

# Planning Justification Report

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## Clifford Park Subdivision

Clifford (Park St) Developments Inc.

Town of Minto

Wellington County

Official Plan Amendment

Zoning By-law Amendment

Draft Plan of Subdivision

August 2024



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Zoning By-law Amendment  
Draft Plan of Subdivision

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Wellington County

August 2024

**Prepared for:**

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# Contents

1.	Introduction .....	1
1.1	Background.....	1
1.2	Proposed Applications.....	1
1.3	Purpose and Scope.....	2
1.4	Pre-Submission Consultation .....	2
2.	Site Description and Context .....	3
2.1	Site Location and Description.....	3
2.2	Surrounding Uses and Context .....	5
3.	Proposed Development and Approvals .....	6
3.1	Development Description .....	6
3.2	Draft Plan of Subdivision .....	6
3.3	Official Plan Amendment.....	8
3.4	Zoning By-law Amendment .....	12
3.5	Consent .....	14
4.	Planning Policy and Regulatory Overview .....	15
4.1	The Planning Act.....	15
4.2	Provincial Policy Statement (2020).....	18
4.3	A Place to Grow: Growth Plan for the Greater Golden Horseshoe .....	21
4.3.1	Growth Management .....	22
4.3.2	Designated Greenfield Areas.....	23
4.3.3	Infrastructure .....	23
4.4	Wellington County Official Plan .....	24
4.4.1	Wellington’s Planning Vision.....	24

4.4.2	Wellington Growth Strategy .....	25
4.4.3	General County Policies .....	25
4.4.5	The Greenlands System .....	27
4.4.6	The Urban System.....	27
4.4.7	Primary Urban Centre Policies.....	29
4.4.8	Creating New Lots .....	30
4.4.9	Environmental Services .....	33
4.4.10	Transportation .....	34
4.4.11	Implementation .....	34
4.5	Town of Minto Zoning By-law .....	34
4.5.1	Minimum Lot Area.....	38
4.5.2	Minimum Front Yard .....	38
4.5.3	Minimum Interior Side Yard .....	38
4.5.4	Minimum Exterior Side Yard .....	38
4.5.5	Minimum Rear Yard.....	38
4.5.6	Maximum Building Height .....	39
4.5.7	Maximum Lot Coverage.....	39
4.5.8	Minimum Landscaped Open Space .....	39
4.5.9	Minimum Lot Frontage, Corner .....	39
4.5.10	Maximum Units in a Row .....	39
4.5.11	Bow/Bay/Box Window Projection .....	40
4.5.12	Townhouse Buffer Area .....	40
4.5.13	Day Lighting (Sight) Triangle.....	40
4.5.14	Air Conditioner Unit.....	40
4.6	Source Protection Plan.....	41
5.	Supporting Studies and Plans .....	42
5.1	Functional Servicing Report .....	42
5.2	Transportation Impact Study .....	42
5.3	Stage 1-2 Archaeological Assessment.....	43

6. Planning Rationale ..... 44

7. Summary and Conclusion ..... 46

Appendix 1 Draft Official Plan Amendment.....A-1

Appendix 2 Draft Zoning By-law Amendment .....A-2

Appendix 3 Consent Sketch.....A-7

# List of Figures

Figure 1 – Site Location.....	4
Figure 2 – Draft Plan of Subdivision.....	7
Figure 3 – Clifford Growth Structure .....	9
Figure 4 – Clifford Primary Urban Centre.....	10
Figure 5 – Clifford Official Plan Land Use Designation.....	11
Figure 6 – Current Zoning Map.....	13

# 1. Introduction

## 1.1 Background

GSP Group Inc. (“GSP”) has been retained by Clifford (Park St) Development Inc. (the “Developer”) to prepare and submit planning applications for its proposed residential subdivision development at 41 Park Street West in Clifford village in the Town of Minto (the “Subject Lands”). In addition to a draft plan of subdivision application, applications for an Official Plan Amendment and Zoning By-law Amendment are also being concurrently submitted.

The Subject Lands are in the southwest part of the Clifford urban area, south of Park Street West and west of Elora Street South. It is 10.65 hectares in land area and forms part of an agricultural farm on approved severed lands.

The Developer is proposing a residential subdivision with up to 189 dwelling units consisting of single detached and street townhouses (the “Proposed Development”). The subdivision will also contain blocks for a park, stormwater management pond and a walkway.

## 1.2 Proposed Applications

Applications for an Official Plan Amendment, Zoning By-law Amendment and draft plan of subdivision are all being submitted to the County of Wellington and the Town of Minto to permit the proposed development.

The purpose of the Official Plan Amendment is to redesignate the land use on Subject Lands from the current ‘Future Development’ and ‘Prime Agricultural’ designations in the Wellington County Official Plan (“WCOP”) to ‘Residential’. The Residential designation will permit all uses proposed in the development, including single detached and street townhouse dwellings, a park and stormwater management facility. The Subject Lands were recently added to the Clifford Primary Urban Centre in WCOP by Official Plan Amendment 119 (“OPA 119”), which was finalized by the province through Bill 162 on May 16, 2024.

The purpose of the Zoning By-law Amendment is to rezone the Subject Lands from ‘Agricultural Site-Specific’ (A-1) and ‘Future Development’ (FD) to ‘Residential Two Site-Specific’ (R2-#) and (R2-X) zone to permit up to 117 single detached dwellings and ‘Residential Three Site-Specific’ (R3-#) zone to permit up to 72 street townhouse

dwellings. The 'Open Space' zone is also being sought for the park block, a walkway block and a stormwater management block.

### **1.3 Purpose and Scope**

This report has been prepared to provide a professional planning assessment and justification in support of an Official Plan Amendment, Zoning By-law Amendment and draft plan of subdivision. The objectives of this report are as follows:

- Provide an overview of the Site, including site description as well as a summary of the surrounding uses and community context;
- Provide an overview of the Proposed Development;
- Provide a summary of relevant policy framework, including Provincial, County of Wellington ("County"), and Town of Minto ("Town") policy and regulatory considerations along with planning justification and commentary in support of the Proposed Development;
- Provide a summary of supporting technical studies and plans that have been prepared in support of the Proposed Development; and
- Provide an overview of the proposed applications for an Official Plan and Zoning By-law Amendment as well as draft plan of subdivision.

### **1.4 Pre-Submission Consultation**

A Formal Pre-Submission Consultation Meeting was held with County and Town staff on August 9, 2023. An informal follow-up pre-submission meeting was held with County and Town staff on July 3, 2024 including to discuss how recent approvals from the Province to the WCOP impacted the policy framework and submission of the applications.

Throughout consultation discussions, several requirements were identified for complete applications, including a Planning Justification Report in support of the Proposed Development. This Planning Justification Report should be read in conjunction with the other associated studies and plans prepared in support of the Proposed Development and as summarized in Section 6 of this report.



## 2. Site Description and Context

### 2.1 Site Location and Description

The Subject Lands are municipally known as 41 Park Street West in the southwest part of the Primary Urban Centre of Clifford. It is located on the south side of Park Street West and west of Elora Street South. It is legally described as PART OF LOT 61, CONESSION D (VILLAGE OF CLIFFORD), TOWN OF MINTO, COUNTY OF WELLINGTON. The location of the Subject Lands complete with aerial imagery for the village of Clifford is shown in **Figure 1**.

The Subject Lands are a combination of three parcels that will be merged, with a gross area of 10.65 hectares (26.3 acres). The Site has 495.8 metres of broken frontage on Park Street West. The western part of the site is generally flat, and the eastern part of the site is slightly higher, gradually sloping down from north to south towards an existing ditch running along the east side of the Subject Lands.

Parcel A forms an existing lot of record that was created by a previous severance (File No. B38-22). It is more particularly described as PARTS 1, 2 AND 3, 61R-22334. It is approximately 4.81 hectares in size.

Parcels B and C were recently approved by consent from the County of Wellington Land Division Committee to be added to Parcel A (File No. B71-23). Parcels B and C are 4.85 and 0.99 hectares respectively. A consent sketch prepared by JD Barnes is included in **Appendix C** to this report for additional information. Parcels B and C have recently been brought into the Clifford Urban Centre settlement area boundary through final approval of WCOP Amendment No. 119 by Bill 162.

The Subject Lands are currently used for mixed crop agricultural purposes with a partial driveway. They are vacant of any buildings or structures. A farm residence and related agricultural outbuildings (Shauvalley farmstead) is situated directly south of the Site. An easement is registered over Part 2 of plan 61R-22334 for continued access for the existing farmstead driveway as well as for water servicing from Park Street West. This easement will be lifted once a new driveway and water service are constructed as part of the subdivision works.

Park Street West currently terminates in a dead end approximately halfway along the frontage of the Site, west of Minto Street South. As identified in the Town of Minto 2020 Development Charges Background Study (Watson & Associates Economists Ltd.), Park Street West is proposed to be urbanized with full curbs and sewers.



Site Location  
Source: Google Earth (2024)

Figure  
**1**

Planning Justification Report | 41 Park Street  
GSP Group | August 2024

## 2.2 Surrounding Uses and Context

The Site is in the southwest corner of the Clifford village Primary Urban Centre within the Town of Minto. The surrounding land uses are as follows:

- |              |  |
|--------------|--|
| <b>North</b> | Existing single detached dwellings on Park Street West and vacant residential lots. An agricultural field is also located north of Park Street West.                                     |
| <b>East</b>  | A public trail on a former CN Rail right-of-way, beyond which are agricultural fields, a single detached dwelling fronting Park Street West, Raccoon Creek and the Clifford Rotary Park. |
| <b>South</b> | Agricultural lands outside the Clifford village urban centre, including the Chauvalley farmstead.  |
| <b>West</b>  | Agricultural lands outside the Clifford village urban centre.  |

## 3. Proposed Development and Approvals

### 3.1 Development Description

The development of a residential subdivision is proposed on the Subject Lands with up to 189 dwelling units. The residential units will consist of a mix of single detached dwellings and street townhouses connected by local roads. With a total site area of 10.65 hectares, the net density of the development will be a maximum of 17.65 units per hectare.

Three development applications are required to facilitate and permit the proposed development, including a draft plan of subdivision, Official Plan Amendment, and Zoning By-law Amendment. Details of each application are described further below and throughout this report.

### 3.2 Draft Plan of Subdivision

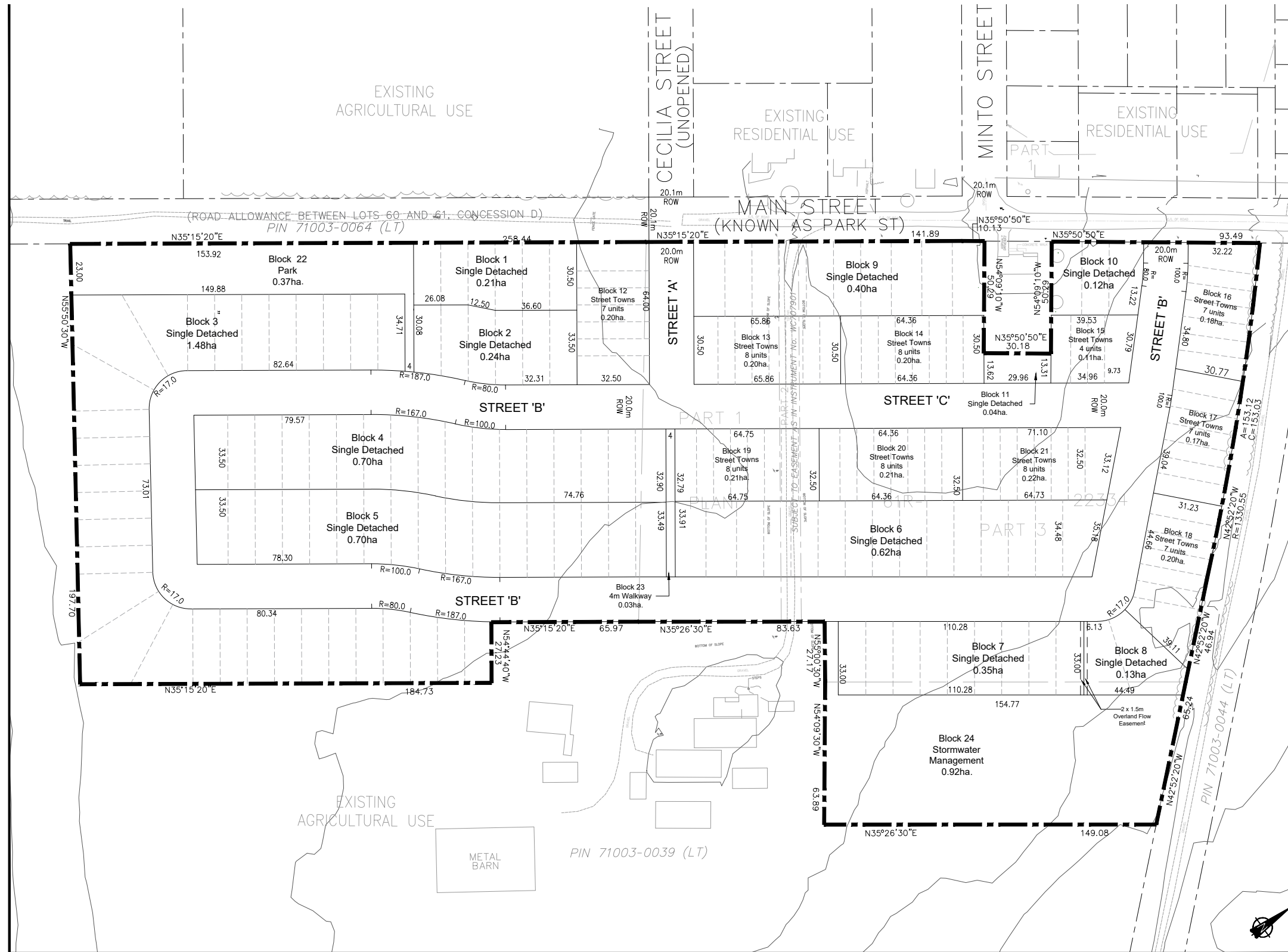
An application for draft plan approval of a plan of subdivision is being submitted to the County of Wellington under the authority of Subsection 51(16) of the *Planning Act*. The draft plan of subdivision (“draft plan”) has been prepared by GSP and the boundaries have been certified by an Ontario Land Surveyor (“OLS”). All required information under Subsection 51(17) of the *Planning Act* is included or noted on the draft plan.

