

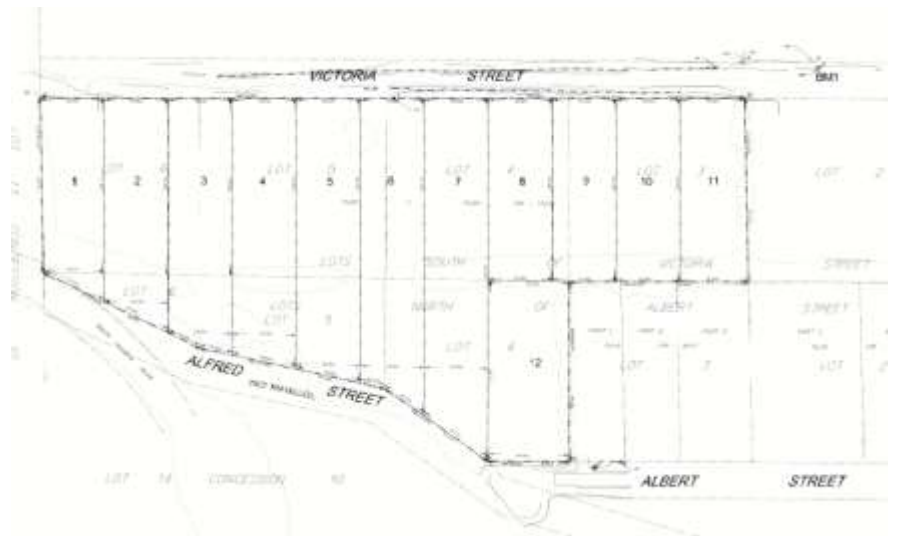
PLANNING OPINION REPORT

1035 VICTORIA STREET
AYTON, ON
MUNICIPALITY OF WEST GREY / COUNTY OF GREY

PREPARED FOR:

DOMM HOLDINGS LTD.

DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT



PREPARED BY:

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DATE: OCTOBER 2024
PROJECT NO.: 157



PATTERSON
PLANNING CONSULTANTS

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1.0 INTRODUCTION

Patterson Planning Consultants Inc. has been retained by Domm Holdings Ltd. (the “Owner”) regarding their lands located at 1035 Victoria Street on the south side of Victoria Street, north of Albert Street in the settlement area of Ayton, Municipality of West Grey in the County of Grey. The legal description of the Property is Lots 3, 4, 5 & 6 south of Victoria Street and Lots 4, 5 & 6 north of Albert Street, Registered Plan No. 153. The entire landholdings have an area of 5.423ha (the “Property”). Patterson Planning Consultants Inc. (“PPC”) has participated in Pre-consultation, and is responsible for providing a Planning Opinion regarding a Draft Plan of Subdivision and Zoning By-law Amendment proposed for the Property.

The Property is currently vacant and has been used for agricultural crop production for many years. PPC has prepared this Planning Opinion Report on behalf of the Owner in support of permitting the development of the Property for a twelve (12) lot residential plan of subdivision. The Property is designated “Secondary Settlement Area” with a small encroachment of “Hazard Lands” along the southern limits. It is proposed that the land use would conform to the Official Plan and an Official Plan amendment is therefore not required.

The Property is zoned “FD” with the hazard land area zoned “NE” in West Grey Zoning By-law 37-2006.

This report has been authored to provide a review of the relevant planning context to form a “Complete Application” and to provide an opinion supporting the Draft Plan and Zoning Amendment.

2.0 PRE-CONSULTATION

Pre-consultation was undertaken by the Owner and PPC with County of Grey (the “County”), Municipality of West Grey (the “Municipality”) and the Saugeen Valley Conservation Authority (“SVCA”) on March 2, 2023. Follow up correspondence was issued by Ms. Becky Hillyer, Senior Planner with the County. A record of Pre-Submission Consultation, dated March 16, 2023, was issued by Ms. Hillyer which confirmed that for the applications to be deemed complete a full submission would include:

1. Accurate and complete application forms.
2. Application fees
3. Information required in Ontario Regulation 544/06
4. Environmental Impact Study

5. D-5-4 and D-5-5 studies
6. Servicing Options Study
7. Stormwater Management Study and Plan
8. Grading and Drainage Plan
9. Hydrogeological Report
10. Geotechnical Report
11. Archaeological Assessment
12. Planning Justification Report

This Planning Opinion Report will provide an opinion on all the related planning policies including matters of Provincial Interest, the Provincial Policy Statement, 2020, The Provincial Planning Statement 2024, the County of Grey Official Plan and the Zoning By-law as well as comments regarding the proposed development and supporting studies.

In addition to the above noted submission requirements, Mr. David Smith, Manager of Planning for the Municipality formally requested on October 8, 2024 that the necessary Zoning By-Law Amendment application be submitted concurrently. As a result, we are formally submitting the following additional items:

1. Municipality of West Grey Application for Zoning By-Law Amendment
2. Zoning By-Law Amendment application fees
3. A Zoning sketch

We trust the County and Municipality will work to address processing timelines as the Pre-consultation record specifically requested that the Zoning By-Law amendment be submitted following a Decision on the Draft Plan.

3.0 SITE DESCRIPTION

Ayton is a community within the Municipality of West Grey, County of Grey. Ayton acted as the former seat of government for Normanby Township and the village backs onto the banks of the South Saugeen River. Ayton is a rural village located at the intersection of Grey Road 3 and Grey Road 9. The village is located south of Hanover, southwest of Durham and is a neighbor village to Neustadt.

The village contains an arena, community hall, recreation hall, elementary school (Normanby Community School), library, a fire station, as well as retail and institutional uses. The surrounding area (outside of the village limits) reflects agricultural lands.

As noted, the village was the former seat of government for Normanby township. On January 1, 2001 the former Townships of Bentinck, Glenelg and Normanby together with the village of Neustadt and the Town of Durham amalgamated in a county wide reorganization to form the Municipality of West Grey.

The total population of West Grey as of 2021 was ~13,131. West Grey has three elementary schools: the aforementioned Normanby Community School, Spruce Ridge Community School and St. Peter's and St. Paul's Catholic School. Health care services are provided via a hospital located in the Town of Durham. The Property is located on the north-west corner of the village on the south side of Victoria Street.



Figure 1: 2020 Aerial photograph showing the Property. Source: County of Grey GIS.

The lot area is 5.423ha and the Property is located south of Victoria Street. Victoria Street across the frontage of the property has not been improved to a municipal standard. An extension of Victoria Street will be designed to meet the Municipality's engineering standards for a rural road. An adequate turn around facility for snowplows and emergency vehicles will be provided at the western terminus of both Victoria Street and Albert Street as part of this development and will be fully detailed at the design stage of the project. The required Subdivision Agreement will speak to the road improvements and responsibilities associated with these road improvements.

The Property is located between the road allowances of Victoria Street and Albert Street, west of Caroline Street and north-east of the South Saugeen River. The Property is used for agricultural crop production with some wooded areas along the perimeter together with the valley lands along the river edge.

