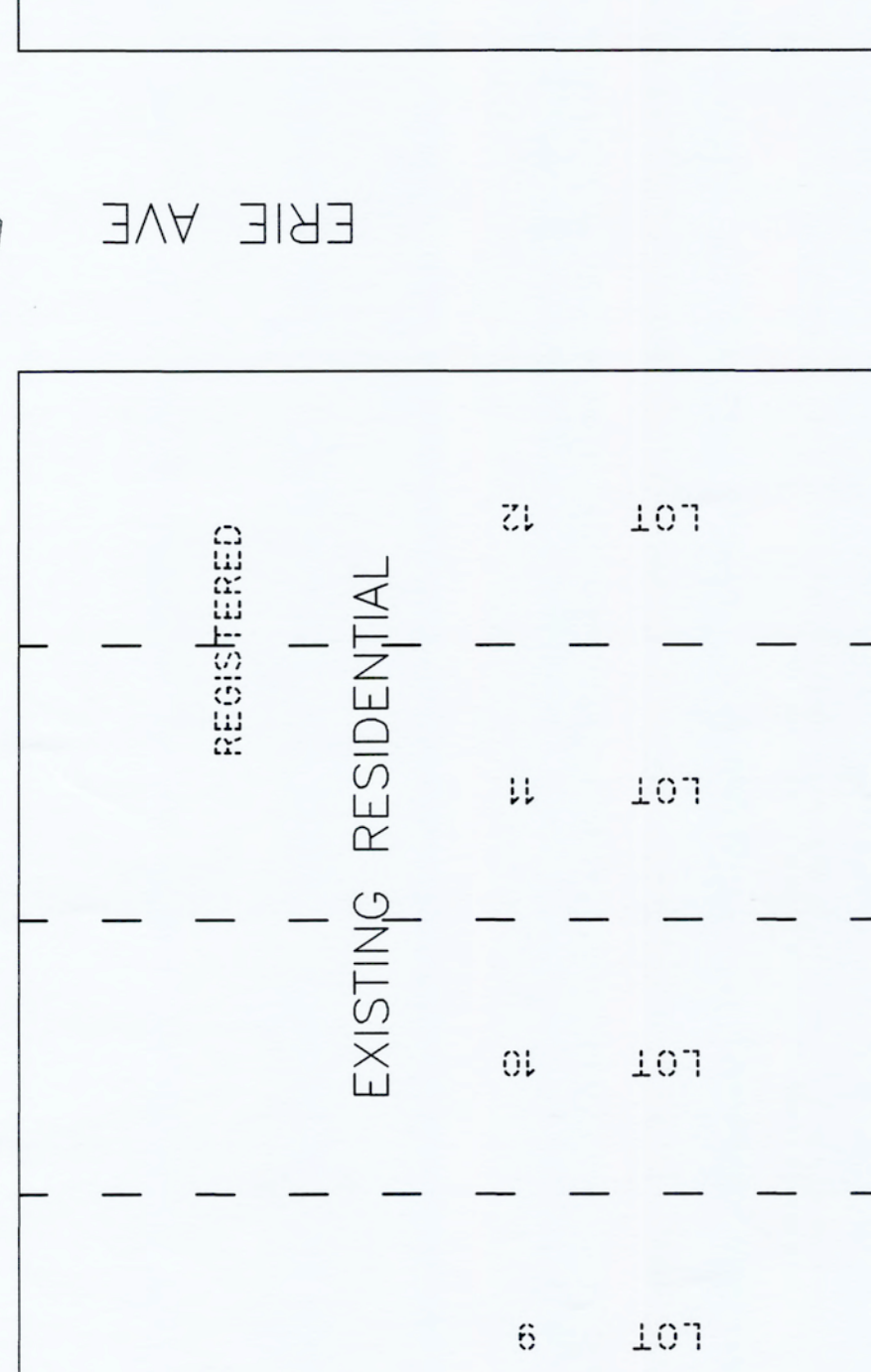
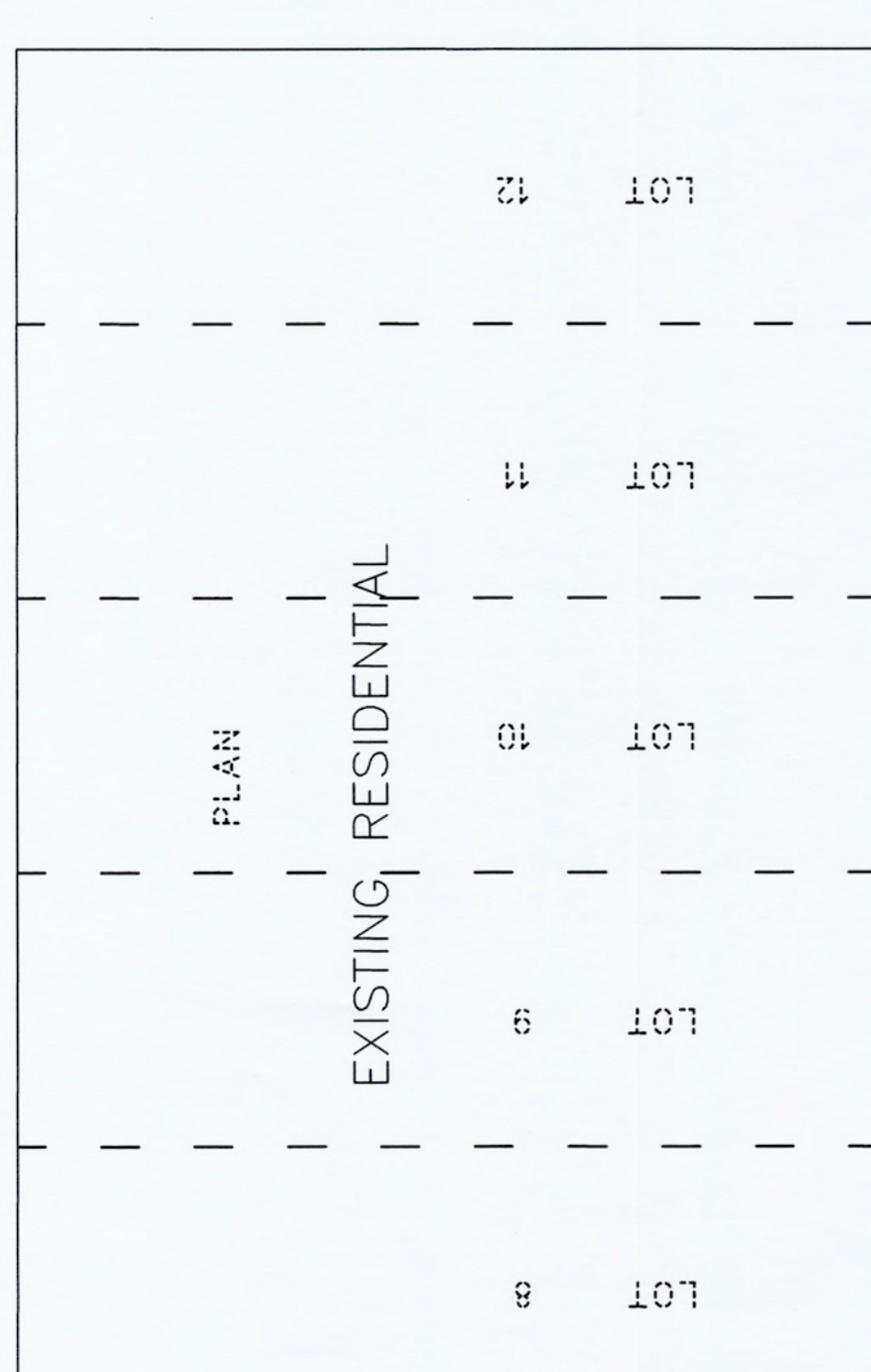
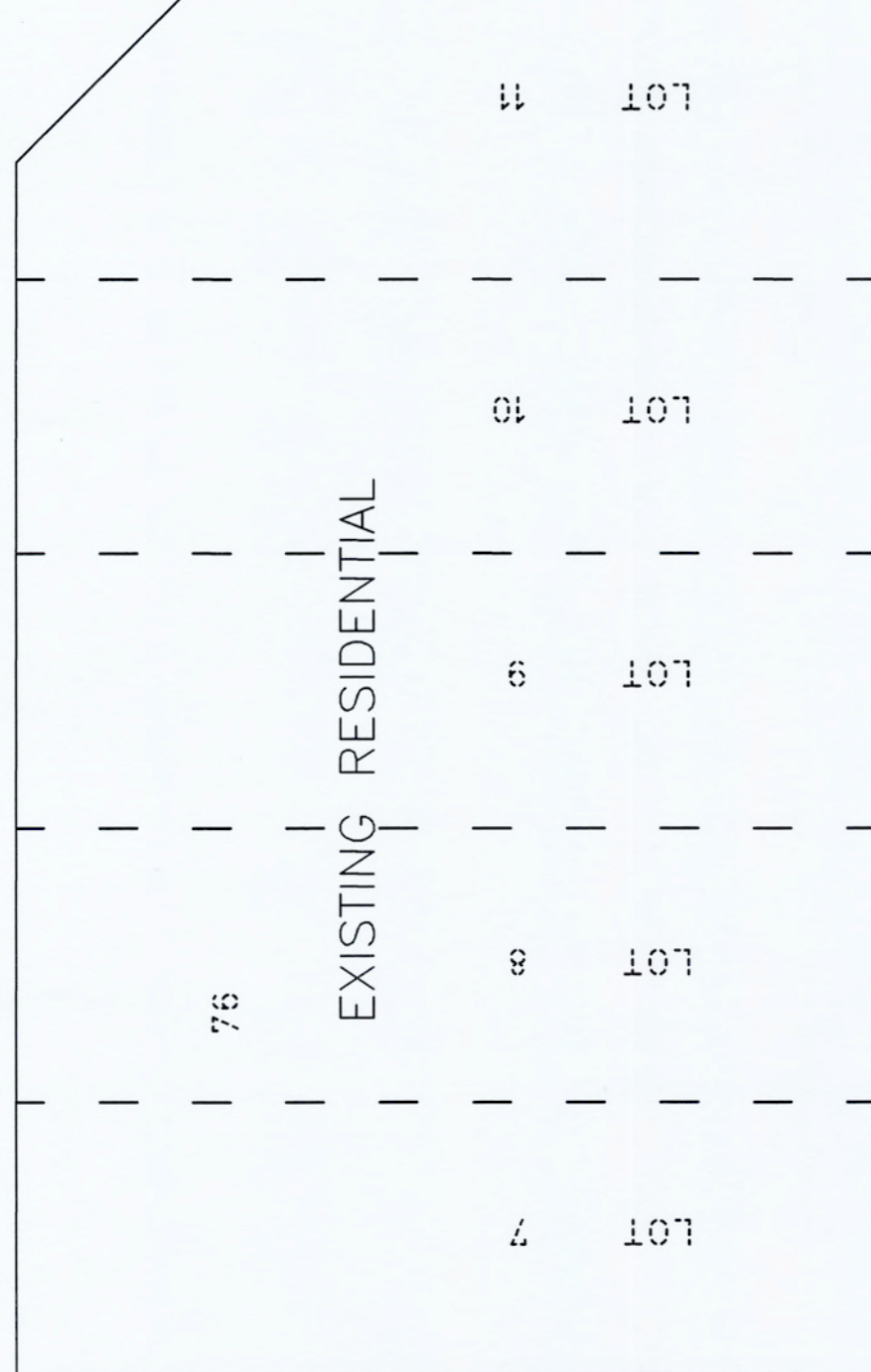
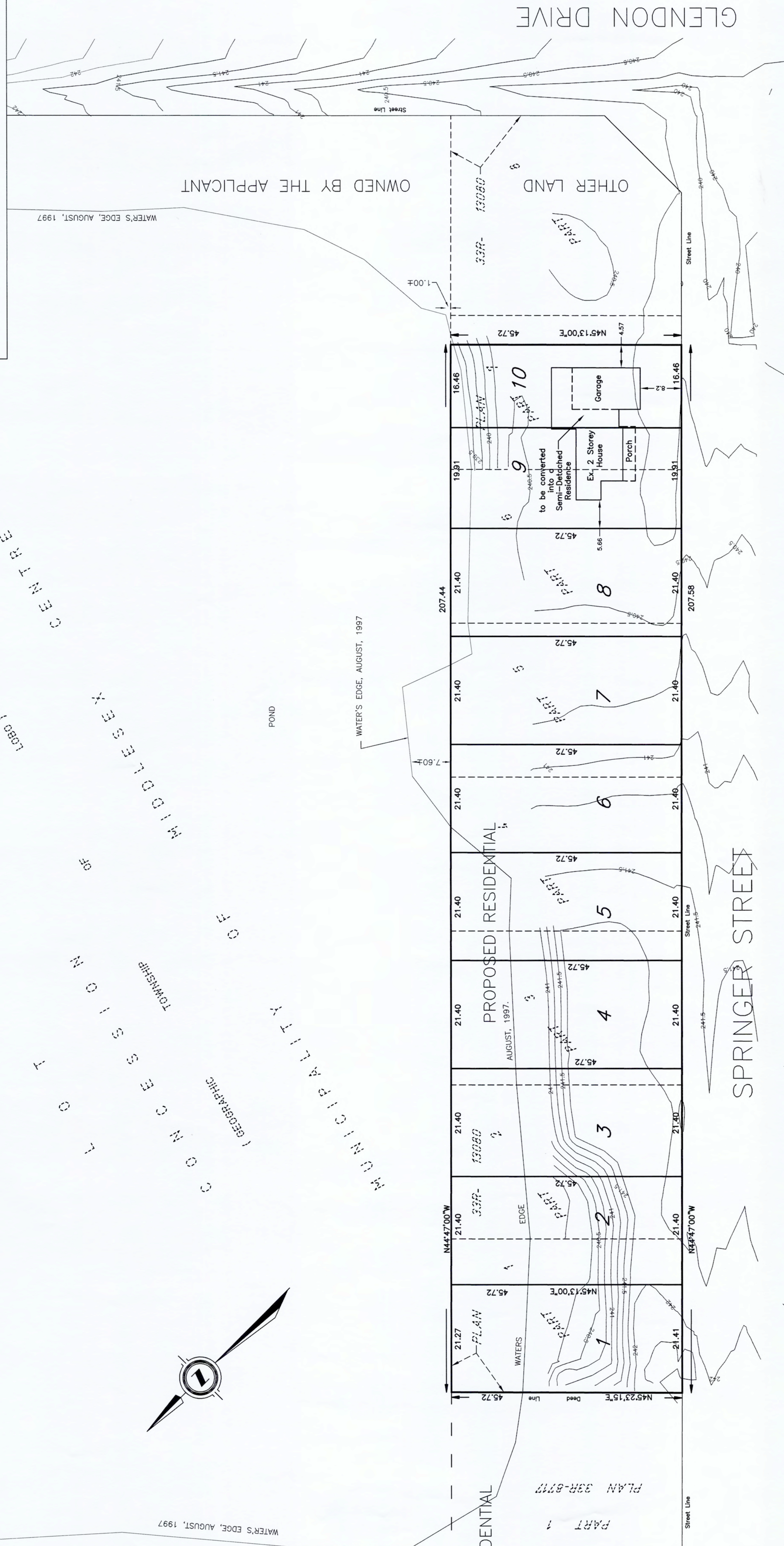
**METRIC:**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET  
 BY DIVIDING BY 0.3048.  
 AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES  
 BY MULTIPLYING BY 2.471054.