The draft plan shows the creation of a total of 24 un-lotted blocks. Three new public roadways will also be created and conveyed to the Town of Minto. All the new roadways will be local streets with 20 metre wide right-of-ways. The Draft Plan is included in **Figure 2**. The land use arrangement of the subdivision blocks is shown in **Table 1** below.

**Table 1: Plan of Subdivision Land Use Schedule**

Land Use Description	Block Numbers	Proposed Zone	Maximum Dwelling Units (if applicable)	Area (ha)
Single Detached Residential	1-11	R2-#, R2-X	117	5.1
Street Townhouses	12-21	R3-#	72	1.9
Park	22	OS		0.37
Walkway	23	OS		0.03
Stormwater Management	24	OS		0.92
Roads				2.33
<b>TOTAL</b>	<b>24</b>		<b>189</b>	<b>10.65</b>





Three of the single detached blocks as well as the park block will front onto Park Street West. The remaining blocks will be internal to the Site and front onto the new public roadways. The park block is 0.37 hectares and represents a 3.5% land dedication.

The draft plan proposes all residential blocks to be un-lotted. A lot yield per residential land use is provided for a maximum of 189 units in the development. This will allow the Developer greater flexibility to respond to the local housing market in Minto. The final unit and lot arrangement will be confirmed during registration of the draft plan. The proposed zoning has been structured around permitting a maximum 189 dwelling units.

### 3.3 Official Plan Amendment

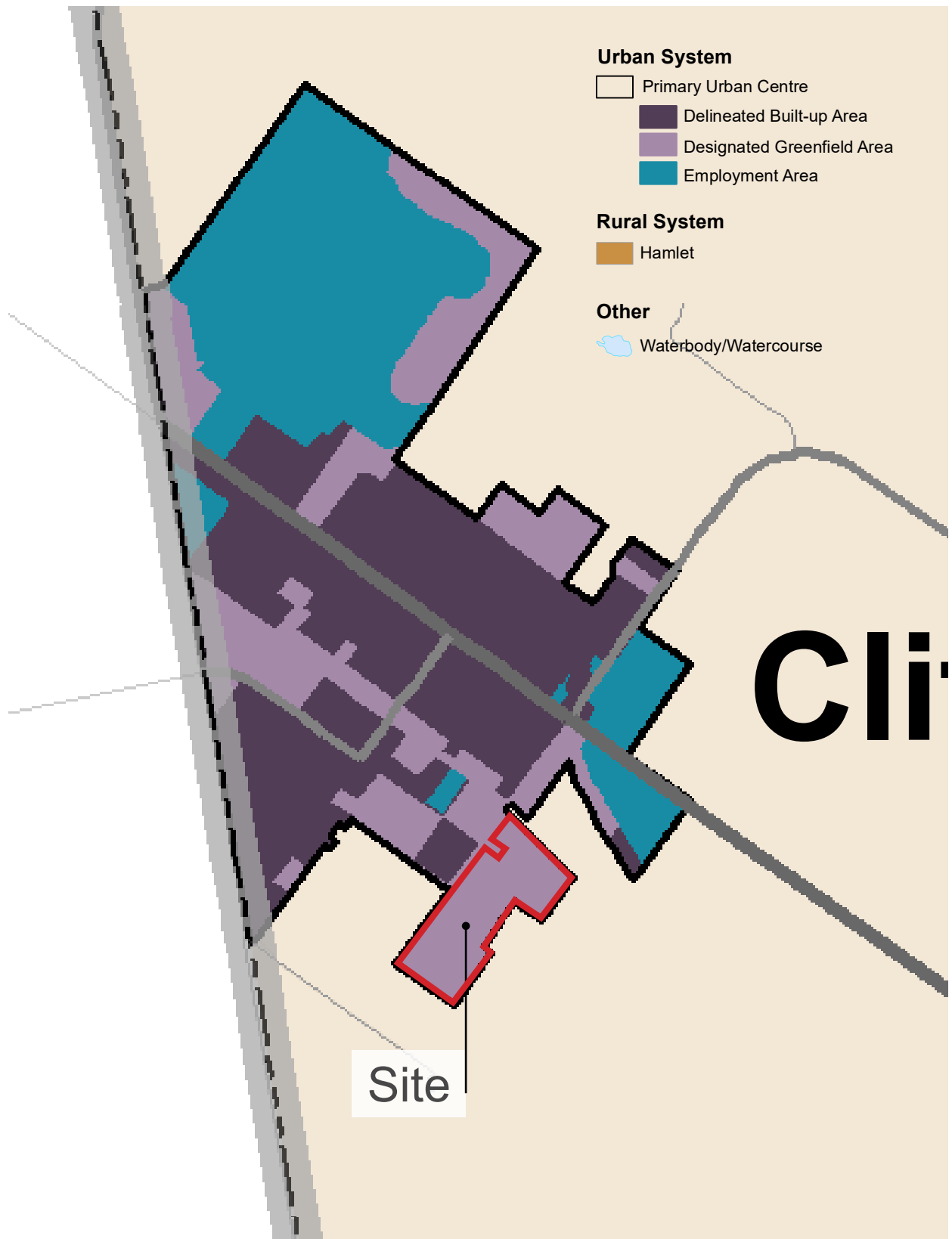
The Subject Lands are currently within the Designated Greenfield Area (DGA) in Schedule A5 of the County of Wellington Official Plan (**Figure 3**) and are within the Clifford Primary Urban Centre on Schedule B5 (**Figure 4**). The Subject Lands are currently designated partially as “Prime Agricultural” and partially as “Future Development” in Schedule B5-1 of the County of Wellington Official Plan (**Figure 5**).

An application for an Official Plan Amendment is being submitted to the County of Wellington under the authority of Section 22 of the *Planning Act*. The Official Plan Amendment is proposing to change the land use designations on the Subject Lands from the current ‘Prime Agricultural’ and ‘Future Development’ designations to ‘Residential’ to permit the residential subdivision and all associated features and uses. A Draft Official Plan Amendment is included in **Appendix A** to this report.

As required by the Growth Plan for the Greater Golden Horseshoe, the County is currently completing a three-phase Municipal Comprehensive Review (“MCR”) to prepare for population and employment growth to the 2051 horizon year. The first phase of the MCR identified the County’s urban structure and growth analysis. Phase 1 of the MCR has been implemented through OPA 119 and OPA 120.

OPA 119 identified the county growth structure and came into retroactive effect by Bill 162 on December 6, 2023 after receiving Royal Assent on May 16, 2024. The balance of the Subject Lands was included in an urban boundary expansion to the Clifford Urban Centre. This followed the Town of Minto Council’s motion and request on February 6, 2024 to the Ministry of Municipal Affairs and Housing to add the balance of the Subject Lands back into the Clifford Urban Centre boundary.

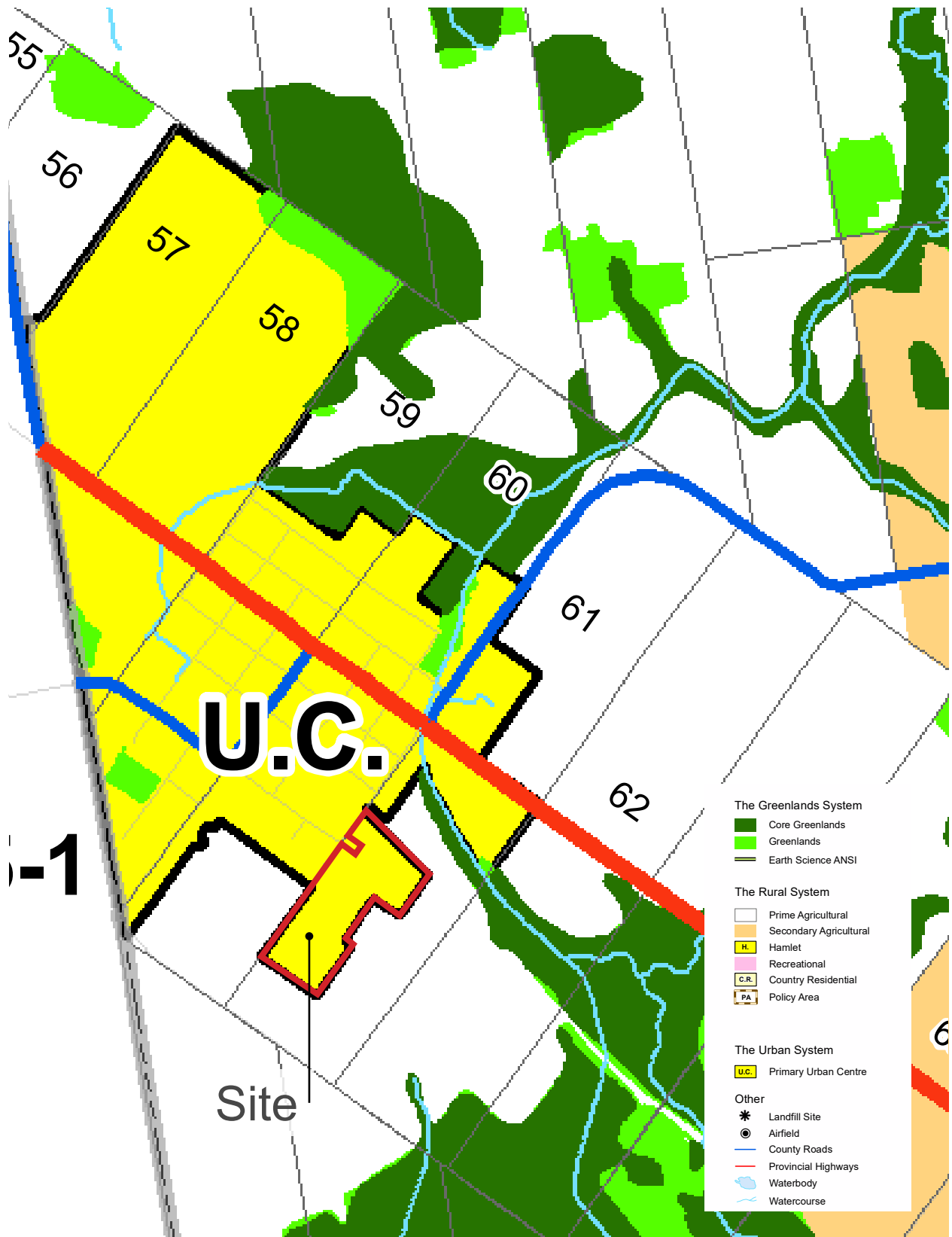
OPA 120 establishes the County’s quantitative growth forecasts to 2051. OPA 120 was adopted by County Council on February 23, 2023 and was approved by the Ministry of