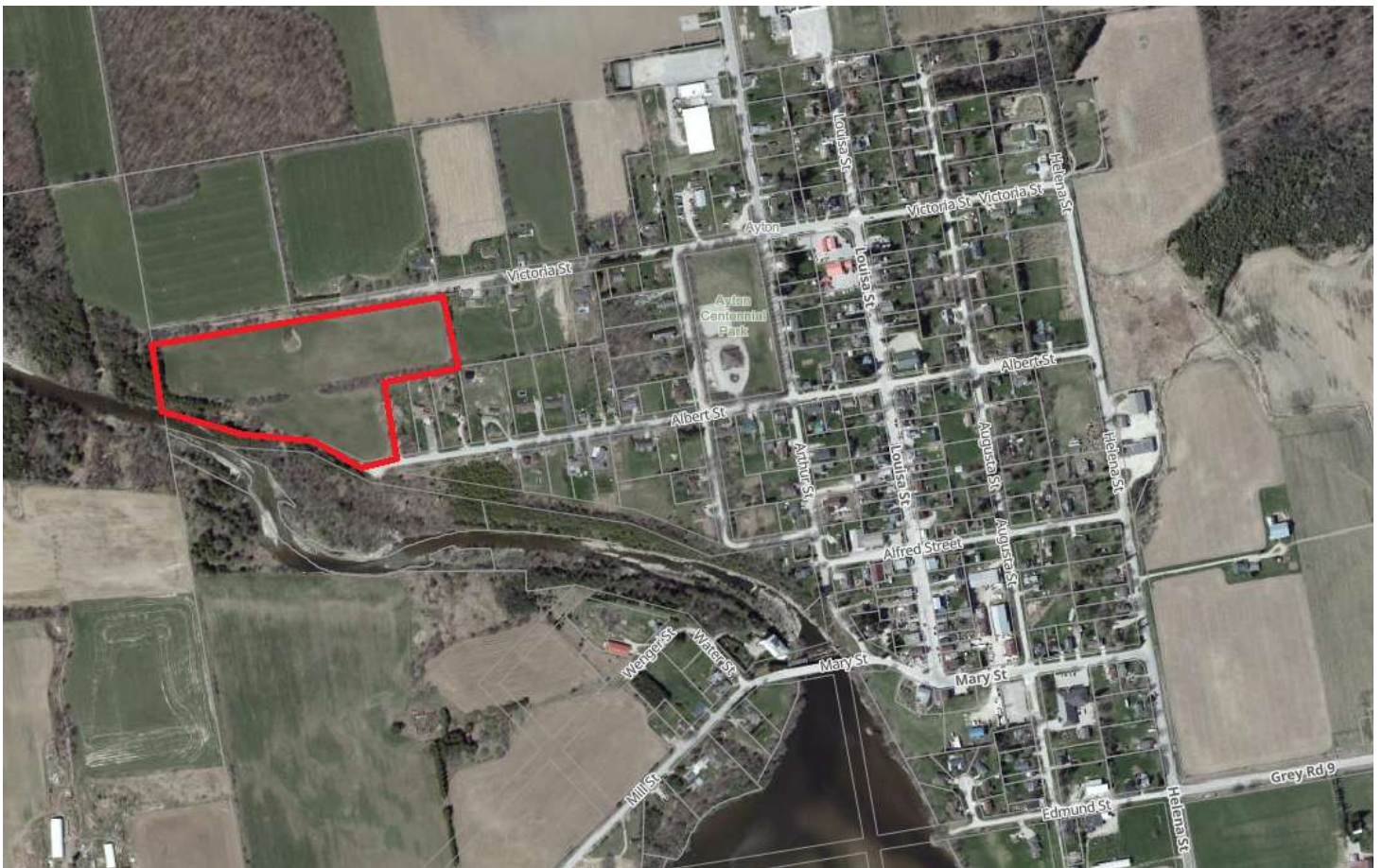


Figure 2: 202 Aerial photograph of the Property and surrounding area Source: County of Grey GIS

The surrounding land uses can be described as follows:

North - The Victoria Street right-of-way abuts the property to the north. The lands on the north side of Victoria Street consist of agricultural lands as well as small wooded areas. The lands to the north are within the settlement boundary limits of Ayton and may be developed in a similar manner at some point in the future.

East – To the east of the Property are existing low density residential land uses including single detached dwellings as well as wooded areas and agricultural properties.

South – To the south of the Property is the South Saugeen River and associated valleylands leading to the river. A former road allowance (Alfred Street also exists).

West – Lands to the west include wooded valleylands and the continuance of the South Saugeen River.

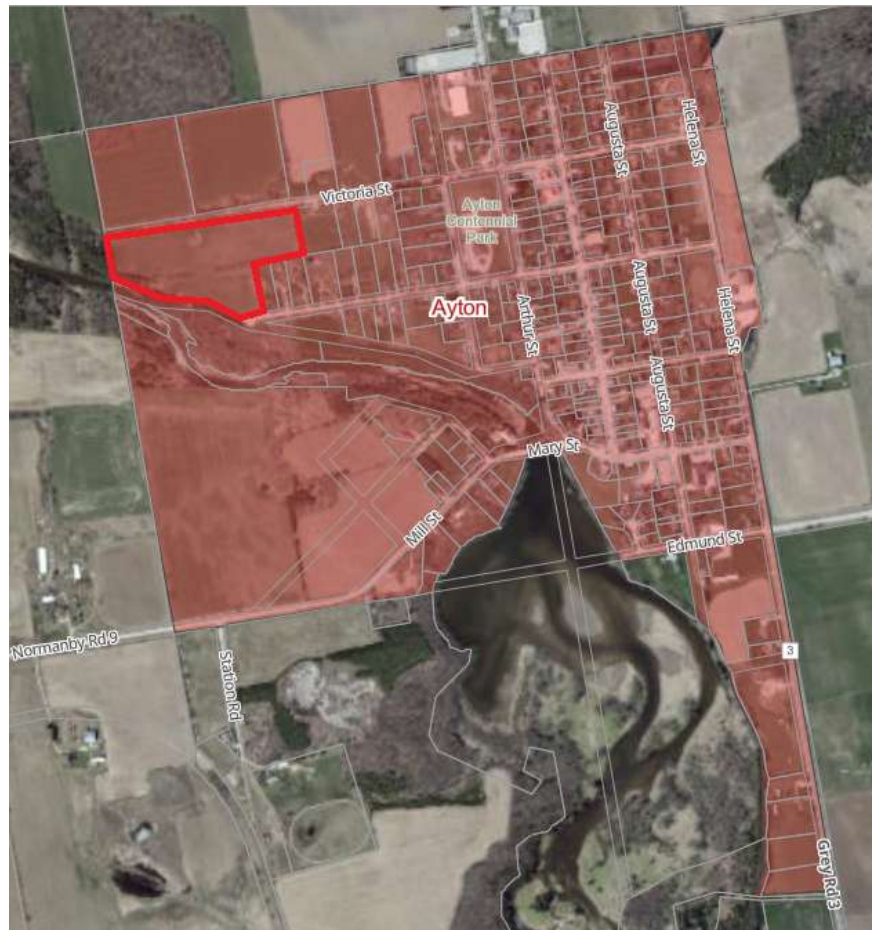


Figure 3: Settlement Boundary limits for Ayton. Source: County of Grey GIS.



Figure 4: The Property to the left and the current condition of Victoria Street from the current terminus of Victoria Street looking west (Google)



Figure 5: Victoria Street looking east from the current terminus (Google)



Figure 6: The Property from the terminus of Albert Street (Google)



Figure 7: Albert Street looking east from the current road terminus (Google)

4.0 PROPOSAL

The Owner is proposing to seek the necessary approvals to permit the Property to be subdivided into twelve (12) residential building lots. Eleven (11) of the proposed lots will front onto the extension of Victoria Street while one (1) lot will have frontage onto Albert Street. A copy of the proposed Draft Plan is provided below.

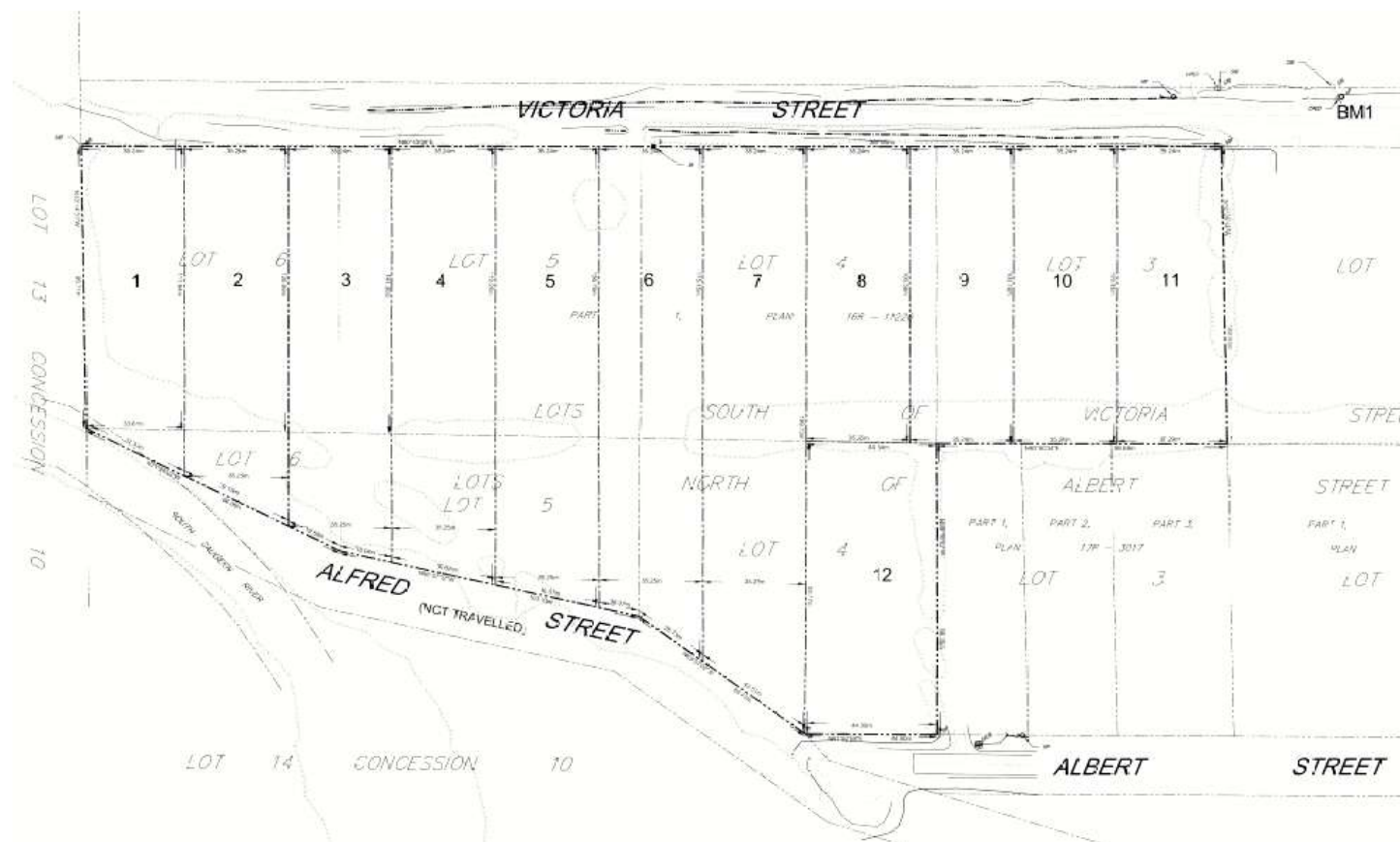


Figure 8: Draft Plan of Subdivision layout (Cobide Engineering)

The following lot frontage and areas are proposed.

