

PLANNING JUSTIFICATION REPORT

PROPOSED RESIDENTIAL DEVELOPMENT

357 David Winkler Parkway, Neustadt

Lot 4, Part Lot 5, Plan 164
Geographic Village of Neustadt
Municipality of West Grey
County of Grey

Prepared for: Devin and Christina Iversen

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1. BACKGROUND

1.1 The Proposal

Devin and Christina Iversen propose to construct a two-storey apartment building comprising six units on their property in Neustadt.

The new building will have a height of 7.08 metres. No basement will be provided.

Onsite parking will be provided to the rear of the new structure.

Given the topography of the property, a retaining wall will be required at the back of the site.

The apartments will be rental units.

The site's location is illustrated on Figure 1 of this Planning Justification Report.

The layout of the proposed development is shown on the attached engineered Site Plan.

1.2 Approvals Required

The proposed development requires approval of a Zoning By-law Amendment that will change the zoning of the property from 'R1B' (Residential) to 'R3' (Residential). The 'Flood Fringe' and 'Regulated Area' overlays that currently apply to the subject property will remain. Additional information regarding the existing and proposed zoning of the site is provided in Section 5 of this Planning Justification Report.

1.3 Purpose of this Planning Justification Report

Ron Davidson Land Use Planning Consultant Inc. has been retained by the property owner to prepare a Planning Justification Report for the purposes of explaining the proposed development and evaluating it within the context of land use planning principles.

2. SUBJECT PROPERTY AND ADJACENT LANDS

2.1 Location and Current Use of Subject Property

The subject lands are located along the east side of David Winkler Parkway (Grey Road 10), in the settlement area of Neustadt.

The property comprises 1343.3 square metres of land and provides 23.7 metres of frontage along the County road.

The subject lands are vacant. The rear portion of the site rises sharply in elevation toward the easterly lot line.

A treed area follows the rear property boundary and continues on the lands to the east.

2.2 Adjacent Properties

The lands within the immediate vicinity of the subject property are used predominantly for residential purposes.

Pairs of semi-detached dwellings exist on the two properties to the north. Detached dwellings are located on the lands to the west, along the opposite side of David Winkler Parkway, and on the properties to the east which front onto Barbara Street. A detached dwelling also exists on the property to the immediate south and a duplex is located two lots to the south.

On a slightly larger scale, commercial uses exist to the south within Neustadt's commercial core area.

The adjacent land uses are identified on Figure 1.

3. SUPPORTING DOCUMENTS

During the preconsultation exercise involving the owner, West Grey staff, and Grey County staff, the owner was advised that the following documents would be required as part of the Zoning By-law Amendment application package submission:

- Planning Justification Report;
- Stormwater Management / Lot Grading and Drainage Plan; and,
- Site Servicing Report.

The owner was also advised to discuss the development proposal with the Saugeen Valley Conservation Authority (SVCA).

In this regard, an engineered Site Plan showing the fine details of the development and the proposed means of handling stormwater has been prepared. This drawing is accompanied by a Site Servicing Report, also prepared by the engineer.

Another set of drawings showing a basic version of the Site Plan, floor plans, and elevations has been prepared by the building designer.

Furthermore, the SVCA has reviewed the Site Plan, visited the site, and advised in a letter dated February 22, 2024 that the development would be acceptable provided the recommendations stated in their letter are followed.

4. SERVICING

4.1 Water Supply and Sanitary Sewage

The development will be serviced with municipal water and sanitary sewers. Laterals will be extended from the existing mains located along David Winkler Parkway.

4.2 Stormwater Management

Surface water will be directed to the stormwater detention pond that will be constructed in the front yard of the development. The water will infiltrate from the pond into the municipal storm sewer.

Additional information regarding stormwater management is provided on the engineered Site Plan and in the Site Servicing Report.

5. ZONING BY-LAW

5.1 Current Zoning

The subject lands are zoned 'R1B' (Residential) in the Municipality of West Grey Zoning By-law, as illustrated on Figure 2 of this Planning Report. The 'Flood Fringe' overlay applies to the front portion of the site. The entire property is located with the 'Regulated Area'.

Permitted uses in the 'R1B' zone include detached dwellings, an accessory dwelling unit within a detached dwelling, a group home, and a home occupation. An apartment building is not permitted in this zone.

5.2 Proposed Zoning

The proposed Zoning By-law Amendment will rezone the site to 'R3' (Residential). Permitted uses in the 'R3' zone include an apartment building. The 'Flood Fringe' and 'Regulated Area' overlays will remain.

The requested rezoning is illustrated on Figure 3.

The following table illustrates the proposed development's compliance with the relevant zoning provisions.

| Provision | Required | Provided | Compliance? |
|--------------------------------|-------------------------------------------------|-----------------------------------|-------------|
| <i>minimum lot area</i> | 1254.3 m ² ⁽¹⁾ | 1343 m ² | Yes |
| <i>minimum lot frontage</i> | 18 m | 23.4 m | Yes |
| <i>minimum front yard</i> | 7.5 m | 7.6 m | Yes |
| <i>minimum side yard</i> | 3.54 m ⁽²⁾ | 3.54 m / 4.64 m | Yes |
| <i>minimum rear yard</i> | 7.5 m | 33.0 m | Yes |
| <i>maximum lot coverage</i> | 45% | 15.5% | Yes |
| <i>maximum building height</i> | 12 m | 7.08 m | Yes |
| <i>minimum parking spaces</i> | 9 spaces plus 1 accessible space ⁽³⁾ | 10 spaces plus 1 accessible space | Yes |

Notes: (1) Based on the requirement for 1161.3 square metres of lot area for the first 5 units plus 95 square metres for each unit beyond 5 units.

(2) Based on the requirement for 3.0 metres of side yard or a side yard equivalent to ½ building height, whichever is greater.

(3) Based on requirement for 1.5 parking spaces per apartment unit plus 1 accessible space.