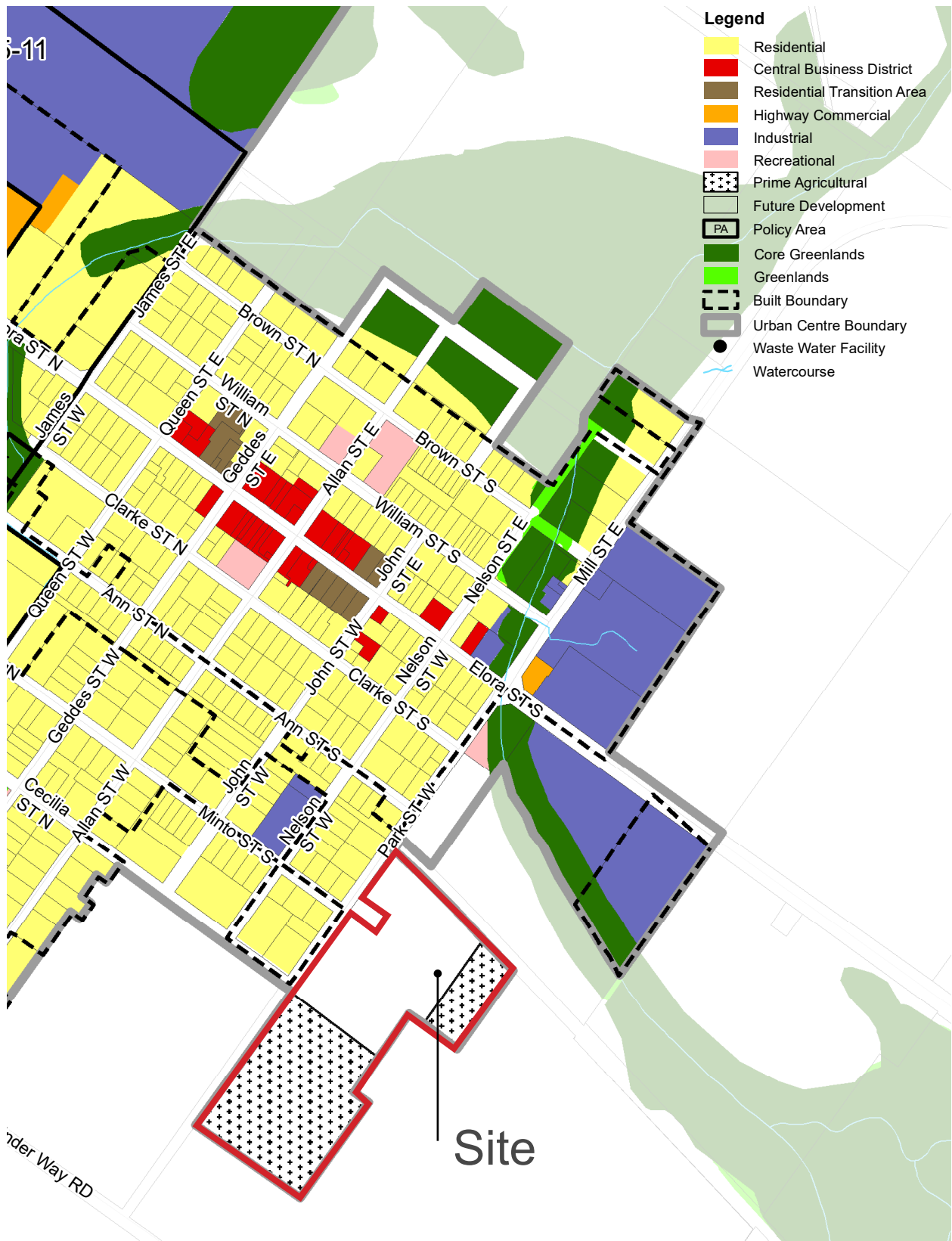
**Clifford Growth Structure**

Source: County of Wellington Official Plan – Schedule A5: County Growth Structure, Minto (2024)

Figure **3**







Clifford Land Use Designation  
 Source: County of Wellington Official Plan – Schedule B5-1: Land Use, Clifford, Minto (2024)

Figure  
**5**

Municipal Affairs and Housing on July 11, 2024. OPA 120 forecasts the population of the Clifford Primary Urban Centre will be 1,400 with 580 households by 2051.

Phase 2 of the MCR completed a Land Needs Analysis (“LNA”) for the County. The LNA identified a shortfall of urban lands to meet population forecasts across the County. It was concluded that this shortfall could be addressed in part by a settlement area boundary expansion that would add 6 hectares of Community Area to the village of Clifford. This expansion was also partly justified as Clifford has adequate water and wastewater capacity to accommodate growth beyond the 2051 horizon year. This urban boundary expansion was completed and finalized by Bill 162 described above.

The third phase of the County’s MCR is currently underway and is being completed by OPA 123. The MCR exercise and OPA 123 so far has suggested redesignating the Subject Lands in the WCOP to Residential, however a final decision has not been made. The Official Plan Amendment application is being brought forward with the overall development proposal to consider redesignating the Subject Lands to ‘Residential’ separately and outside of the MCR process and OPA 123. Pre-application discussions have taken place with County Planning staff on making a privately initiated amendment to the WCOP to establish the Residential land use designation for the Subject Lands. No procedural concerns were raised in these discussions.

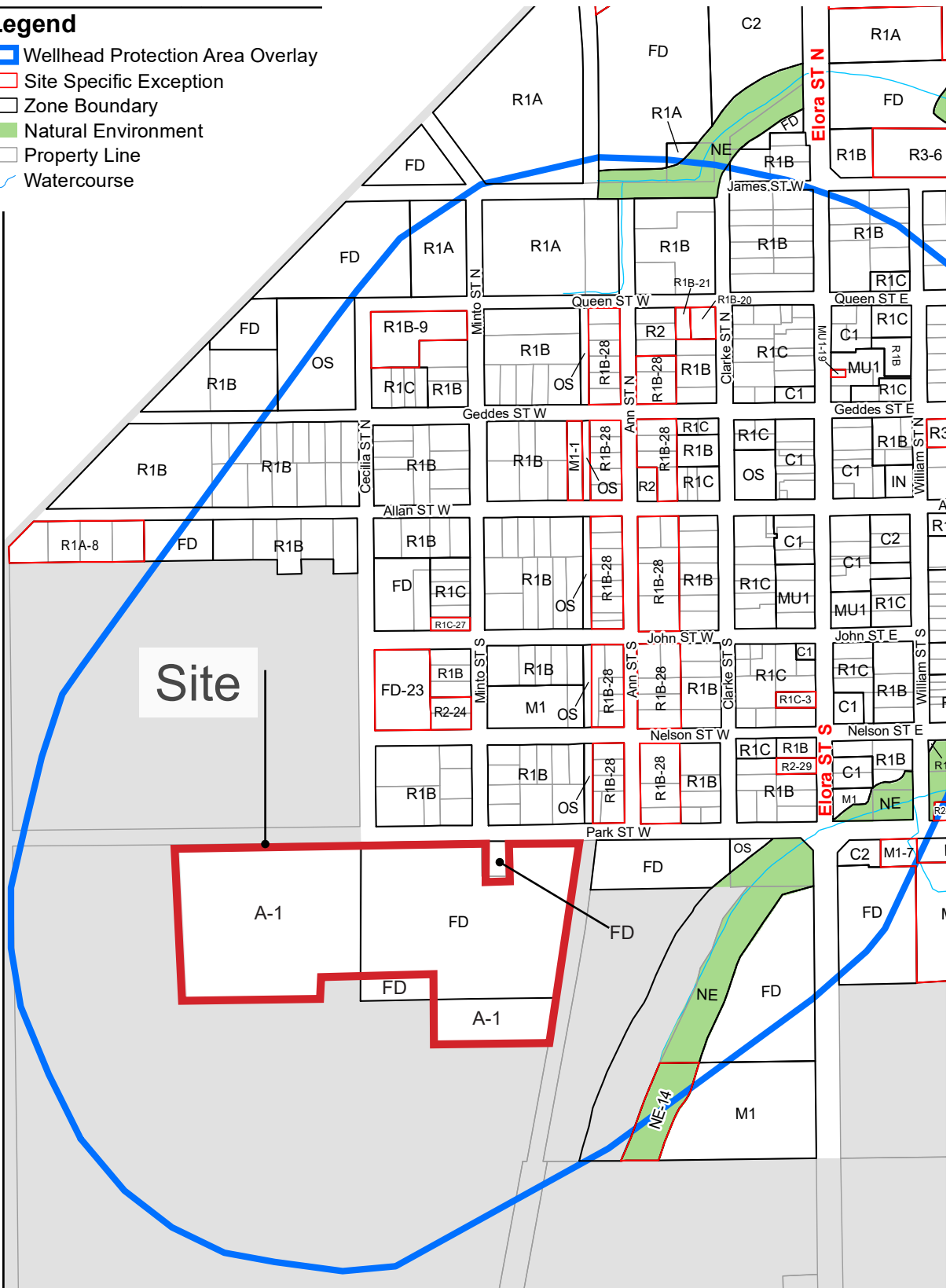
### 3.4 Zoning By-law Amendment

An application for a Zoning By-law Amendment is being submitted to the Town of Minto under the authority of Subsection 34(10) of the *Planning Act*. The Zoning By-law Amendment is proposing to change the zoning in By-law 01-86 from ‘Agricultural Site-Specific’ (A-1) and ‘Future Development’ (FD) to ‘Residential Two Site-Specific’ (R2-#) and (R2-X) zones to permit up to 117 single detached dwellings and ‘Residential Three Site-Specific’ (R3-#) zone to permit up to 72 street townhouse dwellings. The ‘Open Space’ (OS) zone is requested to apply to the park block, a walkway block and a stormwater management block. The current zoning is shown in **Figure 5. Table 1** above summarizes the requested zoning per block and land use in the subdivision. A Draft Zoning By-law Amendment is included in **Appendix B** to this report.

Site specific exceptions are being requested to the R2 and R3 zones to permit reduced minimum lot areas for select single detached lots, reduced lot frontage for corner townhouse lots, reduced side and rear yard setbacks, to permit additional townhouse units in a row per block, and an increase in maximum lot coverage for single detached dwelling lots. An analysis and rationale on the site-specific exceptions is discussed later in this report.

### Legend

- ▬ Wellhead Protection Area Overlay
- Site Specific Exception
- Zone Boundary
- Natural Environment
- Property Line
- ~ Watercourse



### Current Zoning Map

Source: Town of Minto Zoning By-law 01-86 – Schedule 'A', Map 2, Clifford – Current Zoning (2024)

Figure  
**6**

### 3.5 Consent

Two consent applications have been approved by the County Land Division Committee to assemble and establish the boundary of the Subject Lands.

The initial consent application (File B38-22) severed a 4.8 hectare parcel (Parcel A) from the retained Chauvalley farmstead to align with the Clifford settlement boundary prior to provincial modifications and adoption of OPA 119. On July 18, 2023, the County confirmed that all conditions of approval for consent application B38-22 were cleared, and the consent could be finalized and proceed to be registered. Conditions of B38-22 that were satisfied included the Developer entering into a servicing agreement with the Town and registering an easement over the farmstead driveway for access and water servicing purposes.

The second consent application (File B71-23) was for a lot addition of 4.85 hectares (Parcel B) and 0.99 hectares (Parcel C) to Parcel A. Parcels B and C were brought into the Clifford Urban Centre settlement area boundary through final approval of OPA 119 by Bill 162. Consent B71-23 was conditionally approved by the County Land Division Committee on July 18, 2024. Upon fulfillment of the conditions, this will effectively assemble the balance of the Subject Lands and allow all three parcels to be merged.

A consent sketch for consent B71-23 was prepared by JD Barnes is included in **Appendix C** to this report for additional information. An accompanying reference plan was deposited on August 12, 2024 as plan 61R-22812.

## 4. Planning Policy and Regulatory Overview

### 4.1 The Planning Act

The *Planning Act*, R.S.O. 1990, c. P.13 (the “Act”) has established a land use planning system in Ontario that is led by provincial policy. Decision making authority on planning matters such as the subdivision of land, the preparation of official plans and zoning is given to municipalities while following fair and coordinated processes that are open and accessible to the public.