Lot Number	Lot Frontage	Lot Area
1	35.2m	3566.7m ²
2	35.2m	4245.2m ²

3	35.2m	4805.0m ²
4	35.2m	5117.5m ²
5	35.2m	5388.8m ²
6	35.2m	5776.6m ²
7	35.2m	6584.3m ²
9	35.2m	3550.0m ²
10	35.2m	3552.9m ²
11	35.2m	3658.8m ²
12	44.8m	4447.8m ²

It is envisioned that each of the lots will be serviced by private water and wastewater (septic) servicing.

An Official Plan Amendment is not required as the “Residential” designation permits the development of single detached dwellings on the Property. A Draft Plan of Subdivision is required to facilitate the lot creation and to affect the extension of Victoria Street and any improvements necessary at the end of Albert Street.

A concurrent Zoning By-Law Amendment Application is required to amend the zoning of the lands from “FD” to “R1A”. In addition, certain areas of “NE” zoned lands that encroach onto the Property will need to be rezoned to “R1A” as well. The “R1A” zoning is the unserviced residential zone of the Municipality and permits the development of one single detached residential dwelling unit on a lot. The minimum lot area requirement of the “R1A” zoning is 2000m² and the minimum lot frontage is 30.5m. As noted in the table above, each of the proposed lots exceeds the minimum requirements. Other performance standards / regulations as found in Section 11.2 of the By-law have also been reviewed and each lot would be able to be developed to comply with the existing regulations. The materials that have been submitted in support of the Proposal in conjunction with this Planning Opinion Report provide further support for the development of the Property as proposed.

5.0 PLANNING POLICIES

5.1 PLANNING ACT

Section 2 of the *Planning Act* establishes matters of provincial interest and states that “the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- a) *The protection of ecological systems, including natural areas, features and functions;*
- b) *The protection of agricultural resources of the Province;*
- c) *The conservation and management of natural resources and the mineral resource base;*
- d) *The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e) *The supply, efficient use and conservation of energy and water;*
- f) *The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- g) *The minimization of waste;*
- h) *The orderly development of safe and healthy communities;*
- i) *h.1) The accessibility for persons with disabilities to all facilities, services, services and matters to which this Act applies;*
- j) *The adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- k) *The adequate provision of a full range of housing, including affordable housing;*
- l) *The adequate provision of employment opportunities;*
- m) *The protection of the financial and economic well-being of the Province and its municipalities;*
- n) *The co-ordination of planning activities of public bodies;*

- o) The resolution of planning conflicts involving public and private interests;*
- p) The protection of public health and safety;*
- q) The appropriate location of growth and development;*
- r) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- s) The promotion of built form that,*
- t) Is well-designed,*
- u) Encourages a sense of place, and*
- v) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- w) The mitigation of greenhouse gas emissions and adaptation to a changing climate.”*

I am of the opinion that the applications have regard for the matters of provincial interest set out in Section 2 of the *Planning Act* and does not conflict with the matters of provincial interest as the development will be a well-designed built form in an area that has been identified for growth and development, and represents orderly and efficient development.

5.2 PLANNING ACT, SECTION 51(24)

Section 51(24) of the *Planning Act* establishes the criteria to be reviewed when a Draft Plan of Subdivision application is under review.

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- (b) whether the proposed subdivision is premature or in the public interest;*

- (c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) *the suitability of the land for the purposes for which it is to be subdivided;*
 - (d.1) *if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*
- (e) *the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- (f) *the dimensions and shapes of the proposed lots;*
- (g) *the restrictions or proposed restrictions, if any, on the land proposed to be divided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- (h) *conservation of natural resources and flood control;*
- (i) *the adequacy of utilities and municipal services;*
- (j) *the adequacy of school sites;*
- (k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*
- (l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*
- (m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

With regard to the criteria of Section 51(24) I offer the following comments:

51(24) Criteria	Comment
(a) the effect of development of the proposed	It is my opinion that matters of provincial

subdivision on matters of provincial interest as referred to in section 2;	interest have been reviewed and there are no conflicts
(b) whether the proposed subdivision is premature or in the public interest;	The public interest is reflected in the policy and zoning documents that have been implemented by the County and Municipality to direct the development of these lands. The Proposal would conform to and meet all required policy regulations. A zoning amendment is being requested to facilitate the development. On this basis, the Proposal is not premature and is in the public interest.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The Proposal complies with the land use designation and a zoning amendment is being sought for the development of residential lots to accommodate single detached residential dwelling units. The lot fabric would be a continuation of the lotting pattern on Victoria Street and Albert Street and the Property is located within an established settlement area.
(d) the suitability of the lands for the purpose for which it is to be subdivided;	The Proposal will result in gentle intensification of the Subject Property with a land use that has been deemed appropriate. The lots will be of generally rectangular shape and an implementing zoning is being requested to facilitate the project. The lands are suitable for the intended purpose.
(d.1) if any affordable housing units are being proposed, the suitability of the proposed	The Proposal does not include the provision

units for affordable housing;	of affordable housing units.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The Proposal does not impact the abutting roadways or surrounding road network but will require the extension of Victoria Street westward beyond the current termination point. The completion of this roadway is a logical fulfillment of the road network that has already been established for the area.
(f) the dimension and shapes of the proposed lots;	The Proposal would result in generally rectangular shaped lots of generally equal size. The lots would exceed the minimum lot area requirements of the typical implementing zoning reflective of the area.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining lands;	The Proposal does not result in any restrictions on the Property, nor would it result in any restrictions on adjoining lands.
(h) conservation of natural resources and flood control;	The Proposal does not cause issue for the conservation of natural resources or cause concern for flood control.
(i) the adequacy of utilities and municipal services;	Geotechnical and Servicing Options and SWM Reports have been submitted that speak to servicing and drainage considerations.
(j) the adequacy of school sites	The Proposal does not cause issue for the adequacy of school sites. The school board will be circulated the applications and will

	provide comment.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	A road widening dedication is not required as part of the Proposal. Cash-in-lieu of a parkland dedication would be collected. The extension of Victoria Street will be completed by the proponent and the lands and the details will be confirmed through the Subdivision Agreement.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,	The Proposal does not cause issue regarding the efficient use and conservation of energy.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development of the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act...	The proposal is not subject to Site Plan Approval.

I am of the opinion the Proposal has met all of or does not conflict with the criteria as established through Section 51(24). The Proposal has regard for matters of provincial interest, is in the public interest, will have frontage onto and access to public roadways and is on land that is suitable for the intended use. The proposal includes appropriately sized lots and will provide a modest increase to housing availability.

5.3 PROVINCIAL POLICY STATEMENT (2020)

*** At the time of writing this report the Provincial Planning Statement 2024 has not yet come into force and effect. As such, a review of the PPS 2020 is provided as well.*

The 2020 Provincial Policy Statement (PPS) was issued by the Province under Section 3 of the *Planning Act* and came into effect on May 1, 2020. The PPS is applicable to all applications made under *The Planning Act* after this date. The PPS is a comprehensive statement of Provincial Policies and matters of Provincial interest related to land use planning and development. Its main objective is to achieve efficient land use and development patterns; to support sustainability by promoting strong, livable, healthy and resilient communities; to protect the environment and public health and safety; and facilitate economic growth. All applications submitted under the *Planning Act* after May 1, 2020 are required to be 'consistent' with the PPS in order to advance.

The PPS is to be read in its entirety and there are numerous sections of the PPS that provide direction for the location of development, intensification and land use. The policies of the PPS may be complemented by provincial plans or by locally-generated policies regarding matters of municipal interest. Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth for the long term.

Section 3(5) of the *Planning Act* requires that "a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect to the exercise of any authority that affects a planning matter,

- Shall be consistent with the policy statement issued under subsection (1) that are in effect on the date of decision; and
- Shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be."

Among other directions, the PPS encourages the establishment of healthy, livable and safe communities and requires sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years.

Section 1.1.3.1 states that "*settlement areas shall be the focus of growth and development.*"

The Subject Property is located within a designated settlement area of the County of Perth.

Section 1.1.3.2 states that "*land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) *Efficiently use land and resources;*
- b) *Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *Prepare for the impacts of a changing climate*
- e) *Support active transportation;*
- f) *Are transit-supportive, where transit is planned, exists or may be developed; and*
- g) *Are freight-supportive;*

Land use patterns within settlement areas shall also be based on 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.”

Section 1.1.3.6 states that *“new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.”*

Section 1.4.1 states that *“to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and

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.”

Section 1.4.3 states that “planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. 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;

Permitting and facilitating:

All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

All types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

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;

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;

Requiring transit-supportive development and prioritizing intensification, including potential air right development, in proximity to transit, including corridors and stations; and

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.”

Section 1.6.6.4 states “*Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.*”

Section 1.6.6.6 states “*Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of*

sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.”

I am of the opinion that the Proposal is consistent with the PPS, 2020 as it is a well-designed built form on an undeveloped property that has been identified for growth and development, and represents an orderly and efficient development that will occur on private water and wastewater servicing.

5.4 PROVINCIAL PLANNING STATEMENT, 2024

The Ontario Government has released the Provincial Planning Statement, 2024 (“PPS 2024”) which will come into effect on October 20, 2024. This document replaces the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The PPS 2024 applies to all Decisions in respect of the exercise of any authority that effects a planning matter made on or after October 20, 2024. Like the 2020 PPS the test with regard to reviewing the policies of the PPS 2024 remains “shall be consistent with”.