**ARCHIBALD GRAY & MCKAY LTD.**  
 2614 WHITE OAK ROAD, LONDON, ON, N6E 2Z9  
 PHONE: 519-685-5300 FAX: 519-685-5303  
 EMAIL: info@agm.ca WEB: www.agm.ca  
**PLAN SURVEY ENGINEER**

DRAWN BY: DH  
 CHECKED BY: BAKER  
 COORD FILE: K0030261.050  
 DATE: Aug 08, 2016  
 OFFICE FILE: K0-9-15  
 PLAN No: **8-L-4827**

OTHER LAND OWNED BY THE APPLICANT

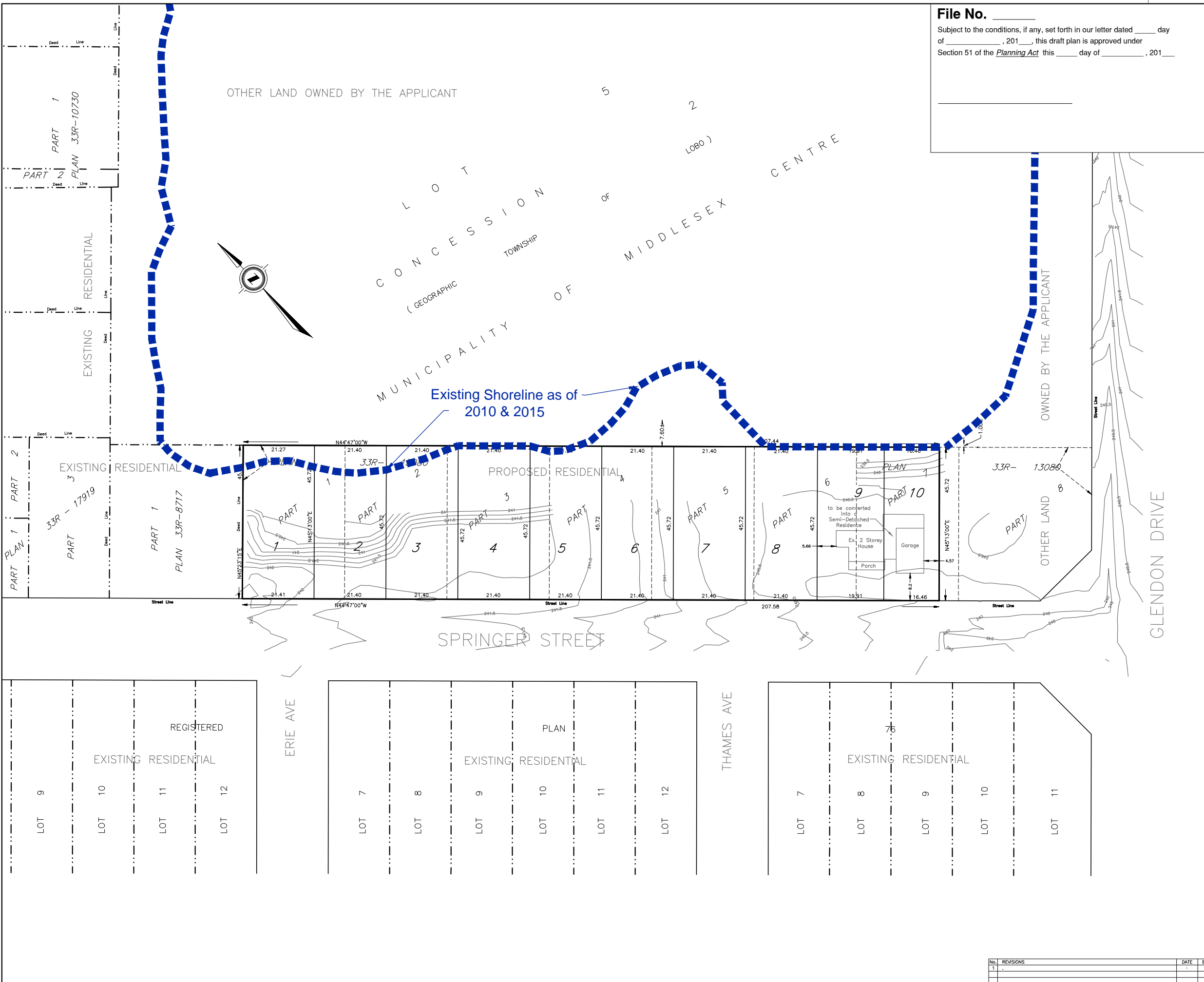
LOT 5 OF MIDDLESEX COUNTY  
 TOWNSHIP OF MIDDLESEX CENTRE



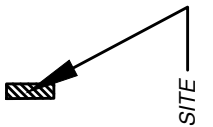
| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| 1   |           |      |    |

| LOT    | EXISTING             | PROPOSED             |
|--------|----------------------|----------------------|
| LOT 1  | REGISTERED           | EXISTING RESIDENTIAL |
| LOT 2  | EXISTING RESIDENTIAL | EXISTING RESIDENTIAL |
| LOT 3  | EXISTING RESIDENTIAL | EXISTING RESIDENTIAL |
| LOT 4  | EXISTING RESIDENTIAL | EXISTING RESIDENTIAL |
| LOT 5  | EXISTING RESIDENTIAL | EXISTING RESIDENTIAL |
| LOT 6  | EXISTING RESIDENTIAL | EXISTING RESIDENTIAL |
| LOT 7  | EXISTING RESIDENTIAL | EXISTING RESIDENTIAL |
| LOT 8  | EXISTING RESIDENTIAL | EXISTING RESIDENTIAL |
| LOT 9  | EXISTING RESIDENTIAL | EXISTING RESIDENTIAL |
| LOT 10 | EXISTING RESIDENTIAL | EXISTING RESIDENTIAL |

**Draft Plan with 2015 shoreline plotted – line map and  
with ortho image**



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\_\_\_\_.



KEY PLAN  
 NOT TO SCALE

**DRAFT PLAN OF SUBDIVISION**  
 OF PART OF  
**LOT 5, CONCESSION 2**  
 (GEOGRAPHIC TOWNSHIP OF LOBO)  
 IN THE  
**MUNICIPALITY OF MIDDLESEX CENTRE**  
 COUNTY OF MIDDLESEX

SCALE 1:500  
 0 2 4 6 8 10 20 30 40  
 SCALE IN METRES

**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 \_\_\_\_\_  
 BRUCE S. BAKER  
 ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE:**  
 I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.