Matters of provincial interest, as set out in Section 2, are to be integrated into municipal planning decisions. Approval authorities, such as the council of a municipality must have regard to matters of provincial interest when making decisions. The scope of these matters is elaborated in the 2020 Provincial Policy Statement (“PPS”).

Response: The development proposal has regard to matters of provincial interest in the Act for the following reasons:

- Growth is directed away from ecological systems and natural areas in the Town of Minto. No natural areas or features are adjacent or extend onto the Subject Lands.
- The Subject Lands were removed from prime agricultural areas by bringing them into the Clifford settlement area boundary through OPA 119. Surrounding agricultural resources will be protected.
- No archaeological sites or resources were found on the Subject Lands in a Stage 1-2 Archaeological Assessment by AMICK Consultants Limited.
- Adequate provision of water, sewage, energy, transportation, waste management and communication services can be made to the proposed development.
- The subdivision and associated land uses represent a safe and orderly development of the Clifford settlement area and respond to population projections.
- A range of housing options is being provided to the urban area that is consistent with forecasts and will position the Town to accommodate future growth.
- Protecting the financial and economic well-being of the Province, County and Town, including the development aligning with capacity of existing assets and planned capital projects with commitments.
- Planning associated with the development has been and will continue being coordinated among public bodies while engaging surrounding public and private interests.
- The Subject Lands are an appropriate and planned location for growth and development.

- The resulting built form will consist of well-designed housing, public streetscapes, and promote pedestrian circulation both internal and external to the Subject Lands.

Part V, Section 34 of the Act allows councils of municipalities to pass zoning by-laws. Zoning By-laws may include regulations and provisions to restrict the use of land and the location, spacing and use of buildings and structures. Landowners can apply to amend a zoning by-law to a municipality while providing required and supporting information and materials. This submission is intended to meet that requirement.

When considering a draft plan of subdivision, Subsection 51(24) of the Act contains a set of criteria to which regard must be had. Each of the criteria are listed below, followed by a response.

- (a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

Response: The development has regard to matters of provincial interest in Section 2 as described above.

- (b) *whether the proposed subdivision is premature or in the public interest;*

Response: The Subject Lands have recently been brought into the Clifford settlement area through the County's MCR, including a detailed LNA evaluation. Further, the perimeter of the Site has been established through approval of consent applications to sever and add land. The proposed subdivision 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;*

Response: The plan conforms to the WCOP as described later in this report. There are no current adjacent plans of subdivision under consideration or review.

- (d) *the suitability of the land for the purposes for which it is to be subdivided;*

Response: The Subject Lands are suitable for residential purposes and are now within the Clifford Settlement Area. As the lands are within the settlement area, Minimum Distance Separation ("MDS") impacts do not apply.

- (d.1) *if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

Response: The proposed housing units will be market rate.

- (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;*

Response: The roadways within the subdivision will be public, intended to service local traffic only and conveyed to the Town of Minto. As such, they will be designed to the Town's current urban standards and confirmed to be adequate prior to public assumption. Further, Street 'A' on the draft plan has been designed to align with the unopened road allowance to the north of Cecilia Street. The Street B access to Park Street West will be designed accommodate projected volumes and follows the alignment of the former CN Rail right-of-way.

- (f) *the dimensions and shapes of the proposed lots;*

Response: The dimensions and shapes of the proposed lots will align with the typical size for single and semi-detached lots in the Town of Minto's Zoning By-law. Site specific zoning relief is being requested for reduced lot frontage applicable to corner lots and reduced areas for select lots follow the curvature of the streets.

- (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 land;*

Response: No restrictions exist or are proposed on the Subject Lands or adjoining land.

- (h) *conservation of natural resources and flood control;*

Response: There are no identified significant natural resources, natural hazard features or greenlands on the subject lands. Further, none of the Subject Lands are regulated by the Saugeen Valley Conservation Authority or Maitland Valley Conservation Authority.

- (i) *the adequacy of utilities and municipal services;*

Response: A Functional Servicing Report ("FSR") has been prepared by Urbtech Engineering Inc. and has concluded that the subdivision can be adequately serviced with full municipal services while abiding by all criteria set out by any regulatory agencies.

- (j) *the adequacy of school sites;*

Response: A school site was not determined or identified as a requirement in the plan of subdivision. Each of the area school boards will be circulated and



engaged during the review of the applications, including the applicable school location assignments for future residents.

- (k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Response: In addition to the streets, a 0.37 hectare park block, 0.92 hectare stormwater management block, and a 0.03 hectare walkway block will be conveyed to the Town of Minto. It is anticipated that these requirements will be solidified through appropriate draft plan conditions and agreements and will be satisfied prior to registration of the plan of subdivision.

- (l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

Response: Applicable energy utility companies such as Westario Power and Enbridge will be circulated and engaged during the review of the applications to service the development. Opportunities to incorporate energy conservation measures will be considered and reviewed during detailed design, including in site servicing and the eventual application and issuance of building permits.

- (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.*

Response: In accordance with Section 41 of the Act and the Town's Site Plan Control By-law (By-law Number 2023-020), site plan control will not be applicable to the site. All street townhouse zoned blocks will be zoned to have no more than eight (8) townhouse dwelling units in a row.

The draft plan of subdivision and associated Official Plan and Zoning By-law Amendment has regard to matters of provincial interest as per Section 2 of the Act.

## **4.2 Provincial Policy Statement (2020)**

The 2020 PPS is the guiding document that provides policy direction on matters of Provincial interest related to planning and development in the Province of Ontario. The PPS sets the policy foundation to regulate land use and development while also supporting the Provincial goal to enhance the quality of life for the population of Ontario.

The current PPS came into effect on May 1, 2020, replacing the previous 2014 PPS. Section 3 of the Act requires that all decisions affecting planning matters shall be consistent with the policy statements issued under the Act, including the PPS.



Section 1.1.1 of the PPS emphasizes the importance of building strong, livable, resilient communities sustained by promoting efficient, cost-effective development and land use patterns. In development, land consumption and servicing costs are to be minimized. It calls for the building of strong communities for long-term prosperity, environmental health, and social well-being. This depends on the wise management of resources and promoting efficient land use and development patterns. Development is to contribute an appropriate range and mix of residential, employment, institutional and recreational uses to meet long term needs. Land use planning is to be integrated with growth management and infrastructure planning to achieve cost-effective development patterns to minimize land consumption and servicing costs. Necessary infrastructure and public service facilities are to be made available to meet projected needs.

Response: The development represents an efficient pattern of development that will connect to municipal services on Park Street West. Where required, municipal services on Park Street West will be extended or upgraded to accommodate the subdivision. Park Street West is planned for urbanization improvements by the Town, funded by existing development charges. The development will add a broader mix of housing to Clifford that is well connected to the existing urban area and will contribute to providing additional housing of various types to meet forecasted demand. The development will contribute additional public parkland to Clifford. The Subject Lands are directly adjacent to an existing rail trail and are within walking distance of the Clifford Rotary Park. Additional public service facilities are also available in Clifford, including a County Library Branch, an arena and sports fields.

Policy 1.1.2 requires municipalities to make sufficient land available to accommodate an appropriate range and mix of land uses to the year 2051. In settlement areas such as Clifford, sufficient land can be made available through designated greenfield areas if necessary.

Response: Through the County's MCR, it was determined that additional designated greenfield land was necessary to accommodate forecast growth in Minto, with the Subject Lands being added to the Clifford settlement area. The Official Plan Amendment application proposes to designate the Subject Lands as designated greenfield area and for residential uses. The PPS defines designated growth areas as lands within the settlement area that are designated and available for growth in an official plan for long-term planning horizon but have not yet been fully developed.

Settlement Areas shall be the focus of growth and development [1.1.3.1]. Land use patterns in settlement areas are to be based on densities and a mix of land uses that efficiently use land and resources; are appropriate for, and efficiently use, the

infrastructure and public service facilities which are planned or available, avoiding the need for their unjustified and/or uneconomical expansion. Impacts to air quality and climate change are to be minimized while promoting energy efficiency and preparing for the impacts of a changing climate [1.1.3.2].

Response: The proposed development is responding to an identified need for new residential units while utilizing available servicing capacity in Clifford. The development will manage stormwater up to a regulatory storm event while incorporating current standards and best management practices for infrastructure. New landscaping and trees will be planted along the new street right-of-ways, the park block as well as the stormwater management facility.

PPS Policy 1.1.3.6 directs new development taking place in designated growth areas to be adjacent to the existing built-up area and to have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Response: The Subject Lands are adjacent to the Clifford built-up area and represent a compact built form with a variety of housing types appropriate for the urban context of Clifford. The development will make efficient use of land and available infrastructure and public service facilities in the Town of Minto.

Section 1.4 of the PPS contains specific policies regarding housing. Policy 1.4.3 requires municipalities to provide an “appropriate range and mix of housing options and densities” by permitting and facilitating all forms of housing at efficient densities and directing development of new housing to locations where appropriate levels of infrastructure and public service facilities are or will be available.

Response: The Subject Applications adds to the range of housing options and densities at an appropriate scale for the community. Full municipal services are available to meet the expected needs of the development.

Section 1.6.6 of the PPS permits lot creation only where there is confirmation of sufficient reserve sewage and water system capacity within municipal services in settlement areas with such systems.

Response: There is adequate capacity within the Town of Minto’s sewage and water system in Clifford to accommodate the proposed subdivision development.

Policy 1.6.6.7 requires planning for stormwater management to be integrated with planning for sewage and water services and ensure that systems are optimized, feasible

and financially viable over the long term and mitigate risks to health, safety and the environment.

Response: Servicing of the subdivision will also have a complete stormwater management system in addition to sewage and water servicing following all current standards and best practices. The stormwater system will be designed to accommodate up to a 100-year storm event.

Policy 2.3.1 requires prime agricultural areas to be protected for long-term use for agriculture. Further, as per policy 2.3.5.1, land may only be excluded from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.

Response: The Subject Lands were identified to be included in the Clifford settlement area following the County's most recent MCR. This was formally completed and established by the Ministry of Municipal Affairs and Housing's final approval of OPA 119. As the Subject Lands are now within the Clifford settlement area, it is appropriate to exclude them from prime agricultural areas.

Policy 2.6.2 does not permit any development and site alteration shall be on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

Response: A stage 1-2 Archaeological Assessment was completed by Amick Consultants Limited in April 2024. On the Subject Lands, the assessment found no archaeological sites or resources. This assessment was later submitted to the Minister of Citizenship and Multiculturalism.

The subject applications are consistent with the PPS as it provides for effective and efficient use of a greenfield parcel that has been added to the Clifford settlement area in response to projected population growth to 2051. The development will protect rural lands by focusing growth within an urban settlement. Full municipal services are available and will be provided to the development. There are no impacts to environmental features or archaeological resources.

#### **4.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") is an applicable provincial plan that promotes mixed-use development, a compact urban form, providing a

range and mix of housing options, the building of complete communities and making efficient use of community infrastructure.

The Growth Plan obtains its authority from Section 7 of the *Places to Grow Act, 2005* and guides municipal decisions regarding growth and development within the Greater Golden Horseshoe (“GGH”) Region. The Subject Lands, being a part of the Town of Minto and County of Wellington are within the GGH. The Growth Plan recognizes the diversity of communities and needs that together form the GGH.

The following provides a summary of the applicable Growth Plan policies that apply to the Subject Lands and Proposed Development and how they are met.

#### **4.3.1 Growth Management**

Section 2.2.1 of the Growth Plan outlines growth management policies for the GGH. Policy 2.2.1.2 a) directs most forecasted growth to settlement areas that have a delineated built boundary, have existing water and wastewater systems and can support achieving complete communities.

Response: The Subject Lands are within the Clifford settlement area, which has full water and wastewater systems available to support the proposed development.

Policy 2.2.1.1 and Schedule 3 of the Growth Plan provide population forecasts for upper and single-tier municipalities in the GGH. A 2051 time horizon is used, establishing that Wellington County must plan to achieve an ultimate population of 160,000 people.

Response: The Subject Applications conform to the growth management policies of the Growth Plan. The Subject Lands are within the Clifford urban centre, which is a serviced settlement area with the resources and infrastructure to accommodate new growth in the Town of Minto and County of Wellington more broadly. Development on the Subject Lands confirms to the Growth Plan’s direction to locate growth within serviced settlement areas.

The Subject Applications will contribute to meeting the Growth Plan’s population targets. The population of the County in the 2021 census was 100,800, with 53 percent residing in primary urban centres. As noted above, the County is forecast to have a population of 160,000 people by 2051, with 66 percent residing in primary urban centres.