The PPS 2024 shows a focus on building homes and associated infrastructure in line with the Province’s goal to meet having 1.5 million homes built by 2031. The Subject Site continues to be within a settlement area.

Settlement areas are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and*
- b) lands which have been designated in an official plan for development over the long term.”*

Policy 2.3.1 1. continues to identify that “*Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas*”. While the subject lands will not benefit from transit, the lands have been identified for development and are appropriate for this land use.

Planning authorities are encouraged to create complete communities which are inclusive and meet the diverse needs of their populations.

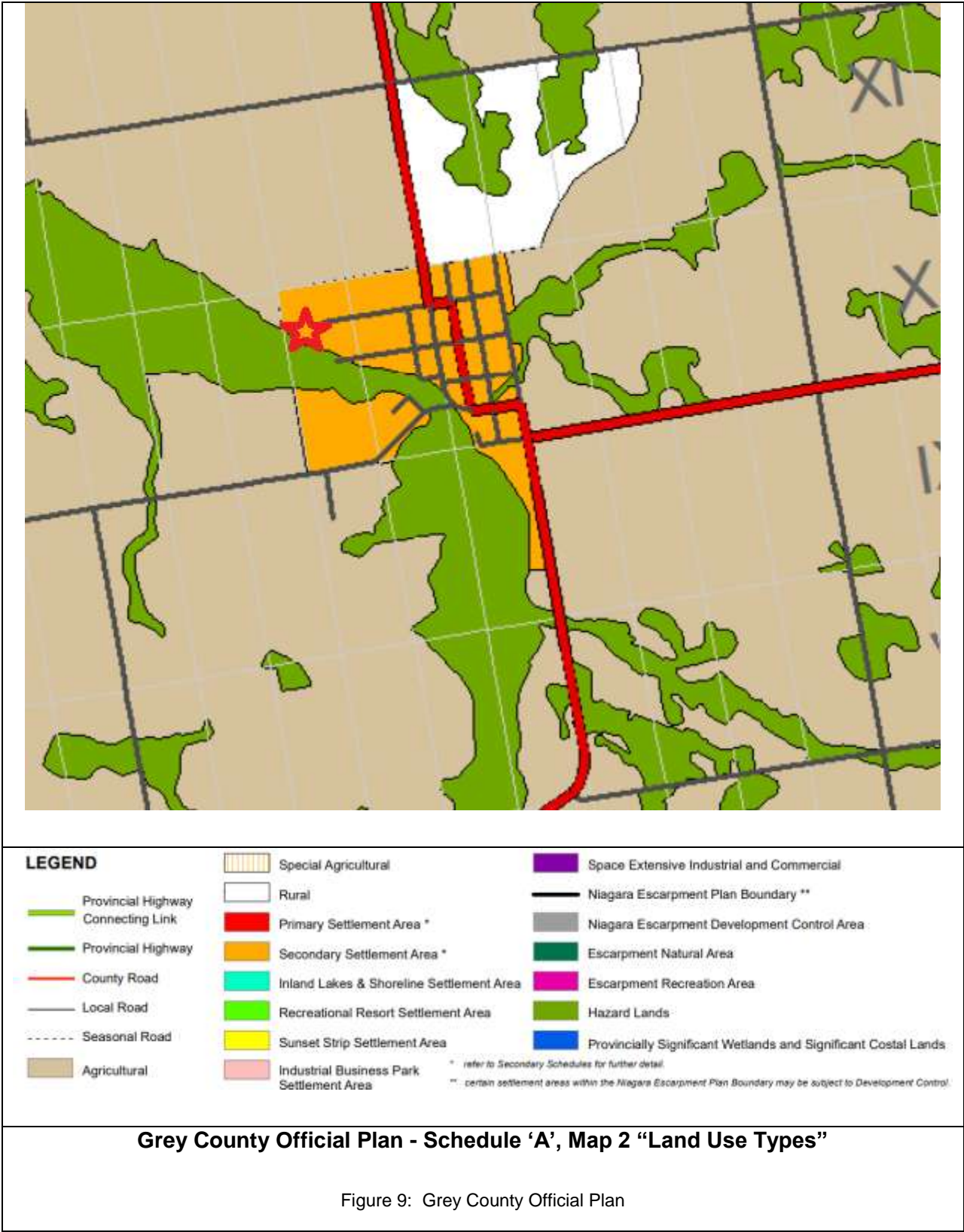
Where a planning authority must decide on a planning matter before the Official Plan has been updated to be consistent with the PPS 2024 or before other applicable planning instruments have been updated, the authority must still make a decision that is consistent with PPS 2024.

The application filing for the Draft Plan and the Zoning By-Law amendment predate the implementation date of PPS 2024, however it is reasonable to expect that a Decision on these items will occur after October 20, 2024. Regardless, I am of the opinion that the proposal for these lands is consistent with the 2020 Provincial Policy Statement and will continue to be consistent with the PPS 2024.

5.5 GREY COUNTY OFFICIAL PLAN

The Grey County Official Plan was adopted by Grey County Council in 2018 and approved by the Province of Ontario in 2019. The Official Plan is a legal document that contains goals, objectives and policies to manage and direct physical (land use) change.

The property is designated “Secondary Settlement Area” and “Hazard Lands” and is all contained within the settlement boundary limits of the village of Ayton.



Section 3.6 of the Grey County Official Plan provides the policy direction regarding Secondary Settlement Areas as follows:

Secondary Settlement Areas are settlements areas that have lower density targets and have a limited range of uses and amenities compared to Primary Settlement Areas and have partial or private services. These areas accommodate limited residential growth as well as new community facilities and employment uses.

1) Secondary Settlement Areas, as identified in Table 5 and shown on Schedule A of this Plan include existing community areas which may have significant populations and/or a wide range of uses and amenities. Secondary Settlement Areas are intended to provide a limited opportunity for growth and provide a range of living styles and employment locations.

2) Permitted uses in the areas designated as Secondary Settlement Areas are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community.

3) Where partial services exist in a Secondary Settlement Area, development shall only be permitted to allow for the development of vacant and/or underutilized lots, as well as the creation of lots, subject to satisfying the following requirements:

- a) The development is within the reserve sewage system capacity or reserve water system capacity;*
- b) Site conditions are suitable for the long-term provision of such services;*
- c) The development is within the existing settlement area;*
- d) Allow for infilling and minor rounding out of existing development (see Section 8.9.1(10)(c)).*

4) New commercial or dry industrial uses in Secondary Settlement Areas shall only be permitted if it can be shown that the proposed uses can be accommodated by individual on-site private services with no adverse environmental effects. For Secondary Settlement Areas that are partially serviced by a municipal water system, it shall be demonstrated that the system has capacity to accommodate the development and the site is capable of accommodating an on-site private sewage system.

5) Adequate buffering will be maintained between commercial and industrial uses and any residential, open space, recreational or institutional use within Secondary Settlement Areas.

6) *Intensification opportunities are encouraged within Secondary Settlement Areas in order to promote the development of healthy communities. Municipalities will 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 Secondary 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.*

In order to determine if intensification can be permitted on private services, it must be demonstrated that the proposed use can be accommodated with no adverse environmental effects. Intensification proposed on partial services shall satisfy the requirements identified in Section 8.9 of this Plan

Section 3.3 describes the Settlement Area land Use Types within the County and confirms via Table 5 that Ayton is a Secondary Settlement area.

Grey County is comprised of diverse areas, including Agricultural, Special Agricultural, Rural, and several different types of settlement areas. Growth within the County needs to be managed to minimize adverse effects on the natural heritage system, heritage resource features, and agriculture and be phased to coincide with the availability of appropriate types and levels of services. The protection of existing investments in infrastructure by maximizing their use, where possible, is desired. This is why the policies of this Plan position settlement areas as the focus of urban growth and encourage appropriate development in all municipalities. Development that does not negatively impact natural resources and is compatible with surrounding land uses is promoted.

Policies of this Plan will promote development forms and patterns which minimize land consumption and servicing costs. This will help ensure development is compact in form and promotes the efficient use of land and provision of water, sewer and transportation, and other services. It will be important to encourage the development of mixed use settlements and to create healthy, sustainable communities.

Settlement areas include cities, towns, villages, and hamlets, as well as, growth areas along our shorelines and in our recreational areas. Settlement areas within the County vary in terms of size, density, population, economic activity, diversity, and intensity of land uses, service levels, and types of infrastructure available.

The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change vary across the County. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect and conserve resources, promote green spaces, ensure the effective use of infrastructure and public service facilities, and minimize unnecessary public expenditures

Section 2 of this Plan describes its allocation of growth to the County's local municipalities. In most cases, there is sufficient approved, planned, and potential unit supply and employment areas supply to accommodate the growth projections without the need for any settlement area boundary expansions. Where a municipality has demonstrated through a comprehensive review or an updated comprehensive review, the County will consider changes to the settlement area boundaries. The policies also specify targets for the distribution of permanent population growth to settlement areas, and for intensification within settlement areas. A comprehensive review or an updated comprehensive review will be required prior to a settlement area boundary expansion.

Comprehensive reviews will be considered which cross municipal boundaries, in order to serve the growth needs of both municipalities. If partnerships are not possible or are not working for municipalities then municipalities may need to explore other options including the pursuit of municipal boundary changes.