In view of the above, the proposed apartment building will comply with all relevant provisions of the West Grey Zoning By-law.

6. OFFICIAL PLAN CONFORMITY

Land use planning in this area of West Grey is governed by two Official Plans: (1) County of Grey Official Plan; and (2) Municipality of West Grey Official Plan. Provided below is an evaluation of the proposed development within the context of the relevant policies from both documents.

6.1 County of Grey Official Plan

6.1.1 Land Use Designation

Schedule A of the County of Grey Official Plan designates the urban area of Neustadt as 'Primary Settlement Area'.

Section 3.5 *Primary Settlement Areas* states (edited for relevancy):

3.5 Primary Settlement Areas

Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas. The development of high quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.

Minimum residential development densities will be applied in Primary Settlement Areas to ensure the efficient use of land and infrastructure to meet County and Municipal growth needs. Increased residential density can provide numerous benefits including but not limited to;

- lowering impacts on air quality, while promoting efficient energy use,*
- supporting active transportation and transit supportive communities,*
- enabling and encouraging lifestyles that reduce greenhouse gas emissions,*

- *providing a range of housing types including owned, rental, and accessible units,*
 - *preserving other lands for natural, farm, or resource use, and*
 - *providing infrastructure that is financially sustainable throughout its life-cycle, including replacement costs.*
- 1) *Primary Settlement Areas as identified in Table 5 and shown on Schedule A of this Plan include existing major urban settlement areas on full municipal services*
 - 2) *Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans*
 - 3) *This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County. Lands may be designated to accommodate the growth projected in Tables 1, 2, and 3 of this Plan;*
 - 5) *For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development. For all other Primary Settlement areas, a minimum development density of 20 units per net hectare will be achieved for new development. The County encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province's Transit Supportive Guidelines, or to develop similar municipal guidelines that achieve the same objective;*
 - 6) *Intensification opportunities are strongly encouraged within Primary Settlement Areas. Municipalities must develop and adopt intensification strategies to ensure that the residential intensification targets identified in Section 3.4.1 of the Official Plan are met. Intensification strategies in Primary Settlement Areas shall enable:*
 - a) *Brownfield redevelopment;*
 - b) *'As-of-right' permissions in official plans and zoning by-laws for additional residential units (see Section 4.2.5);*
 - c) *The development of vacant and/or underutilized lots within previously developed areas;* d) *The expansion or conversion*

of existing buildings. New construction through intensification should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.

- 7) The County recognizes the need for additional apartment buildings and/or mixed use development with residential dwellings above commercial or office development within Primary Settlement Areas. The lot densities described in subsection (5) above represent minimum targets only. In most cases mixed use development or apartment buildings will far exceed the County's 25 units per net hectare minimum density requirement. Density policies within this Plan shall not limit such development from exceeding those minimum requirements.*
- 8) The County does not support residential zones within the Primary Settlement Area which only allow for single detached dwellings as the only residential use in a zone. In addition to single detached dwellings, municipal zoning by-laws shall permit additional residential units and other forms of housing such as semidetached, townhouses, rowhouses, etc. When updating municipal zoning by-laws municipalities shall provide residential zones that provide a mix of residential unit types.*
- 9) Municipalities may choose to distinguish between minimum residential densities for infill development versus greenfield development densities. Where it is not specified otherwise in a municipal official plan, it will be assumed that the minimum development densities in Section 3.5(5) of this Plan shall apply to both greenfield and infill development.*

Comment: Neustadt is recognized as a 'Primary Settlement Area' in the Grey County Official Plan.

A full range of house types, including apartment dwellings, is encouraged in a 'Primary Settlement Area' community as the demand for this form of housing – especially rental units – is significant.

6.1.2 Housing

The Grey County Official Plan also has policies dealing solely with housing. Section 4.1 *Housing Policy* states:

4.1 Housing Policy

Supply

The County will ensure that residential growth can be accommodated for a minimum of 15 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.

Municipalities must maintain land with servicing capacity sufficient to provide at least a three year supply of residential units available through: lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Variety

The County will aim to provide a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents. In doing so, we want to prioritize housing accessibility and affordability.

This plan encourages housing opportunities that address the needs of seniors and persons with physical, sensory, and mental health disabilities. We want people to be able to remain in a neighbourhood as housing needs change over time. It will be important to consider experimental housing types (i.e. life lease, cooperative housing, or “life-style” communities). These neighborhoods and facilities should be oriented as being age-friendly and encouraged within urban settings with appropriate services.

New residential developments will be promoted at densities which efficiently use available servicing (subject to Section 8.9) and are appropriate to site conditions and existing patterns of development.

In considering working towards barrier-free environments, create solutions that respect the cultural heritage value and promote the protection of property. It is important to , recognize that heritage properties may require unique accessibility plans to ensure that alterations do not adversely affect the heritage attributes. Council encourages this practice for publicly and privately-owned heritage buildings that are open to and used by the public, and for private residences.

Residential Intensification

This Plan contains policies encouraging intensification mainly in Primary Settlement Areas but also, to a lesser extent to Secondary Settlement Areas. The strategic approach to intensification intends to retain small town character and revitalize downtown areas through:

- 1) *Supporting increased densities in newly developing areas with a broad mix of housing types and integrated mixed-use developments, accessible housing and integrated services, and housing forms;*
- 2) *Facilitating intensification in all areas within settlement areas including adaptive re-use or redevelopment of sites that previously had development and underutilized lands;*
- 3) *Encouraging the addition of housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;*
- 4) *Encouraging municipalities to pre-zone lands for intensification and densities that support the creation of new affordable rental or owned housing;*
- 5) *Encouraging intensification within Primary Settlement Areas along major roadways and arterial roads;*
- 6) *Conserving built heritage, cultural heritage landscape, and archaeological resources where feasible, as built up areas are intensified and infilled, promoting construction distinguishable from, while sensitive and complementary to, existing built fabric and the overall streetscape attributes;*
- 7) *Encouraging intensification which results in new rental accommodation;*
- 8) *Sharing the Healthy Development Checklist created in partnership with the Grey Bruce Health Unit with developers and lower-tier municipalities to address healthy community design including public health and safety needs embedded within residential intensification, redevelopment, and new residential development. Some areas of consideration within this checklist include:*
 - *Supporting mixed land use by integrating a variety of residential development within 800 meters of retail, recreational centers, parks and public spaces;*
 - *Including a variety of affordable housing options and prioritizing those available for low income households;*
 - *Committing to the preservation of the natural heritage system by maintaining existing trees, soil integrity, and landscaping using native species;*
 - *Including cycling infrastructure, such as bike lanes, paved shoulders, bicycle parking, and signage. Developers will be asked to consider the checklist as part of the application process. County planning staff will review the information provided and recommend any changes.*

- 9) *Considering additional tools to measure and track impacts of larger developments on vulnerable or marginalized populations in terms of reducing chronic disease and risk of injury. For example, the use of Health Impact Assessments can identify the potential unintended health impacts of a development proposal. The County may require a Health Impact Assessment to be prepared by qualified professionals at the expense of the developer;*
- 10) *Directing development to be cost effective, environmentally sound, sustainable, and compatible with existing uses;*
- 11) *Ensuring adequate infrastructure is, or will be, established to serve the anticipated development.*

Comment: The proposed development is recognized as infilling and intensification, which are both strongly encouraged by the policies above.

Rental units in the form of apartment units, as are proposed, are highly sought after and quite often desperately needed in most, if not all, urban centres because they are generally suitable for people of various demographics, including those with lower household incomes.

The subject property is located within walking distance of Neustadt's downtown.

Full municipal services are readily available.

The development will not result in any impact on the natural environment.

6.1.3 Servicing

Section 8.9.1 *Services* states (edited for relevancy):

- 4) *The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:*
 - a) *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas*

- b) *Private communal sewage services and private communal water services, where municipal sewage and municipal water services are not provided. Municipalities will require the entering into of a responsibility agreement and provision of sufficient financial assurance between the owner/operator and the municipality. The responsibility agreement is to ensure on-going maintenance of these systems is provided in order to avoid impacts to human health and the environment*
- c) *Partial services in accordance with Section 8.9.1(10) or,*
- d) *Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.*

Comment: This development will be serviced with municipal water and sanitary sewers. Sufficient capacity is available at the sewage treatment plant and water treatment plant to service the development.

6.1.4 Official Plan Evaluation Summary

Based on the foregoing, it is evident that the proposed development conforms to the County of Grey Official Plan.

6.2 Municipality of West Grey Official Plan

The Official Plan for the Municipality of West Grey addresses the unique characteristics, special needs, and social and economic aspirations and goals of the Municipality as they pertain to the settlement areas of Durham and Neustadt. The local Official Plan provides the needed additional policy details to ensure effective and practical application of the broader County policies.

Several sections of the West Grey Official Plan apply to the proposed development.

6.2.1 'Residential' Designation

The subject lands are designated 'Residential' on Schedule B of the Westy Grey Official Plan, as illustrated on Figure 4 to this Planning Report.

In a manner identical to the Zoning By-law, the Official Plan also recognizes the front portion of the property as 'Flood Fringe' and the entire property as being situated within the 'Regulation Limit'.

Section D.2 *Residential* states the following (edited for relevancy):

D2.2 Objectives

- D2.2.1 To ensure that an appropriate range of housing types and densities are provided within Durham and Neustadt as well as an appropriate supply of rental housing, in order to meet the projected requirements of current and future residents.*
- D2.2.2 To encourage the provision of housing which is affordable to low and moderate income households by permitting and encouraging all forms of housing required to meet the social, health and well-being requirements of current and future residents.*
- D2.2.3 To ensure that there is, at all times, a 20 year supply of land designated for residential development.*
- D2.2.4 To encourage residential development which efficiently utilizes the land, resources, infrastructure and public service facilities.*

Comment: The proposed development will assist West Grey in meeting these housing objectives.

D2.3 Permitted Uses

D2.3.1 The predominant use of land within the Residential designation shall be residential dwelling units. The types of dwelling unit permitted shall include low density housing such as detached dwellings, semi-detached dwellings and duplexes, medium density housing such as triplexes, quadraplexes and townhouses and high density housing such as apartments.

Uses of land which are complementary to and compatible with the above-noted residential uses shall also be permitted. Such uses include:

- Group Homes, Auxiliary Group Homes and Crisis Care Group Homes in accordance with Section D2.4.18*
- Day Nurseries in accordance with Section D2.4.19*
- Home Occupations in accordance with Section D2.4.20*
- Bed and Breakfast Establishments in accordance with Section D2.4.21*
- Institutional uses in accordance with Section D2.4.22*
- Open Space uses in accordance with Section D2.4.23*
- Neighbourhood Commercial uses in accordance with Section D2.4.24*

Comment: An apartment building is listed as a permitted use in the 'Residential' designation.