The Subject Applications will provide additional housing options for existing residents as well as the growing population. The Subject Applications will facilitate the efficient use of the Subject Lands, contributing to growing the housing supply and choice and furthering

Clifford as a complete community. The development will have convenient access to local stores, services and public service facilities in downtown Clifford.

#### **4.3.2 Designated Greenfield Areas**

Section 2.2.7 of the Growth Plan contains policies for managing growth in Designated Greenfield Areas (“DGA”). Minimum density targets are provided and must be measured over the entire DGA of the County. For Wellington County, Policy 2.2.7.2b) sets a minimum density target of 40 residents and jobs combined per hectare is to be achieved by 2051.

Response: The Subject Applications conforms to the DGA policies of the Growth Plan. Through the recent settlement area expansion by Bill 162, the Subject Lands can now be considered part of the County’s DGA within the Clifford urban centre. The development of the Subject Lands will provide a range of housing types to support population growth and contribute to achieving the County’s ultimate DGA density target by 2051.

The proposed development meets the greenfield density targets in the Growth Plan. To calculate density on a people and jobs per hectare basis, the Town of Minto’s average number of people per unit calculations from the 2020 Development Charge Background Study were used. These numbers are averaged over a 20-year period. For low density development such as single detached and townhouse dwellings, an average of 2.844 people live in each unit. The maximum 189 dwelling units are expected to house up to 538 people. This results in a density of approximately 50.5 people per hectare. This conforms with the minimum DGA density target of 40 people and jobs combined per hectare.

#### **4.3.3 Infrastructure**

Policy 3.1 of the Growth Plan provides direction with respect to the coordination of infrastructure to support growth. The Functional Servicing Report provided and submitted with the Subject Applications confirms there is adequate and available capacity to fully service the development.

The Subject Applications will advance a development that provides a range and mix of housing options to satisfy growth estimates in the County and Town to 2051. The proposed development will be on lands considered part of the County’s DGA at a density higher than the minimum target. Full infrastructure is available and will be designed in a coordinated approach to service the development. In our opinion, the Subject Applications conform to the Growth Plan.

## 4.4 Wellington County Official Plan

The Wellington County Official Plan (the “WCOP”) was adopted and approved in 1999, with several amendments being made since. It provides general policies and guidelines for development of lands within the Town of Minto. The Town of Minto is within a two-tier municipal structure, with Wellington County as the upper-tier and Minto as the lower-tier. In this instance, the upper-tier Official Plan also acts on the lower-tier level. The Town of Minto does not have a local Official Plan.

The WCOP outlines several fundamental beliefs in Section 2.1. This includes facilitating sustainable development and building healthy and complete communities. This is achieved by protecting and enhancing the natural environment, fostering well-being and building complete communities with a diverse mix of land uses and housing options.

### 4.4.1 Wellington’s Planning Vision

Section 2.2 contains the following applicable policies:

- *2.2.1 Accommodate a total County population of 160,000 by the year 2051;*
- *2.2.2 Direct growth to urban areas and in particular to those with municipal sewer and water services;*
- *2.2.6 Maintain strong main streets in towns and villages as a focus for commerce and services;*
- *2.2.7 Develop complete communities, which are efficient and livable;*
- *2.2.8 Ensure cost effective development and land use patterns;*
- *2.2.9 Maintain the small town and rural character of the County;*
- *2.2.10 Protect the agricultural land base for farming;*
- *2.2.12 Require development to pay its fair share of growth related costs and to demonstrate its compliance with the County’s planning policies;*
- *2.2.13 Provide the infrastructure required to accommodate growth in an environmentally and fiscally responsible manner;*

Response: The proposed development will contribute to the County accommodating its ultimate 2051 population from accommodating growth in an urban area with full municipal sewer and water services. The residential growth will support existing and future local businesses on Elora Street in downtown Clifford and nearby public recreational facilities by meeting day-to-day needs and enhance Clifford as a complete community. Efficient and cost-effective use of existing infrastructure will be made by utilizing existing water and

sanitary sewer capacity in Clifford's servicing systems. The growth will help maintain the small town and rural character by accommodating forecasted growth within the Clifford urban centre to 2051 while maintaining a balance to surrounding agricultural uses and land base. Environmental features will not be impacted by the development.

#### 4.4.2 Wellington Growth Strategy

Section 3.1 of the Official Plan directs growth to continue in the urban system further described in Section 7. This includes primary urban centres such as Clifford. Subdivisions will be directed to primary urban centres that offer municipal water and sewage services. More specifically, 82 percent of population growth will take place in 12 primary urban centres by 2051, including Clifford.

Applicable policies of the WCOP to the development are summarized and responded to below.

- *3.3.1 the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.*

Response: As previously indicated, the development will have a density of approximately 50.2 people per hectare, which will meet the minimum DGA density policy.

#### 4.4.3 General County Policies

- *4.4.1 The County will ensure that residential growth can be accommodated for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.*
- *The County will maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

Response: Redesignating and zoning the Subject Lands to permit residential uses within the Clifford settlement area will contribute to the County ensuring a 10-year supply of lands that are designated and available for residential development. Further, improving and connecting the development to the water and wastewater servicing system in Clifford will allow the development to utilize available capacity and contribute to the County providing a 3-year supply of development-ready land. Following the County's objectives for guiding new growth in Section 3.3 of the WCOP, development should take advantage of capacities in existing and planned



water, wastewater, utilities and transportation systems to support the achievement of complete communities.

- *4.4.2 The County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development. New multiple lots or units for residential development will incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

Response: The subdivision will provide single and street townhouse zoned lots of a variety of appropriate sizes to satisfy demands and trends of the regional market area. The proposed density meets targets set by the province and County to meet forecasted needs, utilizing available servicing and responding to site conditions.

- *4.4.4 In designated greenfield areas, the County will encourage increased densities and a broader mix of housing and will:*
  - *b) require new developments to achieve densities which promote the overall designated greenfield area density target of 40 persons and jobs per hectare and specifically:*
    - *i) strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;*

Response: The proposed population density of 50.5 people per hectare and unit density 17.75 units per hectare in a new subdivision will provide a broader mix of housing and meets the minimum densities.

- *4.7.1 In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:*
  - *a) prohibits new development adjacent to existing primary and secondary urban centres, hamlets or cities unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);*
  - *b) requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the Minimum Distance Separation Formulae.*

Response: The proposed development will be wholly within the recently expanded Clifford urban centre. Further, according to the Ministry of Agriculture, Food and Rural Affairs *The Minimum Distance Separation (MDS) Document (2016)*, MDS setbacks are



not required for proposed land use changes within approved settlement areas. The Clifford urban centre boundary will allow a clear distinction between urban and rural areas to be maintained.

- *4.1.1 The County will promote healthy, active communities by:*
  - *a) planning public roads, streets and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;*
  - *b) providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails, and, where practical and appropriate, water-based resources;*

Response: The new public streets in the plan of subdivision are designed to operate as local roadways for vehicles and bicycles along with sidewalks for pedestrian circulation. A new public park is proposed on Park Street West. Further, a public walkway is proposed mid-block to further enhance pedestrian connectivity in the development and community.

#### **4.4.5 The Greenlands System**

- *5.6.1 Permitted Uses Within the Core Greenlands designation, development and site alteration shall not be permitted within Provincially Significant Wetlands or in significant habitat of threatened or endangered species, except in accordance with provincial and federal requirements.*

Response: No Greenlands features are on or considered adjacent to the site.

#### **4.4.6 The Urban System**

- *7.3 Land use patterns in the urban system shall be based on:*
  - *a) densities and a mix of land uses which:*
    - *i) efficiently use land and resources;*
    - *ii) 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; and*
    - *iii) minimize negative impacts to air quality and climate change, and promote energy efficiency*

Response: The low-density residential land uses and open space uses make efficient use of available infrastructure and public service facilities. Servicing extension to the

subject lands will be at the Developer's expense and is minor, following a logical development progression within the settlement boundary with an appropriate balance of hard surfaces and landscaped open spaces to minimize air quality and climate change impacts.

- *7.4.1 Primary urban centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available. More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in primary urban centres.*

Response: Single detached and townhouse residential uses are proposed in the development, which are a part of the range of land uses intended and promoted for urban centres. In addition, park and open space uses are planned for compatible and appropriate areas of the Subject Lands.

- *7.4.2 Sewage and water services will be provided in accordance with Section 11.2 of this Plan. Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.*

Response: Sewage and water services are available and will be provided to fully service the proposed development. Road access will be provided by new internal public roadways designed and built to the Town's standards as well as on Park Street West, which is scheduled to be upgraded to an urban cross section.

- *7.4.3 More detailed planning policies and zoning regulations shall be developed for primary urban centres to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.*

Response: The predominant land uses in the development will be low-rise residential. The surrounding area of Clifford to the north consists of similar low rise residential uses, including single detached dwellings. Appropriate landscaping transitions will be included in detail design to establish a continual urban transition into the development, allowing it to integrate well with the surrounding community.

- *7.4.5 Primary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing.*

*In Wellington, the single-family residence will continue to be the dominant use of urban lands. Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex, townhouse and apartment units.*

Response: The development will enhance the range of residential uses and housing supply within the Clifford settlement area. Single detached dwellings will be the dominant use in the proposed development, with on-street townhouse blocks placed closer to the new entrances to the development.

- *7.4.12 Primary urban centres shall provide adequate parks and open space areas to serve their population and may provide recreational opportunities for a larger regional population. Parks and open space areas may be located in or adjacent to greenland areas depending on impacts and opportunities.*

Response: Adequate physical parkland will be conveyed to the Town as part of the development to appropriately serve the increase in population. The parkland block will have sufficient frontage and access on Park Street West.

#### **4.4.7 Primary Urban Centre Policies**

- Section 8.3 provides an overview of Residential of development in urban centres such as Clifford. It recognizes that the single detached home is currently the dominant housing type in urban centres, with this trend expected to continue. New housing types such as townhouses are also acknowledged as being required to provide a greater variety of residential accommodation. In developing new housing and growth, the character and integrity of existing residential areas is to be preserved
- *8.3.3 The predominant use of land in those areas designated RESIDENTIAL on Schedule B of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low density housing forms such as single detached and semi-detached dwelling units shall continue to predominate.*
- *Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.*
- *An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.*
- *In addition, non-residential uses such as schools, churches, clinics, local convenience stores, home occupations, neighbourhood parks and other public facilities may also be permitted within the RESIDENTIAL designation subject to the appropriate Zoning By-law regulations and the policies of the Official Plan.*

Response: An Official Plan Amendment is being submitted to redesignate the Subject Lands to Residential. The development will be predominantly low density residential uses and consist of single detached dwellings as well as street townhouse blocks. Limited non-residential uses will also be included, including parks and infrastructure (i.e. stormwater management), all of which are permitted in the Residential designation.

- *8.3.11 Compatibility of New Development - There are some older residential neighbourhoods in most urban centres which have lots with larger than normal frontages and areas. These areas represent a style of development that is typical of small communities in Ontario and is an important factor in why many people choose to live in these communities. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make efforts to ensure that future development is sensitive to and compatible with existing residential development.*

*Wellington will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks*

Response: The Subject Applications conform to Part 8 of the WCOP. The proposed development is designed to be compatible with the older residential neighbourhoods in Clifford to the north. This includes placing single detached dwelling blocks along Park Street West and the townhouse blocks internal to the site along new roadways.

#### **4.4.8 Creating New Lots**

- *10.1.1 The creation of new lots is the responsibility of the County of Wellington through sub-divisions, consents and part lot control. In approving new lots by any means, the County will ensure that the policies of this Plan and local planning regulations will be met. The County will strive to ensure that:*
  - *the natural environment is protected*
  - *natural resources are protected*
  - *public services are used efficiently*
  - *good community design is promoted*
  - *health and safety issues are addressed*

Response: No natural environmental features or resources are located on or directly adjacent to the Subject Lands. No floodplain hazards currently apply to the subject lands. Existing and planned public services will be used efficiently. The subdivision is designed to encourage a sense of community and be well connected to the existing built-up areas of Clifford.

- Policy 10.1.2 establishes that a plan of subdivision will be required where four or more lots are being created and a new road or substantial extension to an existing road is required.

Response: As more than four lots are being created along with the extension of Park Street West and the creation of several new public streets, an application for a draft plan of subdivision is being submitted.