The majority of growth will be directed to settlement areas. Development within settlement areas will occur on full municipal services, where available. For the purposes of this Plan, the County Plan establishes five main land use types for areas of concentrated development:

2) Secondary Settlement Areas – Towns, Villages and larger Hamlets which generally have significant populations and a wide range of uses and amenities. These areas accommodate limited residential growth as well as new community facilities and employment uses. Development within these settlement areas may be limited due to external, physical, or policy constraints and lack of infrastructure.

Table 5: Distribution of the County's Primary and Secondary Settlement Areas

Primary Settlement Area	Secondary Settlement Area	
Dundalk (2q)	Allan Park (3p)	Holland Centre (3e)
Durham (3l)	Annan (1o)	Holstein (2o)
Georgian Villas/Cobble	Ayton (3n)	Hopeville (2p)
Beach (1q)	Badjeros (2k)	Keady (1k)
Hanover/West Grey (3j	Balmy Beach(1e)	Kemble (1c)
and 3k)	Berkeley (3f)	Kilsyth (1j)
Markdale (2f)	Big Bay (1b)	Kimberley (2e)
Meaford (1n)	Bognor (1m)	Leith (1p)
Neustadt (3m)	Brooke (1h)	Massie (3o)
Owen Sound (1h)	Cedarville (2t)	Maxwell (2j)
Thornbury/	Ceylon (2l)	Oxenden (1a)
Clarksburg (2a)	Chatsworth (3a)	Priceville (2m)
	Crawford (3i)	Ravenna (2d)
	Creamery Hill(1h)	Rockford (1l)
	Cruickshank(1g)	Rocklyn (2c)
	Desboro (3c)	Shallow Lake (1f)
	Dornoch (3g)	Singhampton (2i)
	Dromore (2r)	Springmount (1i)
	East Linton (1d)	Swinton Park (2s)
	Elmwood (3h)	Varney (2n)
	Eugenia (2g)	Walter's Falls (3b)
	Feversham (2h)	Williamsford (3d)
	Flesherton (2l)	Woodford (1r)
	Heathcote (2b)	

The Household Growth Targets for the County are shown on Table 2 within Section 2 of this Plan and will be utilized to guide decisions by County and Local Councils in focusing growth to the settlement areas.

As noted, due to the presence of the South Saugeen River along the southern limit of the Property there are lands in this area that are currently identified as "Hazard Lands". Section 7.2 of the Official Plan provides the policy direction

Hazard Lands include floodplains, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the County.

New development shall generally be directed away from Hazard lands. The policies of this section of the Plan work together with MNRF Natural Hazards Technical Guidelines, as well as conservation authority regulations, and policies

1) The Hazard lands land use types are shown on Schedule A. Hazard lands have not been mapped within the Niagara Escarpment Plan Area within Schedule A. Hazard lands may still exist within the Niagara Escarpment Plan Area and as such it is recommended that consultation occur with the conservation authority and the Niagara Escarpment Commission.

2) Permitted uses in the Hazard Lands land use type are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

3) In the Hazard Lands land use type buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section .7 Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.

4) Development and site alteration is not permitted within the floodway portion of the floodplain or defined portion of the dynamic beach. The floodway is the entire floodplain, unless the Two-Zone Concept is in use.

5) Implementation of the existing Two-Zone Concept or Floodplain Special Policy Area is subject to the following:

a) The Two-Zone Concept shall continue to be used for the Saugeen River floodplain on Lot 56 to 59 inclusive, Concession 2 E.G.R., (Glenelg Township) Municipality of West Grey, with the floodway being the 100 Year floodplain and the flood fringe being the outer portions of the Regional Storm floodplain. Appropriate development may be permitted in the flood fringe provided suitable flood damage reduction measures are undertaken to protect against Regional Storm flooding. Development and site alteration within the floodway, flood fringe or Regulated Area requires the approval of the conservation authority, in addition to any other applicable approvals.

b) Implementation of a new two-zone concept will be done through a municipal official plan amendment

6) Placing, removing, or re-grading fill material of any kind, whether originating on the site or elsewhere, is not permitted without written approval of the appropriate conservation authority in Hazard Lands.

7) *Certain public or private works which, by their nature, must locate within Hazard Lands shall be permitted to do so. These works include flood and erosion control, drainage, water works, those directly required for the management or maintenance of the natural environment, and other necessary works of approved design.*

8) *Replacement of existing buildings or structures may be permitted if the hazard risk does not increase from the original condition, and the feasibility of re-locating the buildings or structures outside of the hazard areas has been assessed.*

9) *In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied:*

- a) The hazards can be safely addressed and new hazards are not created or existing ones aggravated;*
- b) No adverse environmental impacts will result. The County, in consultation with the conservation authority, may require an environmental impact study to be prepared at the proponent's expense, in accordance with this Plan;*
- c) Vehicles and people have a way of safely entering and exiting at all times;*
- d) The development does not include;*
 - i. Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; or*
 - ii. Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; or*
 - iii. Involve hazardous substances, and their disposal, manufacture, treatment or storage of.*
- e) The advice or approval where required, of the appropriate conservation authority shall be obtained. The County and the conservation authority will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site.*
- f) There is no feasible location for the development outside of the Hazard Lands land use type.*

10) Where new development is proposed on a site, part of which is Hazard Lands, then such lands may not be acceptable as part of the five per cent dedication for parkland. All lands dedicated to the municipality shall be conveyed in a condition satisfactory to local municipality.

11) Precise delineation of Hazard Lands will be shown in the local zoning by-laws. An amendment to the Official Plan will not be required to permit redefining of a Hazard Land boundary. Modifications to the Hazard Lands may occur through a zoning by-law amendment after consultation with the conservation authority and the approval authority

An Environmental Impact Study has been completed by a qualified consultant and in accordance with a Terms of Reference agreed to by the County and SVCA which identifies the limits of the environmental features on site and associated buffers to be provided through implementation of the Draft Plan of Subdivision and Zoning. As per policy 11) noted above, an Official Plan Amendment is not required and the limits of the Hazard Land boundary can be redefined through the approvals process that is being commenced. The SVCA will review the Environmental Impact Study (and other materials that form part of this Proposal) and the Owner will work with them and all approval authorities to ensure that the hazard lands have been reviewed, addressed and protected as necessary.

The Official Plan sets an overall intensification target for new growth within Secondary Settlement areas to be 15%. This is identified through Policy 3.4.1. The Property is wholly contained within the settlement boundary limits of the village of Ayton and is currently vacant. The Proposal to develop the lands with twelve (12) residential lots with frontage on roadways identified by the County fulfills the policy direction to develop a property at a higher density than currently exists. The subject lands are vacant and the entirety of the property has been assessed as part of this Proposal.

Table 6 of the Official Plan identifies the minimum target for residential intensification within the Municipality to be 5%. Local municipalities are to facilitate intensification and support development. The Property is within an identified settlement boundary, and as per the PPS 2020 and PPS 2024 settlement areas are to be the focus of growth and development. The development of the lands will provide a modest contribution to the overall Municipal intensification goals and targets. The Proposal will result in a vacant property which provides no options for housing to a development providing an opportunity for 12 new units to be created.

Table 6: Minimum Targets for Residential Intensification

Municipality	Primary Settlement Area	Secondary Settlement Area
Chatsworth	N/A	5%
Georgian Bluffs	10%	5%
Grey Highlands	10%	5%
Hanover	15%	N/A
Meaford	10%	5%
Owen Sound	15%	N/A
Southgate	10%	5%
The Blue Mountains	10%	5%
West Grey	10%	5%

Section 4.1 of the Official Plan provides the policy direction for Housing as follows:

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.*

Both Victoria Street and Albert Street are identified as local municipal road and are subject to the following policies of Section 8.3.3

1) *Local municipalities will adopt practices and official plan policies for the provision and maintenance of a local road network within the context of the complete transportation system.*

2) Local municipalities should seek to reduce traffic congestion and minimize the length and number of vehicle trips through traffic management techniques, support current and future use of transit (where applicable), and active transportation in their official plans, through the designation of areas of higher density and mixed land uses.

3) Within settlement areas and built-up areas, local municipalities will investigate improving pedestrian safety through the use of:

- a) Traffic calming measures;*
- b) Improved traffic signals;*
- c) Roundabouts/traffic circles at key intersections;*
- d) Improved signage;*
- e) Improved pedestrian crossings/walkways/sidewalks;*
- f) Removal/maintenance of snow;*
- g) Relocating utility poles that interfere with pedestrian crossings;*
- h) Designing roads as complete streets to accommodate all age groups and different forms of transportation;*
- i) Identifying community safety zones.*

The Proposal will require each of the proposed lots to connect to Victoria Street or Albert Street. As previously discussed and physical improvements / the opening of these roadways will be worked on with the Municipality and County and the obligations of each party, including the Owner, will be outlined in the Subdivision Agreement.