D2.4 General Policies

- D2.4.1 A wide range of housing types and densities shall be permitted within the Residential designation, subject to the policies in this Plan.*
- D2.4.2 New residential development shall be serviced with Municipal water and sanitary sewer.*
- D2.4.3 New residential development shall occur by intensification, infilling and expansion.*
- D2.4.4 Residential development through intensification shall be encouraged to represent 10% of the new residential dwellings being established within Durham and Neustadt.*
- D2.4.5 The residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments shall provide a density of no less than 20 dwelling units per net hectare. Consideration shall be given for developments that do not meet this density when justified, in writing, by the developer and deemed appropriate by the Municipality.*
- D2.4.6 The Municipality shall encourage a mixture of ownership and rental units for new residential development.*
- D2.4.7 The Municipality shall strive to improve access to housing for people with special needs, including assisted housing for low income households, seniors housing and housing for persons with disabilities, etc. The Municipality may support appropriate applications and proposals for special needs housing.*
- D2.4.8 The Municipality shall encourage new residential housing, both rental and ownership, to be affordable.*
- D2.4.9 The Municipality may consider a request for a grant in lieu of residential development charges, planning fees and building permit fees for a new affordable housing development in return for a commitment by the developer to meet specified affordability targets.*
- D2.4.10 The Municipality shall promote, and where possible, assist in the administration of County, Provincial and Federal housing programs.*
- D2.4.11 In an attempt to assist in meeting the density target and to promote special needs housing, rental and affordability, the Municipality may support a variety of zoning standards and subdivision design standards, where appropriate. Reduced urban development standards such as narrower road allowances, smaller lot areas and frontages, reduced yard*

requirements and increase lot coverage may be considered in new areas of development on a case by case basis and where deemed appropriate, or in areas of existing development which require unique development standards.

Comment: The new apartment building will be serviced with municipal water and sanitary sewage disposal.

This development represents infilling within a developed area of Neustadt and, given its density, is also considered to be intensification.

The proposed rental tenure is strongly supported by this Official Plan.

Despite the policy above, reduced development standards are not necessary to accommodate this apartment building as the proposal conforms with all relevant provisions of the West Grey Zoning By-law.

D2.4.17 Medium and High Density Residential Policies

- a) The Municipality considers triplexes, fourplexes, townhouses, three-storey apartments, converted dwellings of three or more units, and similar multi-unit forms of housing, at a maximum density of 40 units per net hectare, as medium density residential development.*
- b) The Municipality considers multi-unit development exceeding 40 units per net hectare as high density residential development.*
- c) The various types of medium density and high density housing shall be regulated in terms of specific use, density, yard requirements, etc. by establishing one or more medium density zones and a high density zone in the Comprehensive Zoning By-laws.*
- d) Medium density residential housing is strongly encouraged within the Residential designated areas of Durham and Neustadt, and will likely be required in most new multi-lot or multi-unit developments in order to achieve the minimum density requirement of this Official Plan. High density residential housing shall also be encouraged, in appropriate locations.*
- e) The following shall be taken into consideration when reviewing the appropriateness of a new medium and high density development:
 - i. The proposed use shall generally be compatible with existing uses in close proximity of the subject lands. The word “compatible” does not necessarily mean the same as or similar to existing nearby built form. Being compatible shall mean that**

the proposed use can co-exist with the existing nearby built form without causing undue adverse impacts with regard to dwarfing of buildings, shadowing, existing views, increased noise, traffic, etc.

- ii. Adequate buffering, landscaping and building setbacks shall be provided to protect the privacy of the adjacent residential properties.*
- iii. The roads in the area shall have the ability to handle the expected traffic increase. Medium and high density housing will generally be encouraged to locate in areas near arterial or collector roads in order to minimize traffic congestion and facilitate access to commercial areas.*
- iv. Municipal water and sanitary sewer capacity shall be available to service the proposed development.*
- v. Adequate off-street parking shall be provided to serve the proposed development.*
- f) The design of the medium and high density development shall take into consideration:
 - i. The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.*
 - ii. Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential impact on adjacent lower density uses.**
- g) When an existing detached dwelling is changed to a converted dwelling (i.e. more than two units within the house), the exterior architectural design shall be maintained.*
- h) All medium and high density development may be subject to a Site Plan Control Agreement.*

Comment: The proposed six-unit apartment building represents a density of 44.7 units per hectare, and therefore it is considered to be a high density development according to the definition provided above.

Notwithstanding the definition, the apartment building will not have the visual appearance or feeling of a typical high density development, as the building will contain only six units, will have a height of only 7.08 metres,

and occupy only 15.5% of the subject property. To put the building height matter into perspective, a detached dwelling having a height of 10.0 metres is permitted under the current zoning, whereas the apartment building will be almost 3.0 metres shorter.

As well, the new building will have a width of only 15.2 metres, which is not a wide or imposing structure.

Given the overall size of this building, it will not dwarf any adjacent buildings or cause problems with regard to shadowing or view blocking.

It is also worth noting that new apartment building will be constructed with the same materials and by the same contractor (Mrs. Iversen's father, David Noble) as the two pairs of semi-detached dwellings that were erected recently on the two properties to the immediate north. Those stone façade buildings capture the historical essence of Neustadt and add to the charm of the community. A photograph of one pair of the semi-detached dwelling units is provided in Photograph No.1 below.

Photograph No.1: Semi-detached Dwellings on Adjacent Property



With regard to traffic, transportation industry standards suggest that six apartment units would generate approximately 4.5 trips per hour during peak traffic time in the morning and late afternoon, which would equate to one vehicle leaving or returning to the site every 13 minutes. A low traffic count of this nature should go unnoticed. The County Road on which the property gains its access can accommodate the additional traffic.

The onsite parking proposed for the site exceeds the minimum requirement stipulated in the West Grey Zoning By-law.

Based on the above, this small apartment building should not create any land use compatibility issues.

Full municipal services will be provided.

As a result of recent changes to the Planning Act (R.S.O. 1990), a six-unit residential development cannot be subject to a Site Plan Agreement.