SPRINGER POND DEVELOPMENTS INC.  
 DATE \_\_\_\_\_  
 BRYAN SNYDER

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) N/A                       | (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 10 (INCLUSIVE) | 0.95 ha. |
| ROADS AND RESERVES STREET NAMES BLOCK              | N / A    |
| STORM WATER MANAGEMENT BLOCK                       | N / A    |
| OPEN SPACE BLOCK                                   | N / A    |
| WALKWAY BLOCK                                      | N / A    |
| TOTAL AREA   | 0.95 ha. |

**UTM GRID NOTE:**  
 BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 01019920523 AND No. 01019920524 AND ARE REFERRED TO CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

| STATION         | NORTHING    | EASTING    |
|-----------------|-------------|------------|
| SCP 01019920523 | 4753820.886 | 463811.570 |
| SCP 01019920524 | 4754784.003 | 464812.419 |
| 1               | 4755260.672 | 464891.687 |
| 2               | 4755137.475 | 465078.341 |

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999583016.

**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 ARCHIBALD, GRAY & McKAY LTD.**  
 5514 WHITE OAK ROAD, SCARBOROUGH, ONTARIO M1S 2Z9  
 PHONE: 516-885-5300 FAX: 516-885-5303  
 EMAIL: info@agm.on.ca WEB: www.agm.on.ca

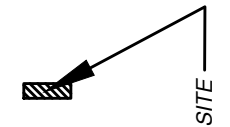
| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| 1   |           |      |    |

DRAWN BY: GH  
 CHECKED BY: BAKER  
 DIGITAL FILE: draft plan with aerial\_160919.rvt  
 COGO FILE: K00302c1.cog  
 OFFICE FILE: K0-9-15  
**8-L-4827**



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\_\_\_\_



KEY PLAN  
NOT TO SCALE

**DRAFT PLAN OF SUBDIVISION**  
OF PART OF  
**LOT 5, CONCESSION 2**  
(GEOGRAPHIC TOWNSHIP OF LOBO)  
IN THE  
**MUNICIPALITY OF MIDDLESEX CENTRE**  
COUNTY OF MIDDLESEX

SCALE 1:500  
0 2 4 6 8 10 20 30 40  
SCALE IN METRES

**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 \_\_\_\_\_ BRUCE S. BAKER  
ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE:**  
I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.  
**SPRINGER POND DEVELOPMENTS INC.**

DATE \_\_\_\_\_ BRYAN SNYDER

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) N/A                       | (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 10 (INCLUSIVE) | 0.95 ha. |
| ROADS AND RESERVES STREET NAMES BLOCK              | N / A    |
| STORM WATER MANAGEMENT BLOCK                       | N / A    |
| OPEN SPACE BLOCK                                   | N / A    |
| WALKWAY BLOCK                                      | N / A    |
| TOTAL AREA   | 0.95 ha. |

**UTM GRID NOTE:**

BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 01019920523 AND No. 01019920524 AND ARE REFERRED TO CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

| U.T.M. CO-ORDINATES (NAD 83 - ORIGINAL) |             |            |  |
|---|-------------|------------|--|
| STATION                                 | NORTHING    | EASTING    |  |
| SCP 01019920523                         | 4753820.886 | 463811.570 |  |
| SCP 01019920524                         | 4754784.003 | 464812.419 |  |
| 1                                       | 4755260.672 | 464891.687 |  |
| 2                                       | 4755137.475 | 465078.341 |  |

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999583016.

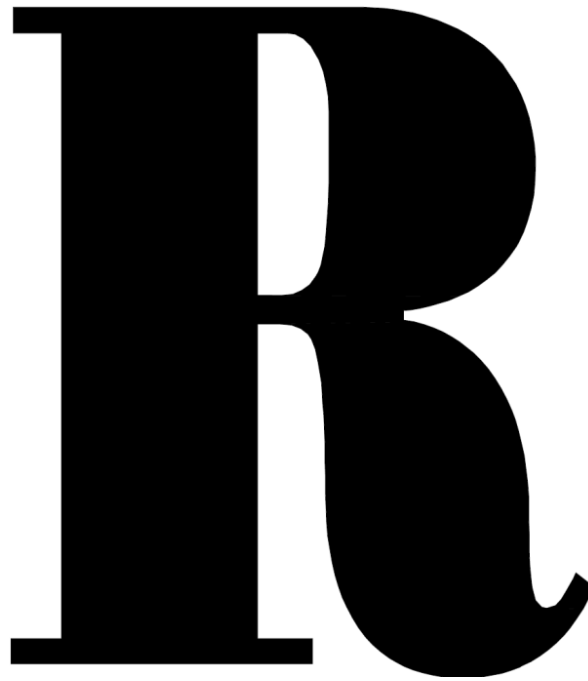
**METRIC:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471054.

**AGM** ARCHIBALD, GRAY & MCKAY LTD.  
3514 WHITE OAK ROAD, CONDON ON, N5E 2Z9  
PHONE: 519-685-5309 FAX: 519-685-5303  
EMAIL: info@agm.on.ca WEB: www.agm.on.ca  
PLAN • SURVEY • ENGINEER

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| 1   |           |      |    |

DRAWN BY: GH DIGITAL FILE: draft plan with aerial\_60911RPLAN No:  
CHECKED BY: BAKER COGO FILE: K00302c1.cog  
Post date: Sep 19, 2016 OFFICE FILE: KO-9-15 **8-L-4827**

**Ricor Engineering Limited – Conceptual Servicing Report  
– April 2016**



## **CONCEPTUAL SERVICING REPORT**

---

**SPRINGER POND DEVELOPMENTS  
45 SPRINGER STREET  
KOMOKA, ONTARIO**

**SPRINGER POND DEVELOPMENTS INC.**

**APRIL 29, 2016**

Prepared By:

**RICOR**  
Engineering Ltd.

211 Adelaide St. South  
London ON N5Z 3K7  
519-963-0531  
info@ricor.ca



## 1.0 INTRODUCTION

This report was prepared for the proposed residential development of the property at 45 Springer Street (Figure 1), currently owned by Springer Pond Development Inc. The site is approximately 6.7ha in size of which 3.35ha is area covered by a man made pond. The site was formerly used as a gravel pit. The proposed development consists of 26 single detached homes and multi-family block. The site will be serviced in 3 phases as follows:

- Phase 1 – 9 single detached homes along Springer Street (including the existing residence which is part of Block 9).
- Phase 2 – 17 single detached homes along Queen Street.
- Phase 3 – Multi-family residential block.

A pre-consultation meeting was held to review servicing options with Brian Lima, Director of Public Works and Engineering for the Municipality of Middlesex Centre, on April 21, 2016.

**Figure 1: Site Location**



## 2.0 EXISTING CONDITIONS

The proposed development is bound by the back of existing lots on Ontario Ave to the north, Queen Street to the east, Glendon Drive to the south and Springer St to the west. The land was previously used as a gravel pit, a large pond remains in the centre of the site due to the previous use. The site topography and existing services will be discussed further below. Figure 2 - Conceptual Servicing shows the existing conditions in black and white and the proposed services in colour.

### 3.0 SANITARY SERVICING

#### 3.1 Existing Sanitary Servicing

Presently single family homes on Springer St are serviced by a 200mm diameter sanitary sewer from Glendon Dr to 35.0m north of Glendon Dr flowing to the south. Also, a 200mm sewer extends from Ontario Ave to Erie Ave then flows west down Erie Ave. Queen St is serviced by a 200mm sanitary sewer with a high point in front of Mun # 140. Queen St has a 200mm sanitary sewer at the Ontario Ave intersection that flows to the north. There are no sanitary sewers fronting the development on Springer St, Queen St or Glendon Dr.