Section 9.13 of the Official Plan includes policy direction for when the Plan of Subdivision process is to be undertaken within the County. The policies provide a list of suggested criteria that a proponent is to consider and be prepared to justify as follows:

Item for Consideration	Comment
1) The layout of the proposed plan with regard to matters of:	
a) Access and connections to public transportation (where applicable) and access to existing trails,	Public Transportation services are not available to Ayton.
b) The layout of the subdivision should be designed such that the lots back onto the Provincial Highway or County road and front onto a local internal street,	The Proposal results in all lots fronting directly onto a local street that exists or that will be improved as a result of the project.
c) Improving and promoting walkability/cyclability within the proposed plan through sidewalks, bike lanes, bicycle parking/racks, and/or other active transportation infrastructure with consideration for existing walking and cycling conditions	Victoria Street will be upgraded to a rural standard to facilitate the development. Sidewalks are not anticipated as a requirement however utilizing the roadway (due to the low volume of expected traffic) would be appropriate for bicycles and walking.
d) Accessibility needs	Any proposed single detached residential dwelling units can be constructed to suit the needs of the builder / owner and address accessibility requirements.
e) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern must be considered more favourably than those with curvy street patterns or cul-de-sacs,	The Proposal involves two roadways that are identified as local roads in the County Official Plan. Improvements as needed will be completed however the development of new roadways that are not currently identified on Official Plan mapping is not being considered at this time.
f) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development	
g) Impact on the natural environment, as defined in	An Environmental Impact Study has been completed

Section 6 of this Plan	by Aboud and Associates in support of the Proposal. The recommendations of this study have been incorporated into the Draft Plan layout.
h) Compliance with the Dark Sky Protection policies of section 7.14 of this Plan	<p>It has not been identified if the rural cross section of Victoria Street will require any street lighting. Street lighting is provided on the existing Victoria Street and the continuation of lighting in support of the new lots will be reviewed.</p> <p>Street lights currently exist on Albert Street and consideration for a further street light at the west end of the roadway will need to be examined in consultation with the Municipality.</p> <p>Any new lighting being considered can be designed to be dark sky compliant as required.</p>
i) The provision of usable parkland and green space	An on-site parkland facility is not proposed at this time. It is expected that cash-in-lieu of parkland will be required and those monies will be used to create new parks or refurbish and enhance existing parks as required.
j) Public access to water front or beach (where applicable)	Not applicable.
k) Snow removal and emergency vehicle access	Victoria Street / Albert Street will be designed in such a manner to accommodate both types of vehicles and the ability for their turn around.
l) Compatibility with the Ministry of the Environment, Conservation and Parks' D-Series Guidelines or its successor document(s)	Not applicable

m) Accessible, age-friendly design features, and	Future single detached residential dwelling units on the proposed lots can be designed accordingly to address necessary design features.
n) Healthy environment development provisions outlined in Section 4.3(1).	The proposed development aligns with the provisions of Section 4.3 (1).
2) A range of housing and employment densities.	The Proposal requires the use of private water and wastewater servicing. As such, the proposed lots are larger in size to accommodate these items. The form of development is limited to single detached dwelling units as a result which is typical of the area.
3) A mix of housing types including homes for the aged and assisted living facilities	Not applicable.
4) The provision of affordable housing.	Not applicable.
5) Consistency with Provincial Policy and Local Official Plan provisions	A local Official Plan is not applicable to Ayton. The Proposal is consistent with Provincial Policy.
6) The information requirements listed under Section 9.17 Complete Applications which will be identified through pre-submission consultation with the County or local municipality as applicable	The submission follows the materials outlined in the requirements of the County, Municipality and SVCA as identified through the Pre-consultation process completed by the Owner.

Section 8.9.1 of the Official Plan has policy direction regarding servicing of developments.

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.

9) In any part of the County to be serviced by individual on-site private systems, new development by way of subdivision or condominium will be subject to a Servicing Options Study in accordance with the MECP's D-5-3 Guideline or any future updates to this Guideline. Local municipalities will need to be satisfied that any new development by way of consent can be adequately serviced by individual on-site private systems if that is the proposed form of servicing

18) New lot creation less than 0.4 hectares in size on individual private services, or on partial services using private individual septic systems, shall only be considered with the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto. Municipalities may choose to require a nitrate study for additional residential units on lots less than 0.4 hectares in size.

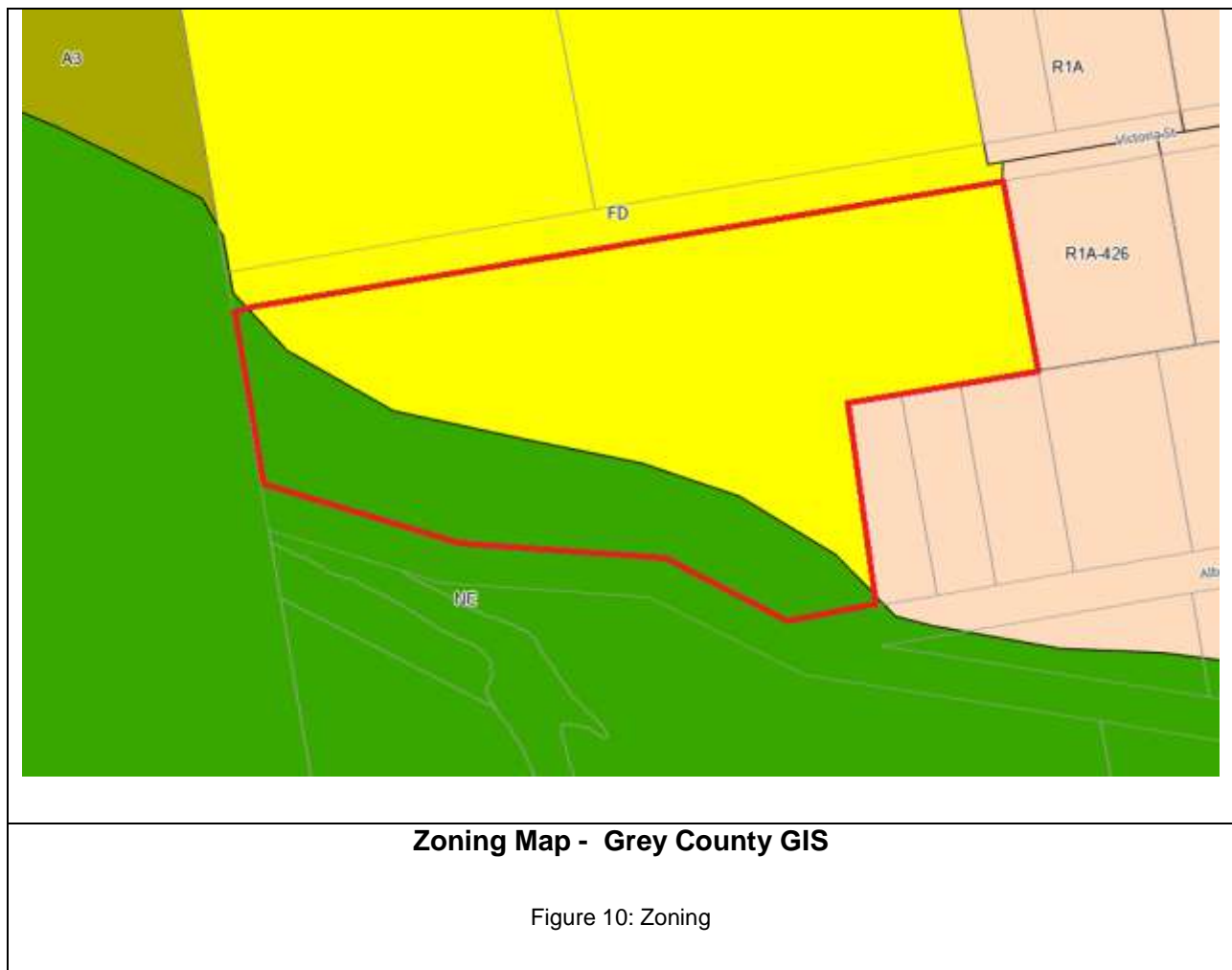
All parties are aware that municipal services are not available to these lands and the only options available to support development would be communal systems or private systems. The Owner is proposing the utilization of private water and wastewater systems and the necessary studies have been completed and form part of this submission to support the development in this manner.

5.6 MUNICIPALITY OF WEST GREY ZONING BY-LAW 37-2006

The Municipality of West Grey Zoning By-law 37-2006, as amended, is a legal document that regulates the use of land within the municipality. The by-law determines and provides regulation that speaks to:

1. What each parcel of land can be used for;
2. Where and what types of buildings or structures may be located on the land; and
3. The requirements of lot sizes, parking lots, building heights and setbacks.

The Property is currently zoned “FD” and “NE”.



Neither of these zoning classifications supports the development of residential land uses on the subject lands and a Zoning By-Law Amendment is required to change the zoning to the “R1A” zoning which is applicable to other single detached residential lots / dwelling units in the area.

It is intended that the bulk of the Property be zoned “R1A” to facilitate the residential land use. The Environmental Impact Study has determined a buffer is required along the western property limit to reflect the woodland edge in this area. As such, it is proposed that Lot 1 would be subject to a dual zoning of “R1A” and “NE” will remain for the buffer area. This will ensure that even though the buffer area is under private ownership that portion of the property would be unavailable for development and all residential land use of the property would need to occur on the “R1A” area. Having lands with dual zoning classifications is common as there are other examples in the immediate area where privately owned residential lots are subject to the “NE” zone being applicable to the lands.

6.0 SUMMARY OF SUPPORTING MATERIALS

To form a “complete” application, the County, Municipality and SVCA have requested various studies to examine the Property and confirm the suitability of the lands for the proposed use. A summary of each of the studies / reports is provided below.