6.2.2 'Flood Fringe' and 'Regulated Area'

The 'Flood Fringe' and 'Regulated Area' policies are found in Section D9 *Environmental Protection*, although it should be emphasized that the subject lands are not actually designated 'Environmental Protection'. Section D9 states the following (edited for relevancy):

D9.4.2 *The "two zone policy" shall be used for managing flood plain lands along the Saugeen River in Durham, and Meux Creek and some of Neustadt Creek in Neustadt:*

- a) *The "floodway zone" is the central portion of the floodplain closest to the watercourse and is intended to carry and discharge water flows associated with the 1:100 year flood event. Lands within the floodway have the highest risk of flood-related damages. These lands are designated Environmental Protection on Schedules 'A' and 'B' to this Official Plan. No structural development shall be permitted within such areas.*
- b) *The "flood fringe zone" is the portion of the flood plain adjacent to the floodway where the risk of flood-related damages is lesser than the risk associated with the floodway. In Durham and Neustadt, the flood fringe includes all lands situated between the outer limits of the Hurricane Hazel Flood Event Standard" and the outer limits of the 1:100 flood plain. Lands within the flood fringe are not necessarily designated Environmental Protection and, as such, development on these lands may be permitted provided that suitable flood damage reduction measures are undertaken to protect against Hurricane Hazel Flood Event Standard flooding. Lands within the flood fringe are shown on Schedules 'A' and 'B' as having a "Flood Fringe" overlay and the appropriate underlying land use designation.*

Notwithstanding the above policy, certain land uses shall not be permitted in the flood fringe due to the greater risk to life or property damage or the nature of the land use being inappropriate for a flood plain location. These lands uses may include: institutional uses such as hospitals, schools, and nursing homes; essential emergency services, such as fire, police and ambulance stations; and, uses involving hazardous substances.

- c) *All new development, including any change to a building or structure that would alter the use or potential use, increase the size, or increase the number of dwelling units, or site alteration within the floodway, flood fringe, or Regulated Area requires permission from the Saugeen Valley Conservation Authority under Ontario Regulation 169/06.*

D9.4.3 *In Durham and Neustadt the Saugeen Valley Conservation Authority administers its Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06 and amendments thereto) under the Conservation Authorities Act, R.S.O. 1990, Chap. C.27. The extent of the Regulation Limits is generally indicated on Schedules 'A' and 'B' to this Official Plan by the "Regulated Area" overlay. The Regulated Area includes lands within the Environmental Protection designation, the flood fringe, valley slopes, areas abutting these features, and all watercourses. Where there is any discrepancy between the Regulated Areas shown on the Schedules to this Plan and the actual Regulation Limit, the SVCA shall make the final determination. New development and/or site alteration may not proceed without permission being obtained from the SVCA. The proponent of a development shall produce all engineering reports or other information as may be required by the SVCA in order for the suitability of the proposal to be adequately assessed.*

Comment: The front portion of the site lies within the 'Flood Fringe' and the entire property is situated within the SVCA's 'Regulated Area'. The SVCA has reviewed the Site Plan and advised that the development is acceptable provided certain recommendations are followed. A development permit will be required from SVCA prior to any site alteration occurring.

6.2.3 Servicing

Section E2 *Municipal Servicing Policies* states (edited for relevancy):

E2.1 Water Supply and Sewage Disposal

E2.1.1 *All new development within Durham and Neustadt shall be serviced with the municipal water supply and sanitary sewers.*

E2.1.2 *In certain cases, connecting new development to municipal water and sanitary sewers will require extensions and/or improvements to the existing piped systems. In these cases, the extensions and/or improvements will generally be financed by the developer.*

Comment: Municipal water and sanitary sewer mains exist along David Winkler Parkway and can readily provide full services to the development.

E2.2 Stormwater Management

E2.1.1 *Stormwater management is required to ensure stormwater runoff from precipitation is controlled such that development does not increase peak flows to any greater extent than pre-development runoff onto adjacent properties or into watercourses that impact on downstream flooding in*

order to control erosion and sedimentation and to protect and enhance water quality and aquatic habitat.

E2.1.2 *Where required by the Municipality and/or Saugeen Valley Conservation Authority, a development proposal shall be supported by a stormwater management study prepared by a qualified professional to determine the effect of increase runoff due to development of the site, and to identify stormwater management measures as necessary to control any increases in flow. The developer shall install the stormwater management measures identified in the study as part of the development of the site to the satisfaction of the Municipality and the Conservation Authority.*

Comment: An engineered Site Plan addressing stormwater management has been prepared. It proposes a stormwater detention pond. The SVCA has advised that the development, as proposed, is acceptable provided a series of recommendations are followed.

6.2.4 Official Plan Evaluation Summary

Based on the foregoing, it is evident that the proposed development conforms to the West Grey Official Plan.

7. CONSISTENCY WITH THE PROVINCIAL POLICY STATEMENT

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of provincial directives covering a variety of topics that are relevant to this development proposal. Listed below are the relevant policies.

7.1 Settlement Areas

Section 1.1.3 *Settlement Area* policies state (edited for relevancy):

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| <p>1.1.3.1 <i>Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</i></p> <p>1.1.3.2 <i>Land use patterns within settlement areas shall be based on:</i></p> <p>a) <i>densities and a mix of land uses which:</i></p> <ol style="list-style-type: none">1. <i>efficiently use land and resources;</i>2. <i>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;</i>3. <i>minimize negative impacts to air quality and climate change, and promote energy efficiency;</i> <p>b) <i>a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</i></p> <p>1.1.3.3 <i>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</i></p> |
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- 1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining or mitigating risks to public health and safety.*
- 1.1.3.5 *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.*
- 1.1.3.6 *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*
- 1.1.3.7 *Planning authorities shall establish and implement phasing policies to ensure:*
- a) *that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and*
 - b) *the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.*

Comment: Neustadt is recognized as a settlement area in the County Official Plan and local Official Plan.

The proposed development represents infilling within an existing built-up area and is also an efficient use of land and infrastructure.

7.2 Housing

Section 1.4 *Housing* states:

- 1.4.1 *To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
- a) *maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*

- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

1.4.2 *Where planning is conducted by an upper-tier municipality:*

- a) *the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and*
- b) *the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.*

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 - 1. *all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 - 2. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
- 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 service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*

- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

Comment: These policies give clear direction to the County and Municipality in requiring a variety of residential dwelling types to be created in order to ensure that housing can be provided for everyone. As stated above, this may require intensification, higher density, and reduced development standards. The above policies have been appropriately carried forward into the Official Plans for the County of Grey and the Municipality of West Grey.