#### 3.2 Proposed Sanitary Servicing

Sanitary servicing for Phase 1 of the development will be completed by extending the 200mm sewer along Springer St from the existing manhole at the Erie Ave intersection to the existing manhole 35.0m north of Glendon Dr. The sewer will flow to the south. Phase 2 of the development will be serviced by constructing a 200mm sanitary sewer along Queen St from in front of unit 26 to the existing manhole at the Ontario Ave intersection. The sewer will flow to the north. Phase 3 of the development will be serviced by an internal sanitary sewer that will tie into the existing 200mm sanitary sewer on Springer St.

### 4.0 WATER SERVICING

#### 4.1 Existing Water Network

Presently there is a 200mm diameter watermain (WM) that runs the full length of Springer St fronting the site. The 200mm WM reduces in size to a 150mm that extends along Ontario Ave. The 150mm WM extends north along Queen St at the Ontario Ave intersection. Presently there is no WM on the portion of Queens St and Glendon Dr fronting the site, however a future WM is planned along Glendon Dr by the Municipality of Middlesex Centre.

#### 4.2 Water Servicing Strategy

Water services for Phase 1 of the development will be tapped into the existing 200mm WM along Springer St. Servicing for Phase 2 will be completed by extending a 150mm WM along Queen St from the future WM at Glendon Dr to the 150mm WM at the Ontario Ave intersection. Phase 3 of the development will be serviced by an internal watermain that will tie into the 200mm watermain on Springer St. Watermain sizes will be verified during detailed design.

### 5.0 STORMWATER MANAGEMENT

#### 5.1 Existing Conditions

The proposed development is located within the Komoka Creek subwatershed. Based on a site visit and a review of record drawings from the City, it appears that the site drains in a north to south direction towards the intersection of Glendon Dr

and Springer St. All surrounding streets are drained using roadside ditches and there are no storm sewers present in the area.

## 5.2 Proposed Strategy for Stormwater Management

Phase 1 and 2 lots will be split drainage with the front portion of the lot being directed to ditches within the right of way. The back portions of the lots will drain to the pond on site. During detailed design the drainage system within the right-of-way in front of proposed homes will be sized to handle the post-development conditions.

Stormwater management for the Phase 3 will be analyzed in more detail once a concept is selected for the multi-family block. Stormwater management controls will be designed to control the post-development runoff to pre-development flow rates. During detailed design controls such as low impact development techniques will be evaluated to achieve this criteria.

## 6.0 TRANSPORTATION

The proposed development is bound by the back of lots on Ontario Ave to the north, Queen St to the east, Glendon Dr to the south and Springer St to the west. Currently, underway is an Environmental Assessment (EA) for the Glendon Drive corridor from the Thames River to the interchange of Highway 402. This development should be considered as part of the EA process.

Phase 1 / 2 homes will have individual driveways connecting directly to Springer St and Queen St respectively. It is anticipated that the additional 26 units will not impact traffic on the surrounding streets.

Phase 3 will be analyzed in more detail once a concept for the multi-family block is selected. It is anticipated that the multi-family block will have an access driveway from Springer St and/or Queen St to accommodate internal units.

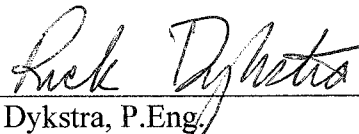
## 7.0 CONCLUSION

It appears that sufficient infrastructure is in place to accommodate this development, based on our review of the existing sanitary, water, storm and transportation infrastructure. The attached conceptual servicing plan will act as a guide for developing the property as the site progresses to detailed design.

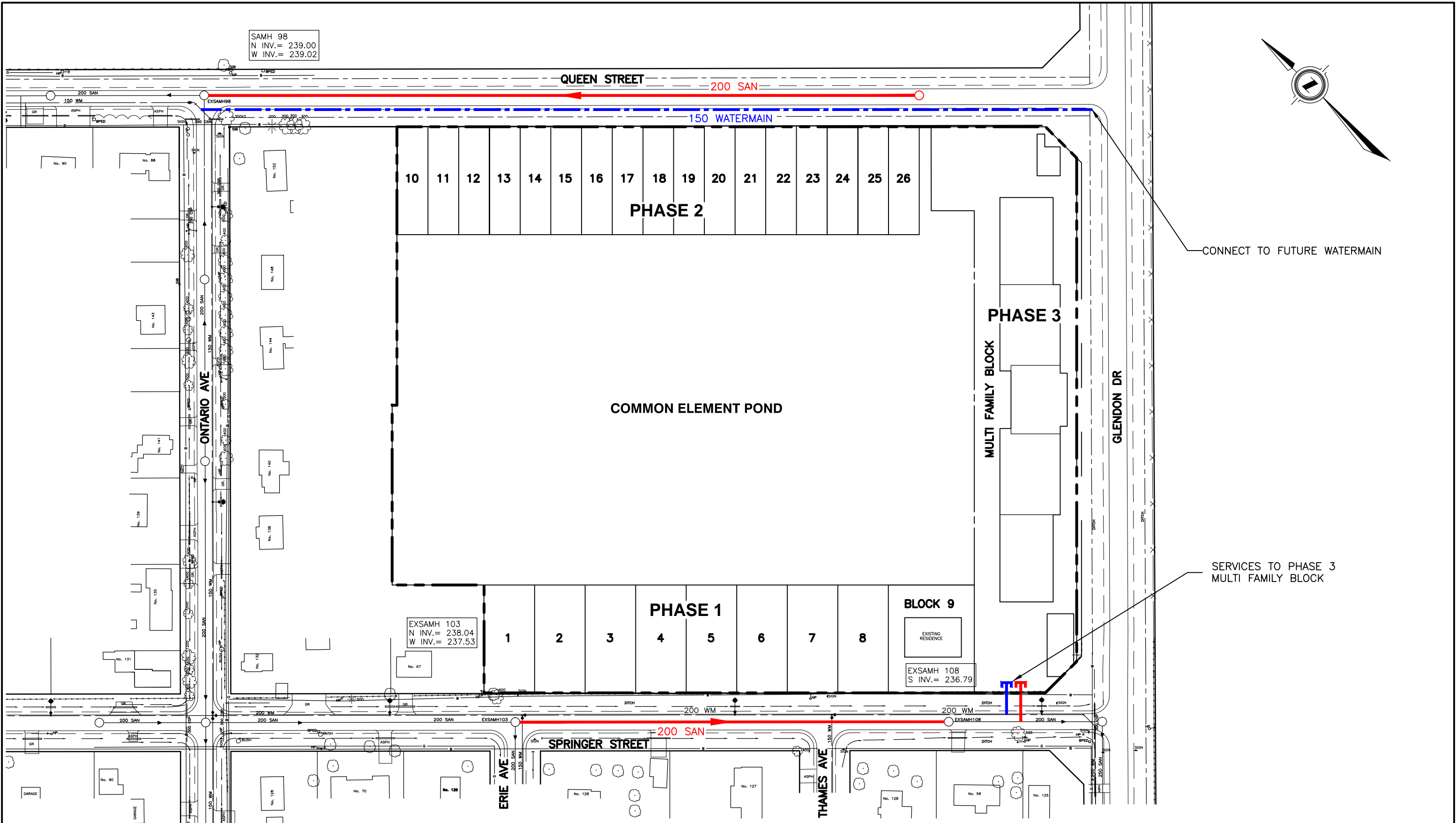
### PREPARED BY



Dave Graham, EIT  
Project Designer

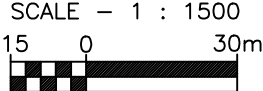


Rick Dykstra, P.Eng.  
Manager of Engineering



**RICOR**  
Engineering Ltd.

211 Adelaide St. South  
London ON N5Z 3K7  
519-963-0531  
info@ricor.ca



DESIGN BY: RD  
DATE: 2016-04-15  
PROJECT No.: 1065-1

PROJECT  
**SPRINGER POND DEVELOPMENTS**

TITLE  
**FIGURE 2  
CONCEPTUAL SERVICING**

**UTRCA letter dated March 25, 2013 - Proposed  
Filling and Lot Creation**

**UPPER THAMES RIVER**  
**CONSERVATION AUTHORITY**



*"Inspiring a Healthy Environment"*

March 25, 2013

Springer Ponds Development Inc.  
45 Springer Street  
P.O. Box 506  
Komoka, Ontario  
N0L 1R0