- *10.1.3 The County will consider the following when considering new lot creation by subdivision, consent or part lot control:*
  - *a) that any new lots will be consistent with official plan policies and zoning regulations;*
  - *b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;*
  - *c) that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;*
  - *d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;*
  - *e) that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.*
  - *f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;*
  - *g) that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;*
  - *h) that natural heritage features are not affected negatively;*
  - *i) that lots are not created in areas which would pose a threat to public health or safety;*

- *j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;*
- *k) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;*
- *l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;*
- *m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;*
- *n) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;*
- *o) that the creation of any lot is necessary, timely and in the public interest;*
- *p) that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan*

Response: The plan of subdivision meets all of the above considerations. An Official Plan Amendment is being submitted to redesignate the Subject Lands as Residential. Full services will be designed and available with sufficient capacity. Each residential lot will have a private driveway that will front onto a public street. Public streets will be safely designed to accommodate vehicles as well as pedestrian and non-motorized movement. The current topography of the site is relatively flat and the stormwater management facility is being placed on the lowest portion of the Subject Lands. No natural heritage features or resources are located on the Subject Lands and any tree loss will be compensated with boulevard trees and further landscaping treatments in the park and stormwater management blocks. No floodplains or regulated areas are located on the Subject Lands. The size and shape of the proposed lots is logical and follows the topography of the site and are designed to have appropriate frontage and alignment on each street. Access will be provided by reasonable standards to public schools as well as community facilities. The overall creation of the lots is necessary to meet housing demands in the Town and forecasted growth. The subdivision meets applicable provincial policies, is in the public interest and represents the proper and orderly development of the land.

- *10.6.1 New lots may be created in primary urban centres provided that the land will be appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this Plan. Lot creation will normally proceed by plan of subdivision and will be based on the provision of full urban services, wherever such services are available.*

Response: A draft plan of subdivision is being submitted to create the new lots and blocks. Final approval and registration of the plan of subdivision will be dependent on the related Zoning By-law Amendment being approved and zoning in place. Full urban services will be provided.

#### 4.4.9 Environmental Services

- *11.2.4 Primary and Secondary Urban Centre Policies The following water and sewage policies apply in primary and secondary urban centres:*
  - *a) municipal services are the preferred method of servicing in all urban centres and reasonable efforts will be made to provide for municipal services in all urban centres;*
  - *b) most Urban Centres have municipal sewer and water services. Development will normally be required to connect to these services;*
  - *d) municipal services may be extended to all areas identified as urban centres, but may not be extended beyond the boundaries of the urban centre except to address an identified health issue or to provide services to public service facilities.*

Response: As previously discussed in this report, full municipal services are available and will be provided to the proposed development. A minor extension of municipal services will be required along Park Street West and onto the Subject Lands, all of which will be occurring within the Clifford urban centre.

- *11.3.2 Development and redevelopment in all watersheds shall incorporate storm water management to control runoff up to and including the 1:100 year design event or Regional Storm, whichever is greater. The level of storm water management to be achieved is to be determined through an assessment of watershed conditions and negotiations with the County, the local municipality and the Conservation Authority. Best management practices and storm water management techniques will be implemented in consultation with appropriate government agencies.*

Response: The stormwater management system for the development is being designed to accommodate up to a 100-year storm event, as confirmed in the Functional Servicing Report prepared by Urbtech Engineering. The system is being designed to be consistent with existing drainage patterns, requiring one central quality and quantity stormwater pond in the current low point of the Subject Lands along with external drainage areas. The ultimate receiving body will be Raccoon Creek to the east.



#### 4.4.10 Transportation

- *12.2 a) sidewalks will be required in all new developments in all urban centres and will be encouraged in hamlets, whenever practical;*

Response: Sidewalks will be included on all new streets in the subdivision.

#### 4.4.11 Implementation

- *13.2.1 General Change is inevitable and this plan may be amended to reflect new community directions, needs or standards. Individuals may request changes to this Plan and an appropriate application process will be established to provide for fair and timely consideration of such requests.*

Response: An Official Plan Amendment is being requested to designate the Subject Lands for residential development in the Clifford urban centre. This follows the Subject Lands being brought into the Clifford urban centre through Bill 162 following the need for additional lands being identified in the County's MCR. The draft Official Plan Amendment is included in **Appendix A**.

- *13.3 Zoning by-laws will be amended to conform with the policies of this Plan. No zoning by-law amendment will be passed that is not in conformity with this Plan.*

Response: A Zoning By-law Amendment is being requested to rezone the Subject Lands to residential and open space. Along with the Official Plan Amendment the Zoning By-law amendment will conform with the WCOP. The draft Official Plan Amendment is included in **Appendix B**.

In our opinion, the proposed development and Subject Applications conform to the Wellington County Official Plan.

### 4.5 Town of Minto Zoning By-law

On Schedule A, Zoning Maps 1 and 2, the Subject Lands are currently zoned 'Agricultural Site-Specific' (A-1) and 'Future Development' (FD). The A-1 zone permits a variety of agricultural uses. Lands zoned A-1 represent an area of approximately one kilometre around urban boundaries such as Clifford and prohibit the establishment of new livestock facilities. Legally established existing livestock facilities can remain. Lands zoned FD permit agricultural uses and other uses legally existing on the date of passing of the Zoning By-law. No new buildings, structures or additions to existing uses are proposed. FD zones are applied to lands where at the time of establishment, it is not possible to pre-designate for future intended uses.



A Zoning By-law Amendment is proposed to rezone the Subject lands from A-1 and FD to 'Residential Two Site-Specific' (R2-#) zone to permit up to 117 single detached dwellings and 'Residential Three Site-Specific' (R3-#) zone to permit up to 72 street townhouse dwellings. Part of the Subject Lands is also proposed to be rezoned to the 'Open Space' (OS) zone over the stormwater management, park and walkway blocks. A Draft Zoning By-law is included in **Appendix B** to this report.

Site specific exceptions are being requested to the R2 and R3 zones to permit reduced minimum lot areas for select single detached lots, reduced lot frontage for corner townhouse lots, reduced side and rear yard setbacks, to permit additional townhouse units in a row per block, an increase in maximum building height, and an increase in minimum lot coverage for single detached dwelling lots. **Tables 2 and 3** below outline which regulations in the R2 and R3 zones require relief.

For one single detached lot with a flipped key lot configuration, a modified site-specific R2 zone is being requested to consider the typical rear yard as an interior side yard and one interior side yard as the rear yard. All other applicable specialized regulations in the other site-specific R2 zone will apply.

**Table 2 – Zone R2-#, Single Detached – Zoning Chart**

Regulation	Requirement	Provided	Complies?
Minimum Lot Area	371.6 m <sup>2</sup> (4,000 ft <sup>2</sup> )	332.0 m <sup>2</sup> (3573.62 ft <sup>2</sup> )	N
Minimum Lot Frontage	12.0 m (39.4 ft)	12.1 m (min)	Y
Minimum Front Yard (12.2.1.3)	6 m (19.7 ft) (to garage)	6.0 m (19.7 ft) (to garage) 4.0 m (13.1 ft) (to front wall)	N
Minimum Interior Side Yard	1.2 m (3.9 ft)	1.2 m and 0.6 m (split)	N
Minimum Exterior Side Yard	6 m (19.7 ft)	3 m	N
Minimum Rear Yard	7.6 m (24.9 ft)	7 m	N
Maximum Building Height	10.5 m (34.5 ft)	11 m (2 storeys) (36 ft) (perimeter units only)	N
Maximum Lot Coverage	40%	60%	N
Minimum Floor Area (2 storey)	102.2 m <sup>2</sup> (1,100.0 ft <sup>2</sup> )	>102.2 m <sup>2</sup> (1,100.0 ft <sup>2</sup> )	Y
Minimum Landscaped Area (12.3)	50% of front yard and exterior side yard	35%	N
Minimum Driveway Width (6.27.2)	2.5 m	2.5 m	Y
Minimum Parking Dimensions (6.27.1)	3 m x 6 m (Garage)	3 m x 6 m (Garage)	Y
Maximum sill, cornice, eave, other encroachments into yards (minor architectural features) (6.37)	76.2 cm projection (30 in)	76.2 cm projection (30 in)	Y
Maximum open and unenclosed porch, patio, steps into yards (6.37)	<ul style="list-style-type: none"> <li>- 3 m (9.8 ft) into front and exterior side</li> <li>- 3.7 m (12 ft) into rear yard</li> <li>- 1.0 m (3.3 ft) into interior side yard</li> </ul>	<ul style="list-style-type: none"> <li>- 3 m (9.8 ft) into front and exterior side</li> <li>- 3.7 m (12 ft) into rear yard</li> <li>- 1.0 m (3.3 ft) into interior side yard</li> </ul>	Y
Canopies above doorways into yards	<ul style="list-style-type: none"> <li>- 1.5 m (4.9 ft) into front and exterior side</li> <li>- Minimum 0.5 m from any street line, side lot line or rear lot line</li> <li>- Not supported by ground</li> </ul>	<ul style="list-style-type: none"> <li>- 1.5 m (4.9 ft) into front and exterior side</li> <li>- Minimum 0.5 m from any street line, side lot line or rear lot line</li> <li>- Not supported by ground</li> </ul>	Y

**Table 3 - Zone: R3-#, Townhouse – Zoning Chart**

Regulation	Requirement	Provided	Complies?
Minimum Lot Area	232.0 m <sup>2</sup> (2,497.3 ft <sup>2</sup> )	232.0 m <sup>2</sup> (2,497.3 ft <sup>2</sup> )	Y
Minimum Lot Frontage, Interior	6.5 m (19.7 ft)	7.62 m	Y
Minimum Lot Frontage, Corner	14.0 m (46 ft)	8.97 m	N
Minimum Front Yard	6 m (19.7 ft) (to garage)	6.0 m (19.7 ft) (to garage) 4.0 m (13.1 ft) (to front wall)	N
Minimum Interior Side Yard	1.2 m (3.9 ft)	1.2 m (except 0 m between party walls)	Y
Minimum Exterior Side Yard	6 m (19.7 ft)	3 m	N
Minimum Rear Yard	7.6 m (19.7 ft)	6 m	N
Maximum Height	10.5 m (34.5 ft)	11 m (2 storeys) (36 ft) (perimeter units only)	N
Minimum Floor Area	- less than two storey: 83.6 m <sup>2</sup> (900.0 ft <sup>2</sup> ) - two storey: 102.2 m <sup>2</sup> (1,100 ft <sup>2</sup> )	- less than two storey: 83.6 m <sup>2</sup> (900.0 ft <sup>2</sup> ) - two storey: 102.2 m <sup>2</sup> (1,100 ft <sup>2</sup> )	Y
Maximum Units in a Row	6	8	N
Maximum Lot Coverage	N/A		
Minimum Driveway Width (6.27.2)	2.5 m	2.5 m	Y
Minimum Parking Dimensions (6.27.1)	3 m x 6 m (Garage)	3 m x 6 m	Y
Minimum Landscaped Area	N/A		
Maximum sill, cornice, eave, other encroachments into yards (minor architectural features) (6.37)	76.2 cm projection (30 in)	76.2 cm projection (30 in)	Y
Maximum open and unenclosed porch, patio, steps into yards (6.37)	- 3 m (9.8 ft) into front and exterior side - 3.7 m (12 ft) into rear yard - 1.0 m (3.3 ft) into interior side yard	- 3 m (9.8 ft) into front and exterior side - 3.7 m (12 ft) into rear yard - 1.0 m (3.3 ft) into interior side yard	Y
Canopies above doorways into yards	- 1.5 m (4.9 ft) into front and exterior side - Minimum 0.5 m from any street line, side lot line or rear lot line - Not supported by ground	- 1.5 m (4.9 ft) into front and exterior side - Minimum 0.5 m from any street line, side lot line or rear lot line - Not supported by ground	Y

#### **4.5.1 Minimum Lot Area**

Reduced minimum lot area from 371.6 square metres to 332.0 square metres is to apply to select single detached lots in the subdivision in the R2 zone. These are intended for select shallower single detached lots at the end of a block to accommodate minor curvature in the roadways to align with the Clifford urban boundary. The frontage will continue to be consistent with adjacent lots and will not impact the public realm views along the streetscape.

#### **4.5.2 Minimum Front Yard**

A reduced minimum front yard of 4.0 metres is being requested for both single and townhouse dwellings, measured to the habitable front wall only. A minimum 6.0 metre setback will still apply and be measured to the garage. A reduced yard to the main wall will allow the front entrance and associated architectural features to have a more prominent presence on the streetscape than the driveway and garage area.