7.3 Municipal Services

Section 1.6 *Infrastructure and Public Service Facilities* of the PPS states:

- 1.6.6.2 *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.*

Comment: Full municipal services will be provided to the six-unit development.

- 1.6.6.7 *Planning for stormwater management shall:*
- a) *minimize, or, where possible, prevent increases in contaminant loads;*
 - b) *minimize changes in water balance and erosion;*
 - c) *not increase risks to human health and safety and property damage;*
 - d) *maximize the extent and function of vegetative and pervious surfaces; and*
 - e) *promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Comment: The Site Servicing Report and engineered Site Plan address stormwater management.

7.4 Provincial Policy Statement Evaluation Summary

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

8. CONCLUSIONS

The proposed residential development represents an appropriate use of the subject lands.

As demonstrated in this Planning Justification Report, the proposed development conforms to the County Official Plan and the Municipality's Official Plan. The proposal is also consistent with the Provincial Policy Statement.

Based on the foregoing, the requested Zoning By-law Amendment represents sound land use planning and should be given favourable consideration.

Respectfully submitted,

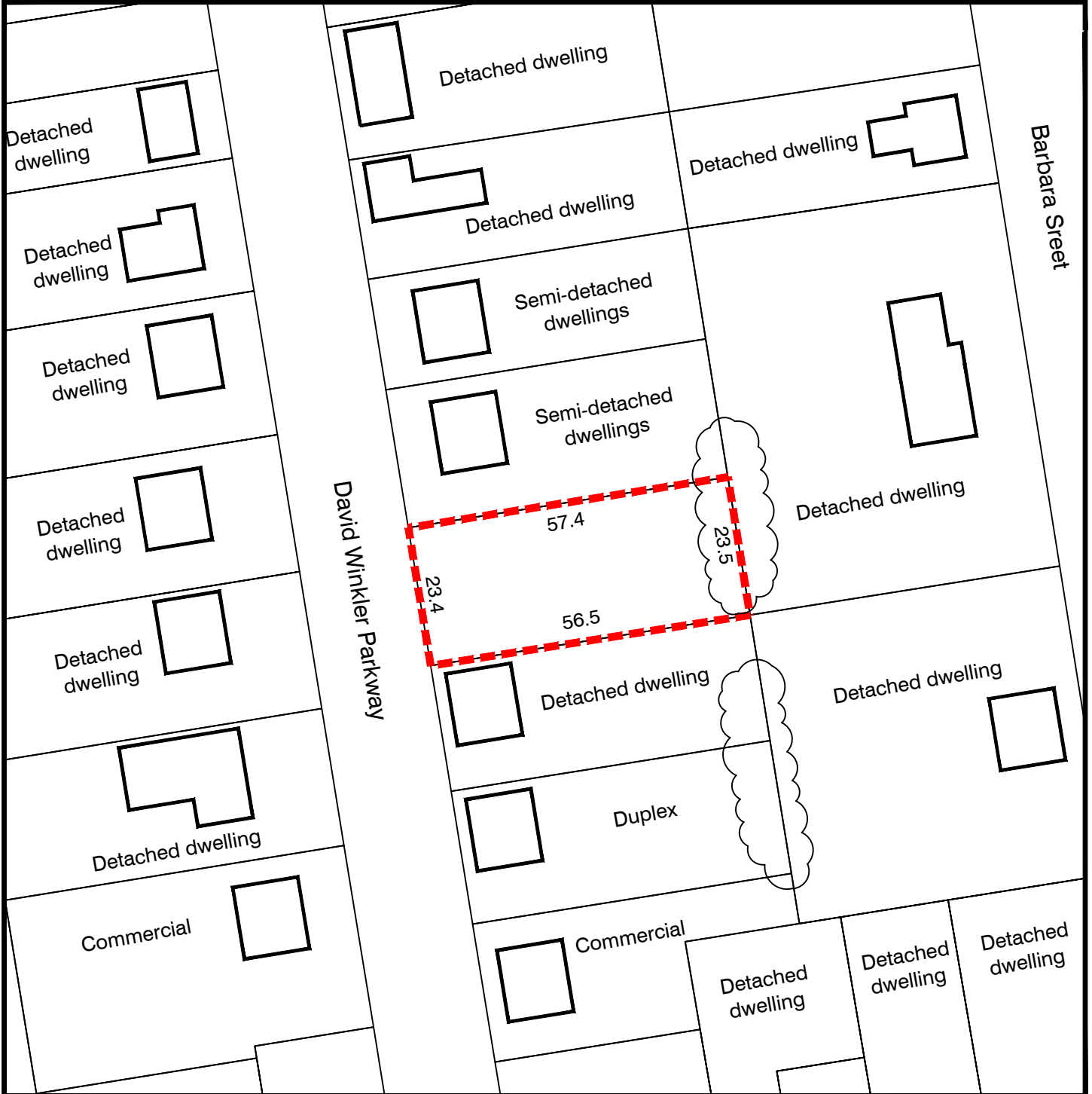


Ron Davidson, BES, RPP, MCIP

FIGURES

Figure 1: Subject Lands and Adjacent Land Uses

 Subject Property



357 David Winkler Parkway
Municipality of West Grey

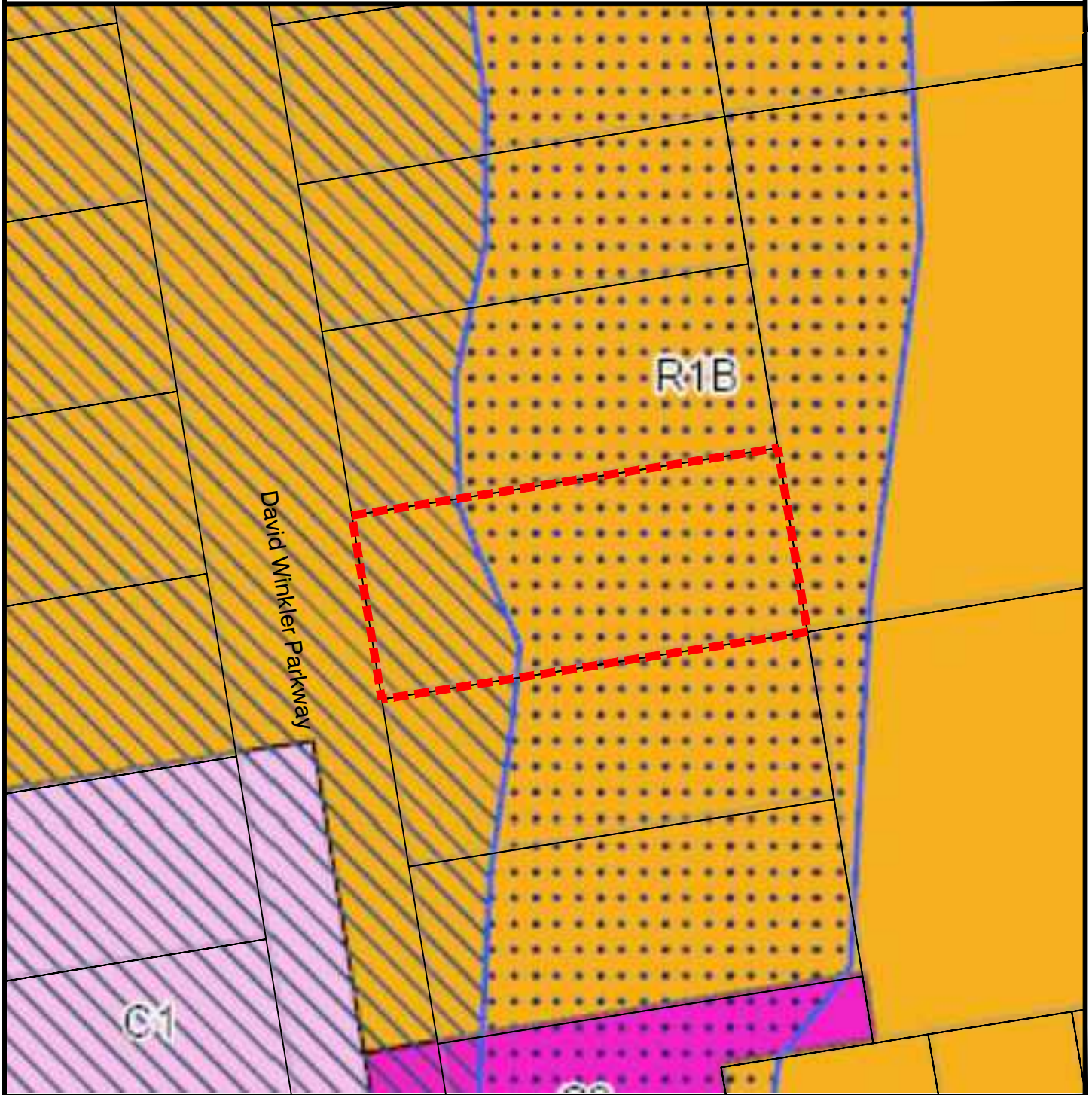
Figure 2: Municipality of West Grey Zoning By-law Schedule A



 Subject Property

 Flood Fringe

 Regulation Limit



357 David Winkler Parkway
Municipality of West Grey

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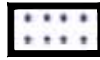
Figure 3: Proposed Zoning