**Attention:** Bryan Snyder – (via e-mail: [snyder8455@sympatico.ca](mailto:snyder8455@sympatico.ca))

Dear Mr. Snyder:

**Re: Proposed Filling and Lot Creation  
45 Springer Street, Komoka  
Part Lot 5, Concession 2  
Municipality of Middlesex Centre (Lobo)**

Thank-you for your recent inquiry regarding plans proposed for 45 Springer Street, Komoka in the Municipality of Middlesex Centre. Upper Thames River Conservation Authority (UTRCA) staff are also in receipt of your proposed site plan sketch for the property prepared by Valco Consultants Inc. which indicates potential lot creation on the subject property. We are of the understanding that your current plan is to fill in a portion of the waterbody on the property for the purpose of "squaring off" proposed residential development lots adjacent Springer Street. We are further of the understanding that future plans may include additional filling of the waterbody for commercial lot creation adjacent Glendon Drive and residential lot creation adjacent Queen Street.

We offer the following comments under our role for providing planning advisory services to the municipality and through our regulatory responsibilities of Section 28 regulations and requirements under the *Conservation Authorities Act* (Ontario Regulation 157/06):

**A) PLANNING ADVISORY SERVICES:**

- 1) The UTRCA has reviewed the proposed inquiry with regard for policies contained within the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2005)*.

Municipalities circulate Planning Act applications to the Upper Thames River Conservation Authority for review in accordance with circulation regulations made under the Planning Act. UTRCA comments are provided with consideration for the following:

### **Delegated Responsibility**

The Minister of Natural Resources has delegated responsibility for reviewing and commenting on hazard planning issues to the Conservation Authorities in those areas where Conservation Authorities have been established. This delegation includes interpretation of hazard policies contained in the Provincial Policy Statement (ie. flood plains and hazardous slopes). The Minister's delegation letter to the UTRCA is dated April 19, 1995.

### **Watershed Agency**

The UTRCA provides comments to municipalities on the implications of proposals from a watershed perspective. These comments may relate to natural hazard planning, natural heritage planning, groundwater and surface water management.

### **Municipal Planning Advisory Service**

The UTRCA provides watershed municipalities with access to Conservation Authority planning and technical expertise to assist the municipalities with fulfilling their responsibilities under the Planning Act. The UTRCA provides the following to the Municipality of Middlesex Centre and the County of Middlesex:

- Advisory services related to natural hazards;
- Advisory services related to natural heritage features;
- Advisory services related to groundwater and surface water quantity and quality (stormwater management quantity and quality control and sediment and erosion control).

### **Regulatory Agency**

The UTRCA controls development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation is known as the *Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*. This regulation requires the proponent to obtain written approval from the UTRCA prior to undertaking any works including development or site alteration within the regulated area.

We note that Planning Act applications are reviewed and the UTRCA's policies for administering O. Reg. 157/06 are disclosed to the decision maker (the municipality) and the proponent through the Planning Act application process.

- 2) While UTRCA Planning conditions and Permit requirements generally complement each other, we generally request that Planning Approvals are in place prior to initiating the permit process.

We understand that the proposed plan of subdivision (File No. 39T-MC0204) was not draft plan approved. The UTRCA provided proposed conditions of draft plan approval to the County for consideration on November 7, 2002. Since that time, the UTRCA's Regulation has changed; the UTRCA's Board Approved Policies have been revised (*Environmental Planning Policy Manual for the Upper Thames River Conservation Authority*, June 2006), and Source Protection Planning has generated additional information on groundwater resources. As such, we are providing revised information based on contemporary policy and regulatory framework.

## **B) NATURAL HAZARDS:**

### **UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL**

The policies which are applicable to the subject property include:

### **3.2.2 General Natural Hazard Policies**

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated. We note that our Regulation Limit mapping identifies large inland lakes / waterbodies that are greater than 2 hectares in size. These are to be treated in the same way as Riverine Flooding and Riverine Erosion Hazards.

### **3.2.3 Riverine Flooding Hazard Policies**

These policies address matters such as the provision of detailed flood plain mapping, floodplain planning approach (one zone vs. two zones), and uses that may be allowed in the flood plain subject to satisfying UTRCA permit requirements.

### **3.2.4 Riverine Erosion Hazard Policies**

Development and site alteration is generally not permitted in meander belt areas or on the face of steep slopes, ravines and distinct valley walls.

- 3) Upon review of the property, the slopes adjacent to the waterbody would be considered 'human-made' hazards. Section 3.2.1 of The Provincial Policy Statement (2005) states that:

*Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.*

Conservation Authorities have a delegated responsibility for Natural Hazards Section 3.1 of the PPS, but not Section 3.2. The Municipality must be satisfied that the application is consistent with the Provincial Policy Statement. We would suggest that geotechnical information be provided to support the location of a potential building envelope adjacent to the pond.

- 4) We would recommend that since this is a 'Human-made Hazard' that prior to issuing a building permit for lots adjacent to the pond the Municipality require the submission of a favorable geotechnical opinion that provides recommendations on:

- surface/subsurface lot drainage (directing runoff toward street if possible);
- maintenance of vegetative cover on the slope;
- stability of the soils on the site;
- how to deal with an elevated water table for design and construction of foundation, if applicable; and
- a requirement for the completion of Sediment and Erosion Control Plans for this site.

We recommend this geotechnical analysis be undertaken, to the satisfaction of the municipal Chief Building Official through the building permit process. While the UTRCA would gladly assist the Municipality and your consultant(s) in identifying a Term of Reference for this study, we suggest the Municipality enlist the services of a third party for peer review.

## **C) GROUNDWATER AND SURFACE WATER QUANTITY AND QUALITY:**

### **3.4.2 Policies for Groundwater:**

Generally discusses the protection of identified groundwater wellhead protection areas, areas that contribute to recharge (recharge zones), areas of groundwater susceptibility and discharge areas will be encourages until the Thames Sydenham Source Protection Plan is approved.



- 5) In recent years, UTRCA staff have been monitoring elevated groundwater levels in this part of Komoka. We are currently unclear as to the cause of this phenomenon, but until more is known, suggest planning decisions incorporate regard for the potential for groundwater flooding in this location.
- 6) As a condition of subdivision approval we will require the submission of a Hydrogeological Report, prepared by a qualified professional to the satisfaction of the UTRCA. This report should include:
- A characterization of any surface water connections to or from the site.
  - A characterization of the groundwater in the area and current water quality of the aquifer.
  - Details on how the aquifer may be impacted by the filling and on-site development.
  - Details of the potential impact of the land use and activities that may occur in the proposed development which may impact the water quality of the aquifer (i.e. gas station in the commercial lots, etc.)
  - Information on how the filling can be achieved without impacting the water quality.
  - Details of the long-term water quality monitoring plan, how the monitoring would be handled and how future complaints would be dealt with.