6.1 Servicing Options Study

A Servicing Options Study has been prepared by Cobide Engineering. The report speaks to servicing, grading and stormwater management. The conclusions of the report are:

- 1. Domestic water supply can be provided by on-site individual wells as supported by the D-5-5 Water Supply Evaluation by GAMAN Consultants Inc.*
- 2. On-site sewage disposal and treatment systems can be utilized within this development as demonstrated by the D-5-4 Nitrate calculations.*
- 3. Stormwater can be conveyed towards the South Saugeen River from the road allowance by the use of roadside ditches. Stormwater from the lots can be conveyed overland to the South Saugeen River by use of a naturalized stormwater management approach. Further details of the proposed stormwater management is outlined in the Stormwater Management Report completed by Cobide Engineering Inc.*

4. *The extension of Victoria Street will be constructed to meet the Municipality of West Grey standards of a rural road.*

5. *The proposed development can be serviced with hydro, telephone, and internet.*

Based on the above conclusions of this report, it is recommended that the above Servicing Options Study for the subdivision be submitted to the SVCA, Municipality of West Grey and Grey County as part of the Draft Plan Approval Application.

6.2 Stormwater Management Report

A Stormwater Management Report has been completed by Cobide Engineering. The results and recommendations of this study are:

1. *Stormwater quantity control will be provided through a natural stormwater management approach by utilizing native vegetation and plantings along with grassed/vegetated swales, where required. The majority of the proposed development will remain unchanged with a small percentage of the post development area becoming impervious. Post Development flows can be safely conveyed overland to the South Saugeen River.*

2. *Quality control will be provided by maintaining existing drainage conditions and existing drainage features along with the treatment train approach which will include lot level control, conveyance control and 'end-of-pipe' control measures.*

Lot level control will be provided by directing most impervious areas over vegetated areas and directing all rear yard drainage to or over vegetated areas prior to discharging into the South Saugeen River.

Conveyance control will be achieved by use of bioswales which will assist with slowing, cleansing and infiltration along the way by removing pollutants and sediment from the runoff prior to discharge into the South Saugeen River.

End-of-pipe control will be provided by mirroring the existing drainage patterns and maintaining as much of the pre-development pervious areas as possible. Where required, vegetated drainage swales will be proposed as end-of-pipe treatment for the subject lands

All three levels of the treatment train approach will be used for the development to provide an “Enhanced” Level of protection for the development.

Based on the above conclusions of this report, it is recommended that the above Preliminary Stormwater Management Report for the subdivision be submitted to the County of Grey, the Municipality of West Grey, and SVCA as part of the Draft Plan Approval Application.

6.3 Groundwater Supply Investigations

A Groundwater Supply Investigation was completed by Gaman Consultants Inc. The results of this study identify:

- 1. The study area is situated within the Dundalk Till Plain Physiographic Region. Ayton appears to be located within the southwest boundary of this physiographic region, near the Teeswater Drumlin field to the west.*
- 2. Water well contractors consistently extend drilled wells into the bedrock aquifer within the study area. The reported test rates for the 49 bedrock wells range from 27 to 349 L/min with an average test rate of 75 L/min. The test rates are higher than the daily drinking water needs for homes in the area.*
- 3. Constant rate pumping tests at two test wells designated TW24-1 and TW24-2 demonstrated an abundance of groundwater to meet and exceed the average and peak water demands for a 4 bedroom dwelling with five occupants.*
- 4. Water wells should be located upgradient or cross-gradient of the proposed septic systems for this site to reduce the risk of cross contamination.*
- 5. The microbiological quality of groundwater is suitable for consumption. Residents are encouraged to use UV treatment to provide an added barrier of groundwater quality protection to safe drinking water. UV treatment is expected to include water softening to protect the UV lamp.*
- 6. The chemical quality of groundwater off-site was shown to be suitable for consumption. This is consistent with the water quality results at TW24-1. The presence of nitrates and chlorides provides evidence of anthropogenic sources of contamination in the study area.*

7. *The water quality results at TW24-2 demonstrate the need for treatment to reduce elevated concentrations of naturally occurring hardness, iron, sulphates, and total dissolved solids. A water treatment specialist should be consulted for the appropriate equipment requirements for each dwelling.*
8. *Constant pumping of the two wells for six hours resulted in enough water removed from the aquifer to service about eight to nine of the thirteen dwellings. The tests reasonably demonstrate that with an additional three hours of pumping, these two wells could have provided enough water for all of the lots.*
9. *The transmissivity of the bedrock aquifer was calculated at 40m²/ day and this is indicative of a productive aquifer for domestic water supplies*
10. *The observed and predicted effects of providing water to this proposed subdivision show acceptable effects on the groundwater levels with little to no risk of adverse effects to neighboring wells.*
11. *Samples of groundwater should be collected from future domestic wells at the site to verify groundwater quality and the need for treatment.*

As noted the completed study references the development of 13 lots. The Proposal is for the development of a 12 lot subdivision. As the results provided support and the technical basis to support 13 lots it can easily be extrapolated from the report that the water supply for 12 lots would be sufficient.

6.4 Geotechnical Study

A Geotechnical Study was completed by CMT Engineering Inc. The site steeply slopes from east to west towards the Saugeen River. Six (6) boreholes were completed at various locations within the site boundary. Soil samples were logged at various depths within the boreholes. The boreholes revealed the existing soil conditions on the site consist of sandy silt, some gravel and clay; sandy gravel, some silt, trace clay; sandy, gravelly silt, trace clay, sand and gravel, some silt, trace clay and gravel and sand. No indication of ground water was located within the boreholes. T-times were also calculated to support the use of private wastewater systems.

6.5 Archaeological Study

A Stage 1 and Stage 2 Archaeological Study were completed by Lincoln Environmental Consulting Corp and no archaeological resources were identified during the Stage 2 assessment of the study area. As such the consultant has recommended that no further archaeological assessment of the study area is recommended.

This study has been submitted to the Ministry and we await their acknowledgement that the study has been added to the registry.

6.6 Environmental Impact Study

An Environmental Impact Study has been completed by Aboud & Associates Inc. The recommendations of the study are as follows:

- 1. Prepare and implement a detailed Tree Inventory, Tree Preservation Plan, and Arborist Report, as part of detailed design, in compliance with County and Municipal policies.*
- 2. Prepare and implement an Erosion and Sediment Control (ESC) Plan, per the GGH Erosion and Sediment Control Guide for Urban Construction (TRCA, 2019), as part of detailed design, for protection of the contiguous woodland feature and watercourse.*
- 3. The area of construction disturbance shall be kept to a minimum. Equipment is to be limited to the construction allowance area and is not to encroach within the adjacent natural features.*
- 4. Control access and movement of equipment and people through implementation of staging and storage areas. a. Implement appropriate protocols outlines in the Clean Equipment Protocol for Industry (Halloran et al., 2013).*
- 5. Locate works and equipment storage as far as possible from existing natural features.*
- 6. All disturbed areas to be re-vegetated or restored with site appropriate indigenous plants wherever opportunities exist, including within the variable buffer to the woodland dripline to encourage the development of native species and deter encroachment into the natural features.*
- 7. Sediment control fencing to be installed as shown on a Detailed Site Plan. Installed sediment control fencing is to be inspected to ensure that it is in place and functioning as designed prior to any activities or construction.*
- 8. Time activities to avoid wildlife disturbance during critical life stages:*
 - a. Avoid removal of trees and vegetation during the generalized breeding bird nesting period from April 1 to August 31. If vegetation removal is necessary during this period, a skilled biologist/ecologist is required to conduct a nest search. Any active nests found should be monitored weekly until they become inactive.*

b. No clearing of trees on site is to occur during the bat maternity season (April 1- September 30) in compliance with provincial direction.

9. Where possible, prepare, as part of detailed design, and implement low impact development measures such as, bioswales, permeable surfaces, and infiltration trenches to manage stormwater runoff, reduce flooding and improve water quality.

10. Prepare, as part of detailed design, a Homeowner's Manual to inform residents of the value of natural features, promote stewardship and provide native species recommendations for landscaping.

11. Install a living buffer along the southern property limits immediately adjacent the existing woodland feature, utilizing native species that will deter encroachment into the woodland (i.e. Raspberries).

6.7 Grading Plan

A Preliminary Grading Plan has been prepared by Cobide Engineering to illustrate how the lands can be developed.

Each of the supporting documents has been reviewed and was used to inform the preparation of the Draft Plan of Subdivision for 12 lots and the requested Zoning By-Law Amendment. In all instances, the companion studies provide support for this project to advance as proposed.

7.0 PLANNING OPINION

It is recognized that the Official Plan is the most important vehicle to integrate and comprehensively implement provincial policies and direct development. The subject lands are designated "Residential" and are poised for development for a higher order use than vacant lands within a settlement boundary.

The Draft Plan of Subdivision proposes the development of the lands for a twelve (12) lot residential development. The site is somewhat limited by the amount of available frontage onto the roadways which does not allow for the creation of more lots. In some instances the lots are of significant size and depth as a result that the creation of another lot on the southern side (Saugeen River side) of the property is not possible. Regardless, the proposed lots meet or exceed the zoning parameters that would direct this form of development in the village of Ayton. Materials prepared in support of the application confirm that there is ample

room within each lot to support the development of a single detached residential dwelling unit as well as the supporting private water and wastewater services.