#### **4.5.3 Minimum Interior Side Yard**

One side yard for each single detached lot is proposed to be reduced to 0.6 metres. Maintaining at least one side yard setback of 1.2 metres will allow exterior access to the rear yard. The dwellings can be designed accordingly to accommodate required fire separation under the Ontario Building Code as well as accommodate required drainage patterns and utilities in the side yard.

#### **4.5.4 Minimum Exterior Side Yard**

The reduced minimum exterior side yard of 3 metres from the required 6 metres will allow the front and exterior side yards to be distinguished for corner lots. Enhanced exterior building facades and landscaping treatments will be incorporated into the design of all corner lots to appropriately frame the street and provide a clear distinction between public and private spaces.

#### **4.5.5 Minimum Rear Yard**

A reduced minimum rear yard of 7 metres is being requested for single detached lots and 6 metres for townhouses whereas a minimum 7.6 metres is required. The reduced rear yards will be able to function as private amenity areas for residents of the respective units. Sufficient privacy will also be provided between interfacing rear yards. It is assumed over time the rear yards will have privacy fences built. The reduction to these setbacks will not impact drainage or site servicing.

#### **4.5.6 Maximum Building Height**

An increase in maximum building height of 11 metres, whereas the Zoning By-law requires a maximum building height of 10.5 metres is proposed to apply only to perimeter dwellings, many of which will have final lot grading to accommodate a rear walkout basement. The modest increase in maximum building height for certain lots with a more varied change in grade will only apply to the rear elevation, with the front elevation maintaining a two-storey appearance.

#### **4.5.7 Maximum Lot Coverage**

Maximum lot coverage is requested to be increased from 40 percent per lot to 60 percent per lot for the single detached dwellings in the R2 zone. The increase in maximum coverage aligns with the above relief for reduced setbacks. The houses will be designed to have attractive front and exterior side yard facades to add interest to the streetscape. Public streets and open space blocks will be landscaped to add trees and create a balance in greenspace. Each dwelling will meet all building code requirements and be able to accommodate all utility metering and ventilation requirements appropriately. Further, each single detached dwelling will have a double car garage to accommodate parking interior to buildings and reduce the need for on-street overflow parking.

#### **4.5.8 Minimum Landscaped Open Space**

The reduced minimum landscaped open space applies to front and exterior side yards only for the single detached dwellings. The reduction aligns with the request above to reduce the front and exterior side yard setbacks while still accommodating a driveway. The front yard will be able to accommodate various landscaping treatments that align and are in scale with the overall design of the front facades of each dwelling.

#### **4.5.9 Minimum Lot Frontage, Corner**

A reduction to minimum corner lot frontage is being requested for the street townhouses to 8.9 metres. This request coincides with the above-noted request for a reduced exterior side yard setback.

#### **4.5.10 Maximum Units in a Row**

A request is being made to increase the maximum number of street townhouse dwellings in a row from six (6) to eight (8). This will reduce the number of townhouse blocks without eliminating the townhouse unit yield. The frontages of the townhouses will be designed to have variety and articulation, which will break up the overall massing.

#### **4.5.11 Bow/Bay/Box Window Projection**

In addition to other architectural treatments permitted to project into the front yard in Section 6.37 of the Zoning By-law, a site-specific request is being made to permit bow/bay/box windows to up to 76.2 cm (30 inches) into yards. This request is consistent with others above to allow the front facades to receive improved architectural treatments to provide visual interest and variation along each streetscape.

#### **4.5.12 Townhouse Buffer Area**

A request is being made to Section 6.3 of the Zoning By-law to not require a 1.5 metre buffer strip to the interior and/or rear lot line in addition to other yard setback requirements where an R3 zone abuts any other residential zone. Except for the existing single detached dwelling on the south side of Park Street West, all adjacent R2 zones are within the same subdivision development, which is being cohesively planned as a single community.

#### **4.5.13 Day Lighting (Sight) Triangle**

A request is being made to permit a site-specific exemption to Section 6.7 of the Zoning By-law to permit a daylight (sight) triangle to be measured a distance of 6.0 metres (20.0 feet) along the street lines for corner lots. Parking of vehicles and structures will not be permitted within the daylight triangle. The streets in the subdivision are all being designed as low-speed local roads intended to serve traffic to and within. Further design and control measures can be reviewed during detailed design, such as the restriction of on-street parking near corner lots to optimize these sightlines.

#### **4.5.14 Air Conditioner Unit**

A request is being made to Section 6.1.7 b) to permit air conditioners less than 1 metre from an interior side lot line. The air conditioner units will primarily be placed in the rear yards. Providing relief from side yard setbacks will allow the air conditioner units to be more efficiently placed in the rear yard and not be an obstacle to interior access to rear yards. This specialized regulation clarifies the intent and is consistent with the more permissive air conditioner location to encroach in any yard as per Section 6.37 e) of the Zoning By-law.

#### 4.6 Source Protection Plan

The Subject Lands are located Wellhead Protection Areas B, C and D, with respective vulnerability scores of 4, 6 and 8. During pre-submission consultation, Wellington Source Water Protection (WSWP) staff reviewed the development proposal and indicated there were no objections to the subdivision receiving draft plan approval, provided a Drinking Water Threats Screening Form is submitted. WSWP staff also confirmed that pursuant to the *Clean Water Act*, no Section 59 Notices are required for the development.



## 5. Supporting Studies and Plans

### 5.1 Functional Servicing Report

Urbtech Engineering Inc. was retained by the Developer to complete a Functional Servicing Report (“FSR”) in support of the Development. The FSR included an assessment on Storm Drainage and Stormwater Management design. An FSR was identified by Triton Engineering on behalf of the Town during pre-submission consultation as a requirement for a complete application. The FSR identifies how the Development will be serviced, including water, sanitary and storm connections to the existing Town infrastructure.

The FSR contains technical plans and drawings, including:

- Pre-Development Drainage Plan (D1)
- Post-Development Drainage Plan (D2)
- Stormwater Management Pond Preliminary Design (POND1)
- Site Servicing Plan (S1)
- Site Grading Plan (G1)
- Sediment Control Plan (SED1)
- Erosion and Sediment Control Details (SN1)

The FSR concluded that a sanitary connection is available from Park Street West, currently terminating at Ann Street. A water connection is available directly on Park Street West. A stormwater management pond will be added for active storage, with controlled release outlet into the existing ditch along the CN rail trail, and finally discharging through an existing culvert under the trail to Raccoon Creek. Stormwater quantity and post development flows for all events up to a 100-year storm for the development and external lands will be controlled to less than predevelopment levels, providing an additional 31% of storage than what currently exists. Finally, sediment will be appropriately controlled during construction.

### 5.2 Transportation Impact Study

C.F. Crozier & Associates Inc. was by the Developer to complete a Transportation Impact Study (“TIS”) in support of the Development. A TIS was identified by Triton Engineering on

behalf of the Town during pre-submission consultation as a requirement for a complete application and a terms of reference for the TIS was finalized in July 2024. The TIS concluded that all unsignalized intersections within the area network will continue to operate under acceptable conditions from background traffic to 2034. Traffic signals were not warranted for the intersection of Elora Street South and Park Street West/Mill Street East under 2034 future total conditions. Additional traffic generated from the proposed development is expected to have minimal impacts on operations of the surrounding road network and as such it can be supported from a traffic operations perspective.

### **5.3 Stage 1-2 Archaeological Assessment**

Amick Consultants Limited was by the Developer to complete an Archaeological Assessment. Amick submitted a Stage 1-2 Archaeological Assessment to the Ministry of Citizenship and Multiculturalism in April 2024. No archaeological sites or resources were found during the assessment on the Subject Lands.

## 6. Planning Rationale

### **The Proposed Development has regard for matters of provincial interest and is consistent with the PPS**

The PPS promotes efficient development and land use patterns to sustain the financial well-being of the province and municipalities. The Proposed Development represents the efficient redevelopment of a greenfield parcel of land and use of public infrastructure, with full water and sanitary sewer services available.

### **The Proposed Development conforms with the Growth Plan**

The proposed development meets the minimum density targets for designated greenfield areas and will provide a variety and mix of housing options for the County to achieve its housing forecast to 2051. The greenfield development will be context appropriate for a rural urban centre and contribute to creating a complete community in Clifford.

### **The Proposed Development conforms with the County of Wellington Official Plan**

The Subject Lands are within the Clifford primary urban centre and a settlement area within the Town of Minto. These areas are specifically promoted in the County of Wellington Official Plan to be a focus for housing and accommodate most new growth, with the predominant land use being residential. The development will be compatible with the surrounding established areas and maintains Clifford's small town character. The Town of Clifford has water and sanitary servicing capacity available to accommodate new housing opportunities. Development of the subject lands could accommodate a significant portion of the new residential growth assigned by the County to the Town of Minto, specifically for the Clifford urban centre.

### **The Site-specific regulations of the proposed zoning are appropriate**

The specialized R2 and R3 zones are appropriate to implement the development of the residential subdivision and the vision and policies of the Official Plan. The zoning relief request primarily relates to the lot configurations and housing built form. Each housing unit will have sufficient front and rear yards to provide amenity space for residents and to accommodate soft landscaping treatments. The development will be compatible with surrounding established areas. Servicing and grading will not be compromised by the proposed reduced setbacks.

## **The Draft Plan of Subdivision represents proper and orderly development of land**

The subdivision will create a low-rise residential neighbourhood with a lot fabric having appropriate frontages on public streets. The lot depths will also provide a balance between built form, access and landscaped yards. The subdivision will be well integrated within the Clifford urban centre with connectivity for vehicles and pedestrians. Additional blocks are being created for stormwater management purposes and parkland and will help transition the site to adjacent parcels of land.

## 7. Summary and Conclusion

GSP Group Inc. has been retained by Clifford (Park St) Development Inc. to coordinate and prepare the submission of a Planning Justification Report for an Official Plan and Zoning By-law Amendment as well as draft plan of subdivision applications for 41 Park Street West in Clifford, Ontario. The requested approvals are necessary to permit the Proposed Development on the Subject Lands.

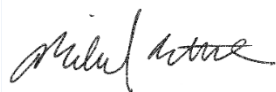
At the pre-application consultation meeting with the County of Wellington and Town of Minto on August 9, 2023, the preliminary concept design for the Subject Lands was presented and the County and Town provided informal comments regarding the Proposed Development. Following this meeting, the Town identified the complete application requirements, including a Planning Justification Report. All necessary reports, plans and studies have been completed and are submitted in support of the development applications.

This Planning Justification Report concludes that the proposed Official Plan and Zoning By-law Amendment as well as draft plan of subdivision application are appropriate and represents good planning for the following reasons:

- It has regard for matters of provincial interest;
- It is consistent with the Provincial Policy Statement (2020);
- It conforms to the Growth Plan for the Greater Golden Horseshoe;
- It conforms to the County of Wellington Official Plan;
- The proposed zoning will help implement the Official Plan;
- The requested site-specific zoning provisions are appropriate and justified for the reasons set out in Section 4.5 of this Report;
- The draft plan of subdivision represents the proper and orderly development of land.

It is therefore our professional opinion that the Official Plan and Zoning By-law Amendment as well as draft plan of subdivision application should each be approved.