Prior to development or site alteration, a *Conservation Authorities Act Permit* – Section 28 will be required. The permit process will confirm that the project (addition of fill and proposed development) will have no detrimental impacts on water quality.

- 7) We recommend the above noted Hydrogeological Study additionally address the impacts of this form of infill development on the hydrostatic flows and water levels of the regional groundwater system. The waterbody and adjacent properties may be subject to groundwater flood effects and hydrostatic pressures. It is for this reason that we recommend the Hydrogeological Study address water quantity concerns and suggest it include:
- Details on the potential for hydrostatic concerns to any development on the lots or potential issues with groundwater level rise and falls.
  - The impact of the filling on adjacent uses of the aquifer in the area.
  - The potential for displacement of the water (from the pond infilling and lot development) to neighbouring basements.

We recommend this water level analysis be undertaken, to the satisfaction of the municipal Chief Building Official through the building permit process. While the UTRCA would gladly assist the Municipality and your consultant(s) in identifying a Terms of Reference for this study, we suggest the Municipality enlist the services of a third party for peer review.

#### **D) STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL MEASURES:**

##### **3.5.2 Policies for Stormwater Management and Erosion & Sediment Control Measures:**

Generally discusses the requirements for SWM and the requirements for report submissions, while advocating for catchment area planning of SWM facilities.

- 8) Prior to issuing any approvals for works/development on site, we will require submission of a Stormwater Management Report, prepared by a qualified professional to the satisfaction of the UTRCA. The stormwater management report should be accompanied by the submission of grading plans; detailed sediment and erosion control plans; and monitoring and maintenance plans.

- 9) We note the design of any surface water system should include provision for all stormwater to eventually outlet to the street. There should be no stormwater management outlet to the waterbody.

**E) CONSERVATION AUTHORITIES ACT:**

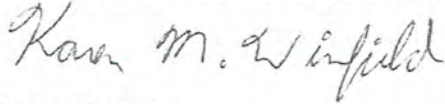
As shown on the attached UTRCA Regulation Limit mapping, the majority of the property is regulated by the Conservation Authority due to the presence of flood and erosion hazard land associated with an inland lake/waterbody greater than 2 hectares in size. (Please note: mapping should be printed landscape on legal size (8 ½ x 14 inch) paper for scales to be accurate.)

- 10) The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires proponents to obtain written approval from the UTRCA prior to undertaking any works in the regulated area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland. A Section 28 *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses* permit would be required for any development and construction works within the Regulation Limit on the site including the addition of fill.
- 11) Prior to issuing any approvals for works/development on site, we will require details of any excavation works and/or fill/rock/stone placement required for the works (i.e. type, amount (cubic metres) and source of fill). We note the fill must be clean fill from an approved source acceptable to the UTRCA.
- 12) Please be advised that a permit fee is associated with our permit review process. The UTRCA's fee schedule is available on our website at:  
[http://www.thamesriver.on.ca/Planning Permits and Maps/fees for maps and permits.htm](http://www.thamesriver.on.ca/Planning%20Permits%20and%20Maps/fees%20for%20maps%20and%20permits.htm)
- 13) As you were inquiring about the possibility of extending a previous permit for the site, we wish to advise you that prior to 2013, Conservation Authorities Act – Section 28 permits were only valid for one year from the date of issuance. As such the original permission for this property has long since expired. For future reference, our permits are generally still valid only for a permit of one year from date of issuance. However, as part of the government's *Open for Business* initiative, there have been recent amendments to our regulations which allow for staff to approve permits for up to a period of 24 months. These recently amended regulations also allow for the option of "complex" permit validity periods from 25 - 60 months. Complex applications, where a permit validity period of greater than 24 months is requested, would have to be approved by the Conservation Authority Hearings Board.
- 14) We note that the UTRCA permit is specific to regulatory requirements of the Conservation Authorities Act and does not relieve proponents of the need for approvals from the municipality or any other entities. UTRCA approval does not presuppose any other approvals. We strongly encourage you to consult with the municipality on any requirements related to the development as proposed in your pre-consultation with us.

We trust this information is satisfactory for your purposes. Should you require clarification on the above or have any further questions, please do not hesitate to contact the undersigned.

Please note: We are also providing Drinking Water Source Protection information for all projects occurring in areas identified as vulnerable. To that end, please review the attached Drinking Water Source Protection information (Appendix A).

Yours truly,  
UPPER THAMES RIVER CONSERVATION AUTHORITY



Karen Winfield  
*Land Use Regulations Officer*  
TA/KW/kw

- Encl. - UTRCA Regulation Limit Mapping for 45 Springer Street, Komoka, (Part Lot 5, Concession 2), Municipality of Middlesex Centre (Lobo)  
- Appendix A (Drinking Water Source Protection Information applicable to 45 Springer Street, Komoka, (Part Lot 5, Concession 2) Municipality of Middlesex Centre (Lobo))
- cc - Arnie Marsman, Middlesex Centre - (via e-mail: [marsmana@middlesexcentre.on.ca](mailto:marsmana@middlesexcentre.on.ca))  
Ben Puzanov, Middlesex County - (via e-mail: [bpuzanov@middlesex.ca](mailto:bpuzanov@middlesex.ca))  
Tracy Annett, UTRCA - (via e-mail: [annett@thamesriver.on.ca](mailto:annett@thamesriver.on.ca))

**Appendix A – Drinking Water Source Protection Information applicable to 45 Springer Street,  
Komoka, (Part Lot 5, Concession 2) Municipality of Middlesex Centre (Lobo)**

**DRINKING WATER SOURCE PROTECTION**

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water as part of the government's overall commitment to protecting and enhancing human health and the environment. The Act is part of the Ontario government's commitment to implement all of the recommendations of the Walkerton Inquiry. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities.

The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for this region. The Thames-Sydenham and Region is made up of the watersheds of these three Conservation Authorities. Drinking Water Source Protection represents the first barrier to protect drinking water. Protecting our surface and ground water from becoming contaminated or overused will ensure that we have a sufficient supply of clean, safe drinking water now and for the future.

***Assessment Reports:***

The Thames-Sydenham Source Protection Region has prepared *Assessment Reports* which contain detailed scientific information that:

- identifies vulnerable areas associated with drinking water systems;
- assesses the level of vulnerability in these areas; and
- identifies activities within those vulnerable areas which pose threats to the drinking water systems, and assess the risk due to those threats.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. We wish to advise that the subject property contains areas identified as being within a Highly Vulnerable Aquifer (HVA) and Significant Groundwater Recharge Areas (SGRA's). Mapping which shows these areas is available at:

**Highly Vulnerable Aquifers**

[http://www.sourcewaterprotection.on.ca/downloads/assessment\\_reports/UTRCA/Appendices/A1-Maps/Map4-3-2\\_Highly%20Vulnerable%20Aquifers.pdf](http://www.sourcewaterprotection.on.ca/downloads/assessment_reports/UTRCA/Appendices/A1-Maps/Map4-3-2_Highly%20Vulnerable%20Aquifers.pdf)