A concurrent Zoning By-Law Amendment is proposed to change the zoning from “FD” to a “R1A” for the majority of the Property. Site specific regulations are not proposed and it is understood that the development of each lot could be completed in full accordance with the “R1A” zoning regulations as well as all other relevant regulations of By-Law 37-2006, as amended, which would be applicable.

The minimum lot frontage and lot area requirements of the “R1A” zoning are:

11.2.1 LOT AREA, Minimum 2 2000 m (.5ac)

11.2.2 LOT FRONTAGE, Minimum 30.5 m (100.1ft)

As previously noted, the project proposes the following:

Lot Number	Lot Frontage	Lot Area
1	35.2m	3566.7m ²
2	35.2m	4245.2m ²
3	35.2m	4805.0m ²
4	35.2m	5117.5m ²
5	35.2m	5388.8m ²
6	35.2m	5776.6m ²
7	35.2m	6584.3m ²
9	35.2m	3550.0m ²
10	35.2m	3552.9m ²
11	35.2m	3658.8m ²

12	44.8m	4447.8m ²
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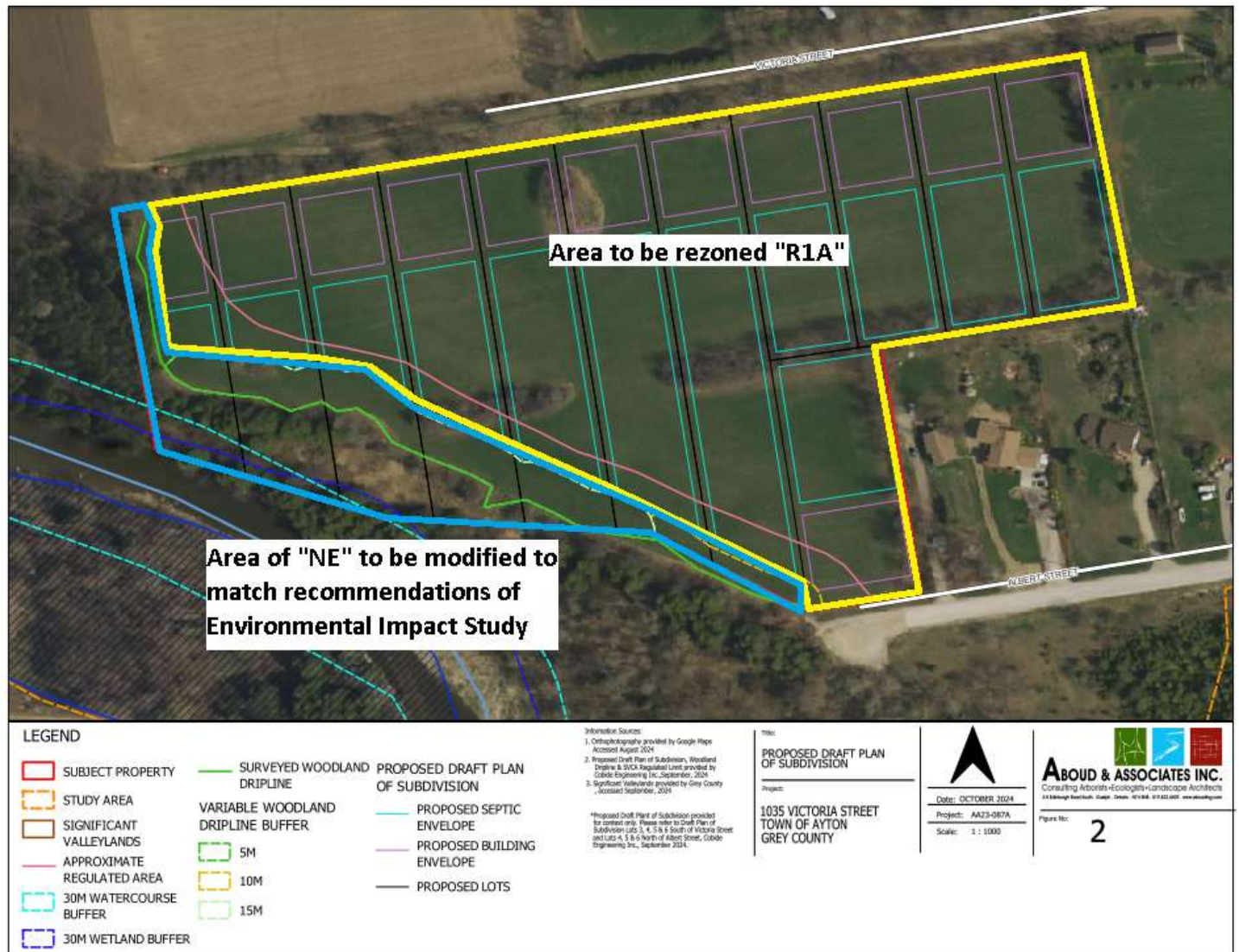
To recognize the woodland areas and buffers recommended by the Environmental Impact Study, it is proposed that the limits of the “NE” zone be modified accordingly to follow the recommendations of the consultant based on actual on site conditions and in accordance with the development Proposal. As a result, various lots would be subject to two zoning classifications, however we opine this is necessary to ensure that the buffer areas and the ecological areas etc. are protected from development in the long term.

The zoning by-law would recognize that each lot would still comply with the minimum lot area requirements as the Lot Area definition speaks to the boundary lines of a lot - and not the area zoned for each use.

5.139.1 LOT AREA, means the horizontal area within the boundary lines of a lot.

Based on Figure 2 of the Environmental Impact Study we propose the following zoning be applied to these lands.





The resulting zoning would still permit an efficient use of the Property for the intended land use of the Official Plan (i.e. residential) while still providing protection to the areas identified as “Hazard Lands” that have now been field verified and evaluated.

I am of the opinion that the development of the lands in this manner reflects the form of development that has occurred on the lands to the east and implements the Official Plan in a form that is respectful of the overall area and is appropriate in the context of the village setting.

My opinion is based on the proposal that has been considered in the preparation of the sought after Draft Plan approval and Zoning amendment and through the preparation of this Planning Opinion Report. It is my opinion that the proposed development of the property for a “R1A” uses is appropriate given the location, context and size of the property. The sought amendments are appropriate for the property as they are meant to be specifically supportive of the development proposal which should give Council and the public confidence that the development project as proposed is what will be implemented on the subject lands.

Full design details of the proposal would be addressed as conditions of Draft Approval and the obligations outlined in the subdivision agreement.

8.0 PUBLIC CONSULTATION STRATEGY

The *Planning Act* (O.Reg 544/06, amended by O.Reg 178/16) requires that applicants submit a proposed strategy for consulting with the public with respect to an application.

The public consultation process in support of the Draft Plan of Subdivision and Zoning By-law Amendment applications for the Property is proposed to follow the *Planning Act* statutory requirements. The following points of public consultation are proposed:

- Circulation of Notices to the public to advise of the acceptance by the County and Municipality of complete applications.
- A Public Meeting at which time public input will be considered. Notice of the meeting shall be given to every owner of land within 120 metres of the subject land, and by posting a notice in a place that is clearly visible from a public street (or as directed by the County / Municipality)
- Direct written responses to comments raised through the public consultation process will be provided to County and Municipal Staff for their review and consideration in the preparation of a Staff Report with a recommendation.
- Preparation of a Staff Report, with the Report to be available to the public in advance of County or Municipal Council's consideration of the application and any Decisions being rendered. It is understood that County and Municipal staff will post information on their respective websites for public review. This will include the staff report and may also include technical studies and reports prepared in support of the application or resubmission materials if required.

- Council Meetings regarding the applications and a recommendation regarding the staff report, all available information, and public input will be considered in Council's final decision.

The consultation strategy proposed will provide members of the public with opportunities to review, understand and comment on the Draft Plan of Subdivision and Zoning By-law Amendment applications. The consultation strategy will be coordinated with County and Municipal staff and additional opportunities for consultation will be considered and may be warranted based on input received.

9.0 SUMMARY AND CONCLUSIONS

In conclusion, it is my professional opinion that the proposal for a Draft Plan of Subdivision and Zoning By-Law amendment as presented for the Property is appropriate for the following reasons:

1. The proposal is consistent with the Provincial Policy Statement, 2020
2. The proposal is consistent with the Provincial Planning Statement 2024
3. The proposal conforms to the County of Grey Official Plan
4. The proposal will contribute to a range and mix of land uses available within the broader area.
5. The proposal will contribute to a complete community.
6. The Property is of adequate size to accommodate the proposed use and necessary parking and servicing infrastructure.
7. The proposed use on the subject lands is not anticipated to cause adverse impacts on abutting properties.
8. The proposed use of the property represents good planning.
9. The submissions satisfy the requirements outlined in the pre-consultation process
10. The outlined public consultation process is intended to ensure active public and agency engagement so that the public interest can be addressed throughout the process.
11. .

It is therefore concluded that the proposal is consistent with the PPS 2020 and the PPS 2024, conforms to the County Official Plan and the proposal has had appropriate regard for Section 2 of the *Planning Act*, and represents good planning.

On the basis of the foregoing, the proposed Draft Plan of Subdivision and Zoning By-Law Amendment applications should be deemed complete and it is my opinion that County and Municipal Council's should support the project as proposed.

A handwritten signature in black ink that reads "Scott Patterson". The signature is written in a cursive, flowing style.

Scott J. Patterson, BA, CPT, MCIP, RPP
Principal
Patterson Planning Consultants Inc.