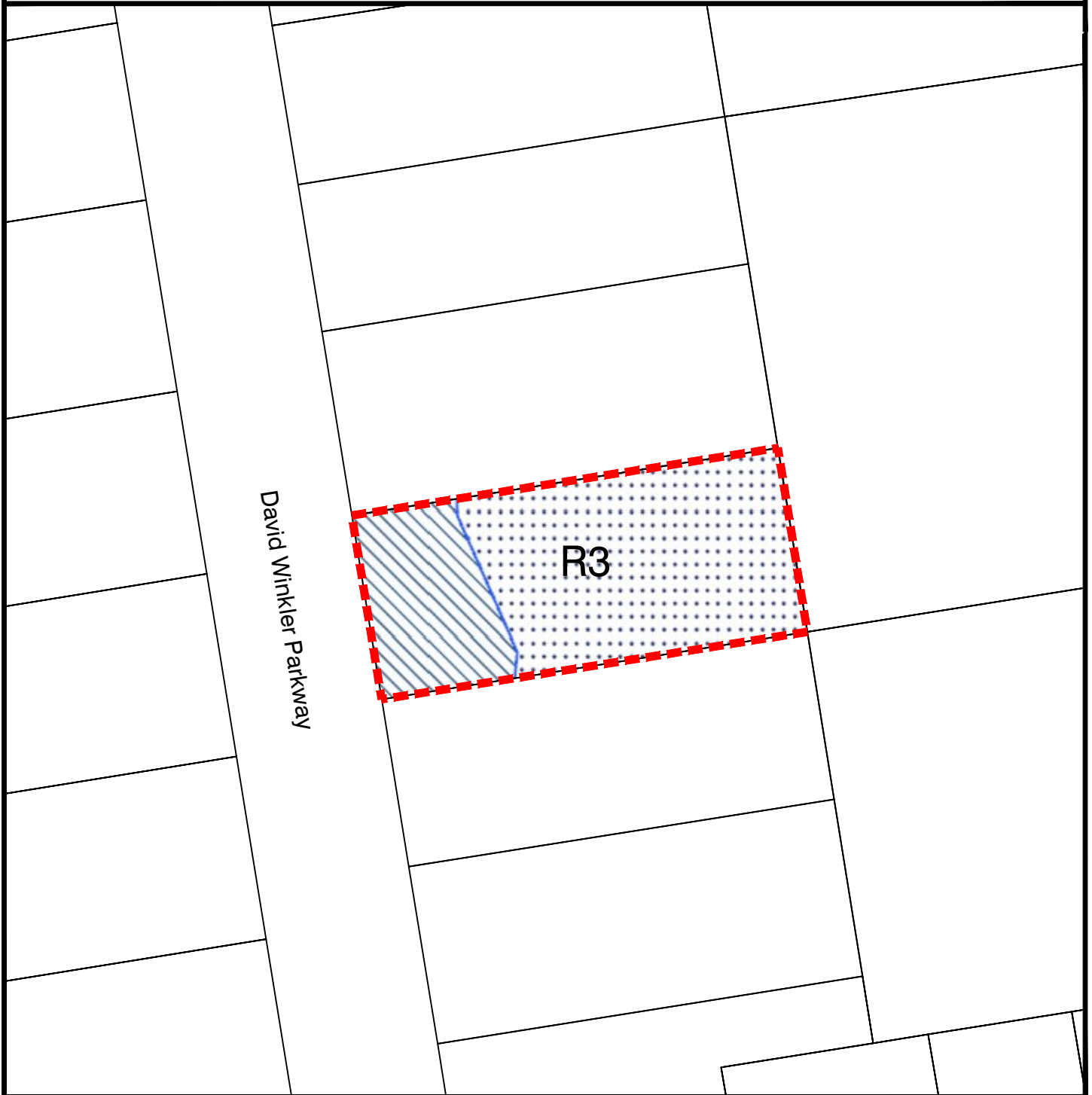
Subject Property



Flood Fringe



Regulation Limit







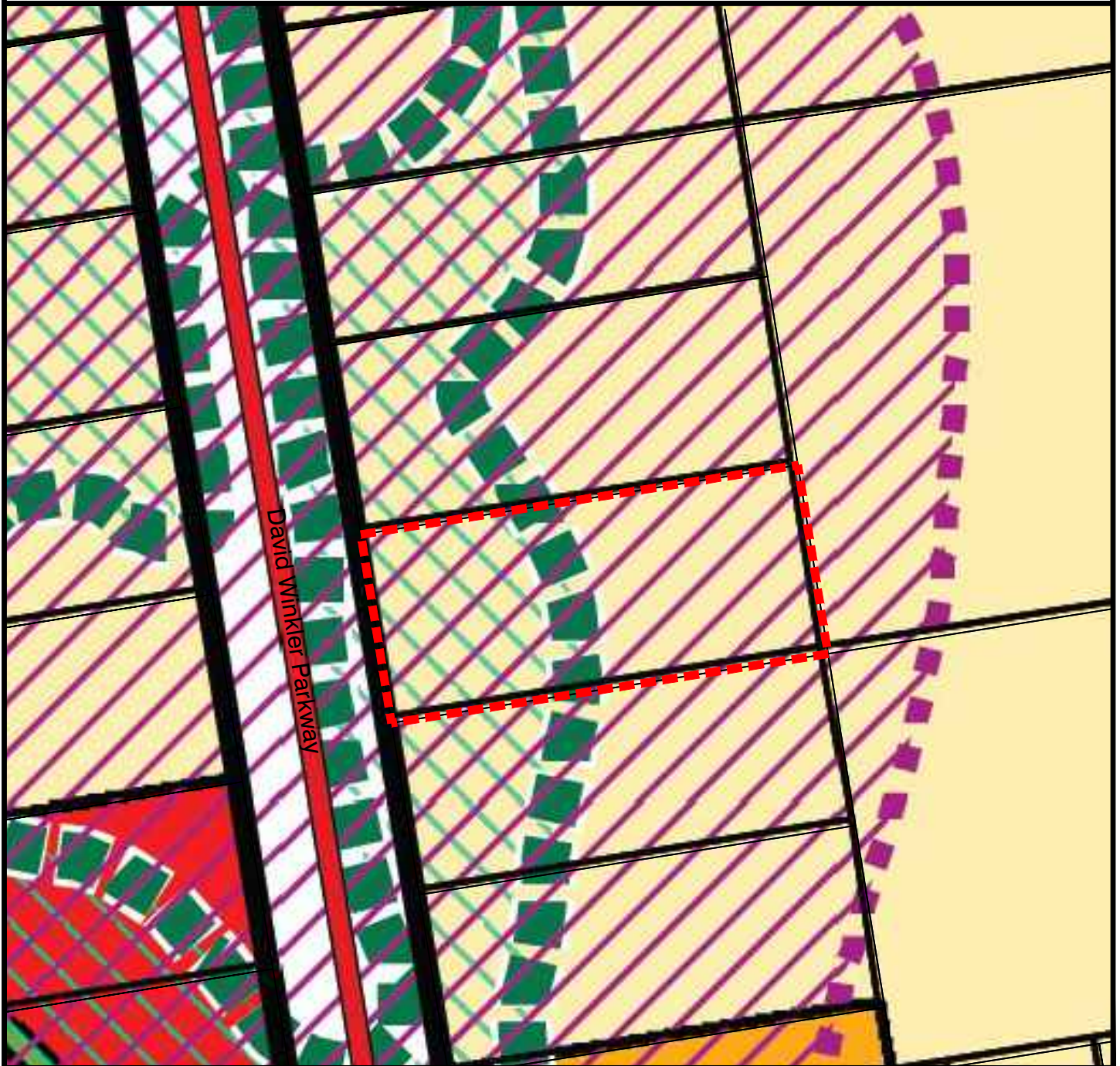
357 David Winkler Parkway
Municipality of West Grey

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Figure 4: Municipality of West Grey Official Plan Schedule B



- | | | | |
|-----------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------|--------------------------------------|
|  | Subject Property |  | Flood Fringe |
|  | Residential |  | Regulation Limit |
|  | Downtown Commercial |  | Hurricane Hazel Flood Event Standard |



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Municipality of West Grey

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