Sincerely,  
**GSP Group Inc.**



Michael Witmer, MCIP, RPP  
Senior Planner

# Appendix “A” – Draft Official Plan Amendment

## PART B – THE AMENDMENT

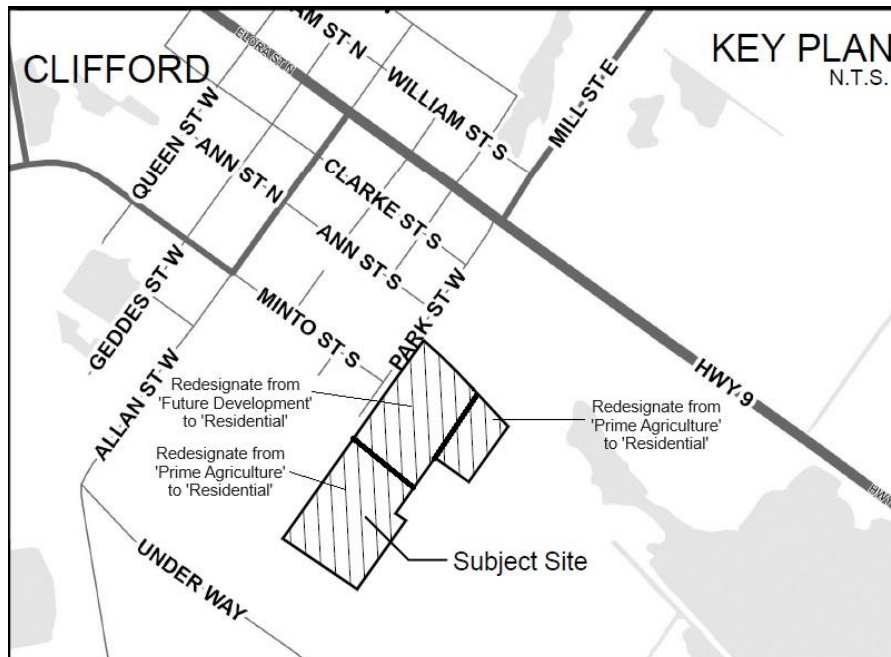
All of this part of the document entitled **Part B – The Amendment**, consisting of the following text constitutes **Amendment No. ###** to the County of Wellington Official Plan.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **SCHEDULE B5-2 (CLIFFORD)** is hereby amended by re-designating lands from PRIME AGRICULTURE and FUTURE DEVELOPMENT to RESIDENTIAL as identified in Schedule “A” of this amendment for the lands described as Part of Lot 61, Concession ‘D’ (Village of Clifford), Town of Minto, County of Wellington.

### **SCHEDULE ‘A’; OF WELLINGTON COUNTY OFFICIAL PLAN AMENDMENT NO. ###**



## Appendix “B” – Draft Zoning By-law Amendment

The Corporation of the Town of Minto  
By-law No. 2024-\_\_\_\_\_

to amend Zoning By-law Number 01-86 for the Town of Minto

**WHEREAS**, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86;

**NOW THEREFORE** the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule “A” – Map No. 1 – Town of Minto Zoning By-law 01-86 is amended by rezoning the lands legally described as Part of Lot 61, Concession D (Village of Clifford), Town of Minto, County of Wellington from “Agricultural – Site Specific (A-1) Zone to the following zones, and further the said lands be included in ‘Clifford Map 2’”:
  - i. “Residential (R2-#)”
  - ii. “Residential (R3-#)”
  - iii. “Open Space (OS)”
2. THAT Schedule “A” – Map No. 2 – Clifford of the Town of Minto Zoning By-law 01-86 is amended by rezoning the lands legally described as Part of Lot 61, Concession D (Village of Clifford), Town of Minto, County of Wellington from “Future Development (FD) Zone” to the following zones:
  - i. “Residential (R2-#)”
  - ii. “Residential (R2-X)”
  - iii. “Residential (R3-#)”
  - iv. “Open Space (OS)”
3. THAT Section 34 “Exception Zone 1 – Clifford Village” be amended by the addition of the following new subsections to the Residential Zone 2 and Residential Zone 3 as applicable:

EXCEPTION ZONES		SPECIAL PROVISIONS
34.## 41 Park St. W.	R2-#	Notwithstanding the lot area, front yard, interior side yard, exterior side yard, rear yard, building height, lot coverage and landscaped area requirements of the R2 Zone or any other provision of this By-law to the contrary, the lots zoned R2-# may be used for a permitted use, subject to the following regulations: <ol style="list-style-type: none"> <li>a) <b>Lot Area</b>, minimum <span style="float: right;">332 m<sup>2</sup> (3,573.6 ft<sup>2</sup>)</span></li> </ol>



		<p>b) <b>Front Yard</b>, minimum 6.0 m (19.7 ft) to garage; 4.0 m (13.1 ft) to front wall</p> <p>c) <b>Interior Side Yard</b>, minimum 0.6 m (1.97 ft) on one side 1.2 m (3.9 ft) on the other side</p> <p>d) <b>Exterior Side Yard</b>, minimum 3.0 m (9.8 ft)</p> <p>e) <b>Rear Yard</b>, minimum 7.0 m (22.9 ft)</p> <p>f) <b>Building Height</b>, maximum 11 m (35 ft)</p> <p>g) <b>Lot Coverage</b>, maximum 60%</p> <p>h) <b>Landscaped Area</b>, minimum 35%</p> <p>i) <b>Air Conditioners</b> Notwithstanding Section 6.1.7 b) of this by-law, air conditioners shall be permitted to be placed less than 1 metre to interior side lot lines.</p> <p>j) <b>Day Lighting (Sight) Triangle</b> Notwithstanding Section 6.7 of this by-law, for the land zoned R2-#, the sight triangle shall be measured a distance of 6.0 metres (20.0 feet) along the street lines. In addition, parking of vehicles is not permitted within the sight triangle, and no shrub, foliage or structure shall be greater than 0.7 metres (2.3 feet) above the grade of either abutting street.</p> <p>k) <b>Yard Encroachments</b> In addition to the architectural features listed in Section 6.37 b) of this by-law, bow, bay and box windows shall also be considered included.</p>
34.## 41 Park St. W	R2-X	<p>Notwithstanding the lot area, front yard, interior side yard, rear yard, building height, lot coverage and landscaped area requirements of the R2 Zone or any other provision of this By-law to the contrary, the lots zoned R2-X may be used for a permitted use, subject to the following regulations:</p> <p>a) For the purposes of lands zoned R2-X, the southerly lot line abutting the road shall be considered the Front Lot Line, the westerly lot line, and the northerly lot line opposite the road shall be considered Interior Side Lot Lines, and the easterly lot line shall be considered as the Rear Lot Line.</p> <p>b) <b>Front Yard</b>, minimum 6.0 m (19.7 ft) to garage; 4.0 m (13.1 ft) to front wall</p> <p>c) <b>Interior Side Yard</b>, minimum 0.6 m (1.97 ft) on one side 1.2 m (3.9 ft) on the other side</p> <p>d) <b>Rear Yard</b>, minimum 7.0 m (22.9 ft)</p> <p>e) <b>Building Height</b>, maximum 11 m (35 ft)</p> <p>f) <b>Lot Coverage</b>, maximum 60%</p>

		<p>g) <b>Landscaped Area</b>, minimum 35%</p> <p>h) <b>Air Conditioners</b> Notwithstanding Section 6.1.7 b) of this by-law, air conditioners shall be permitted to be placed less than 1 metre to interior side lot lines.</p> <p>i) <b>Yard Encroachments</b> In addition to the architectural features listed in Section 6.37 b) of this by-law, bow, bay and box windows shall also be considered included.</p>
<p>34.## 41 Park St. W.</p>	<p>R3-#</p>	<p>Notwithstanding the lot frontage, front yard, exterior side yard, rear yard, building height and maximum attached units in a row requirements of the R3 Zone or any other provision of this By-law to the contrary, the lots zoned R3-# may be used for a permitted use, subject to the following regulations:</p> <p>a) <b>Lot Frontage</b>, minimum (Corner Lot) 8.9 m (29.2 ft)</p> <p>b) <b>Front Yard</b>, minimum 6.0 m (19.7 ft) to garage; 4.0 m (13.1 ft) to front wall</p> <p>c) <b>Exterior Side Yard</b>, minimum 3.0 m (9.8 ft)</p> <p>d) <b>Rear Yard</b>, minimum 6.0 m (19.7 ft)</p> <p>e) <b>Building Height</b>, maximum 11 m (35 ft)</p> <p>f) Maximum number of attached units in a row 8</p> <p>g) <b>Air Conditioners</b> Notwithstanding Section 6.1.7 b) of this by-law, air conditioners shall be permitted to be placed less than 1 metre to interior side lot lines.</p> <p>h) <b>Buffer Area</b> Notwithstanding Section 6.3 of this by-law, buffer areas shall not be required.</p> <p>i) <b>Day Lighting (Sight) Triangle</b> Notwithstanding Section 6.7 of this by-law, for the land zoned R3-#, the sight triangle shall be measured a distance of 6.0 metres (20.0 feet) along the street lines. In addition, parking of vehicles is not permitted within the sight triangle, and no shrub, foliage or structure shall be greater than 0.7 metres (2.3 feet) above the grade of either abutting street.</p> <p>j) <b>Yard Encroachments</b> In addition to the architectural features listed in Section 6.37 b) of this by-law, bow, bay and box windows shall also be considered included.</p>

4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
5. THAT this By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 36(4) of the Planning Act, R.S.O. 1990, or, where applicable, upon approval of the Ontario Land Tribunal.

Read a first, second, third time and passed in open Council this \_\_\_\_ day of \_\_\_\_ , 2024.

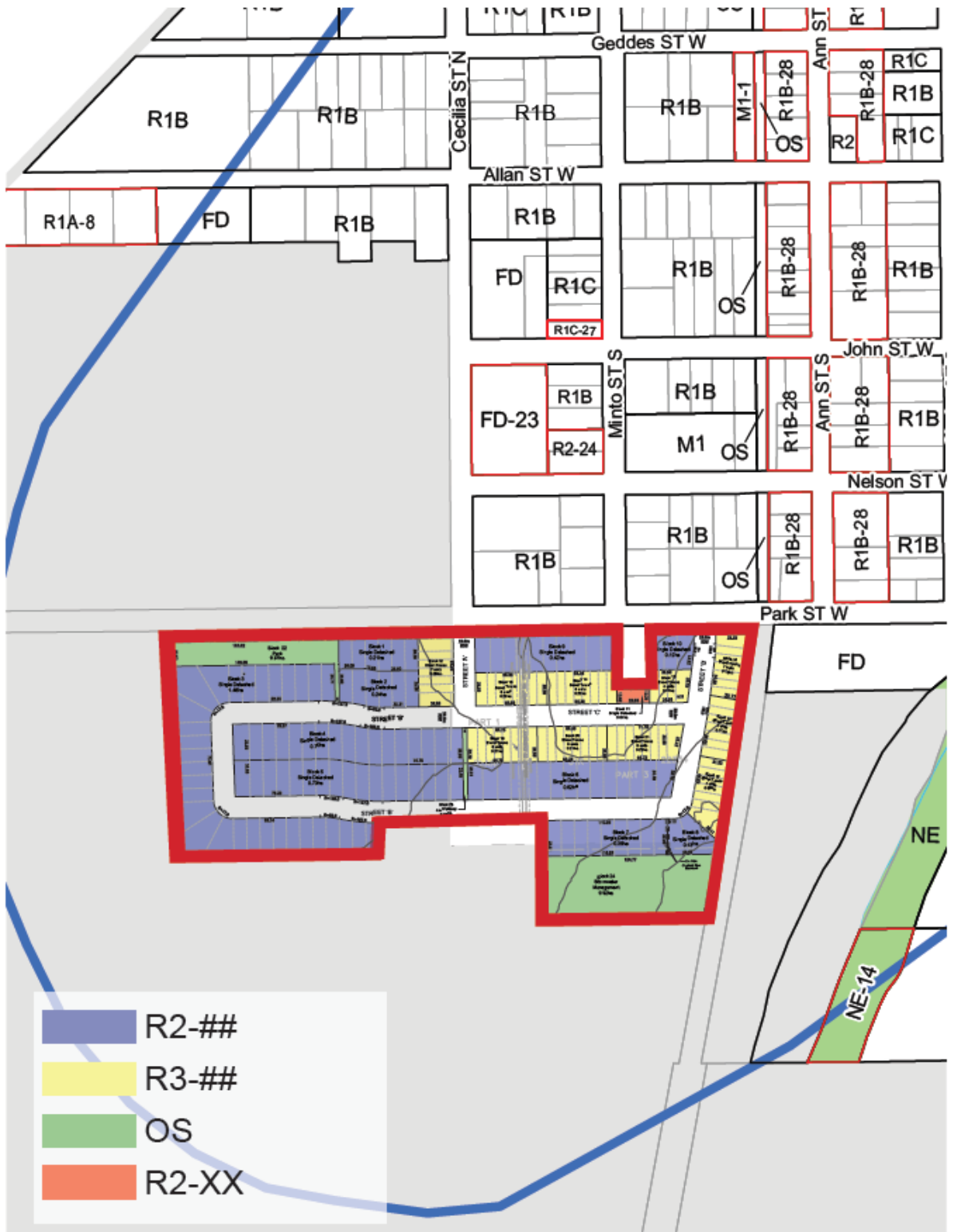
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**Dave Turton, Mayor**

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**Annilene McRobb, Clerk**

'Schedule A'



## Appendix "C" – Consent Sketch