**Significant Groundwater Recharge Areas**

[http://www.sourcewaterprotection.on.ca/downloads/assessment\\_reports/UTRCA/Appendices/A1-Maps/Map4-2-2%20SGRA%20Vulnerability.pdf](http://www.sourcewaterprotection.on.ca/downloads/assessment_reports/UTRCA/Appendices/A1-Maps/Map4-2-2%20SGRA%20Vulnerability.pdf)

***Source Protection Plans:***

Using the information in the *Assessment Report*, a *Proposed Source Protection Plan* has been developed for the Upper Thames watershed. The *Proposed Source Protection Plan*, along with any written comments, have now been submitted to the Province for approval by the Minister of the Environment. The *Proposed Source Protection Plan* is available at:

[http://www.sourcewaterprotection.on.ca/sp\\_planning\\_protectionplan.html](http://www.sourcewaterprotection.on.ca/sp_planning_protectionplan.html)

The *Proposed Plan* consists of a range of policies that together, will reduce the risks posed by the identified water quality and quantity threats in the vulnerable areas. These proposed policies include a range of voluntary and regulated approaches to manage or prohibit activities which pose a threat to drinking water. Activities that can lead to; low, medium and significant threats have been identified in

Appendix 10 of the *Upper Thames River Source Protection Area Assessment Report*, dated August 12, 2011. Available at:

[http://www.sourcewaterprotection.on.ca/downloads/assessment\\_reports/UTRCA/Appendices/A10-Threats%20and%20Risk%20Assessment.pdf](http://www.sourcewaterprotection.on.ca/downloads/assessment_reports/UTRCA/Appendices/A10-Threats%20and%20Risk%20Assessment.pdf)

| AREA OF VULNERABILITY                        | VULNERABILITY SCORE | THREATS & CIRCUMSTANCES  |
|--|---------------------|--------------------------|
| Highly Vulnerable Aquifer (HVA)              | 6                   | Moderate and Low Threats |
| Significant Groundwater Recharge Area (SGRA) | 6                   | Moderate and Low Threats |
| Wellhead Protection Area (WHPA)              | n/a                 | n/a                      |

NOTE: At this time, certain activities on this property may be considered *Moderate or Low* threats to municipal drinking water sources.

Under the CWA, the Source Protection Committee has the authority to include policies in the *Proposed Source Protection Plan* that may prohibit or restrict activities identified as posing a *significant threat* to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility.

***Provincial Policy Statement (PPS, 2005):***

Section 2.2.1 requires that:

*“Planning authorities shall protect, improve or restore the quality and quantity of water by: d) implementing necessary restrictions on development and site alteration to:*

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
- 2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions”.*

Section 2.2.2 requires that:

*“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”.*

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development.



Notes:  
45 Springer Street, Middlesex Centre (Komoka)

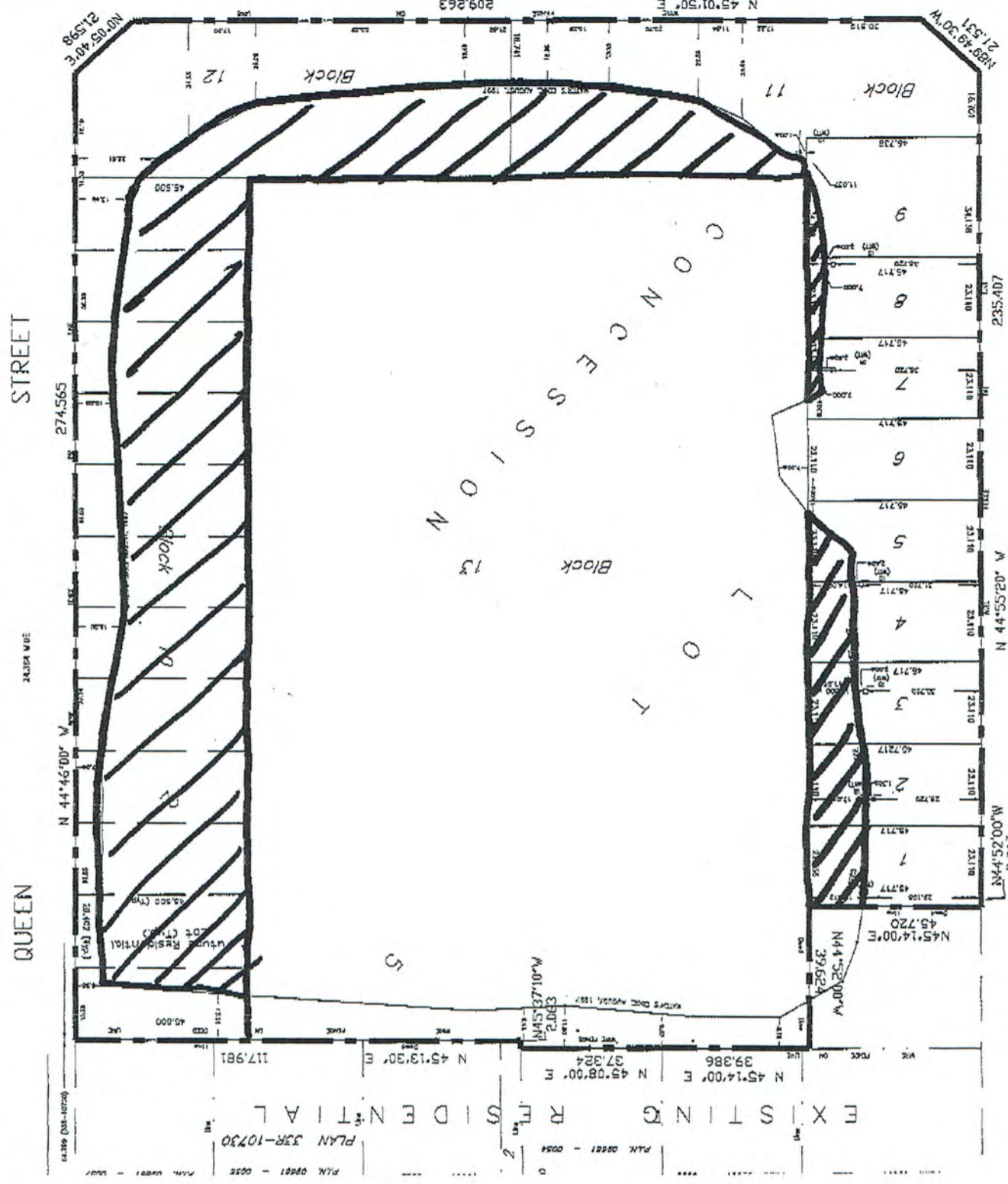
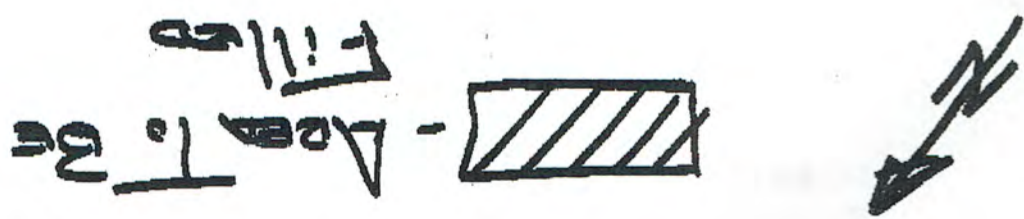
Created By: KMS January 29, 2013

\* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.



metres  
1:2,000

**Plan Can Associates – Draft Plan of Subdivision -2003**



SPRINGER STREET  
(Formerly KILWORTH AVENUE SOUTH (R.P. 109))  
QUEEN STREET



**EXP - Geotechnical Report May 2016 ( under separate cover)**