



PLANNING JUSTIFICATION BRIEF

April 2022

Subject Address:

196 Ridge Street, West Lorne

Prepared For:

Arvai Developments Inc.

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1.0 Background

1.1 Introduction

Batory Management has been retained by Arvai Developments Inc. (the “developer”) as the planning consultant for the development at 196 Ridge Street in the Municipality of West Elgin, Ontario.

The subject property (the ‘Subject Site’) is located on the west side of Ridge Street, south of Elm Street, in a residential area in the Municipality of West Elgin, Ontario. The site is currently an unoccupied grass lot. The landowner is proposing to develop a residential enclave that will consist of 22 bungalow rental townhouse units and 44 parking spaces with vehicle access from Ridge Street. The site plans include fencing to buffer the use from adjacent properties.

An application to amend the Municipality of West Elgin Zoning By-law 2015-36 is required to rezone the subject site from “R1 - Residential First Density” to a site specific exception to the “R3 - Residential Third Density” zone category to facilitate the proposed development. A Site Plan Control application is also required and may be submitted concurrently with, or following, this application to amend the Zoning By-law.

It was determined via email from West Elgin staff on May 17, 2019 that the following supplemental information is required in support of the subject application:

- Engineered Site Plan
- Planning Justification Brief
- Stormwater Management Report
- Landscape Plan
- Lot Grading Plan

It is our opinion that the application submission satisfies the requirements for a complete application under Section 34(10.1) of the Planning Act.

The following Planning Justification Brief has been prepared in support of the subject application and provides an overview of the proposed residential development, applicable planning policy and regulatory framework and justification for Zoning By-law Amendment.

1.2 Location and Size of the Subject Site

The Subject Site municipally known as 196 Ridge Street, is located on the west side of Ridge Street, a residential street. The Subject Site is approximately 45 metres south of the Ridge Street and Elm St intersection (*see Figure 1*). The Subject site has a rectangular configuration with a frontage of 55 metres on Ridge Street and an area of approximately 0.68 hectares (1.68 acres). Vehicle access is currently not constructed. The subject site is currently vacant and is an unoccupied grass lot.

The area surrounding the Subject Site includes the following:

To the north: One and two-storey single detached dwellings.

To the south: One-storey single detached dwellings.
To the west: Vacant land and hydro corridor.
To the east: One and two-storey single detached dwellings.



Figure 1 – Aerial View & Context

1.3 The Proposed Development

Approval is sought for a Zoning By-law Amendment to enable a new residential rental development consisting of 22 single storey street townhouse units within walking distance to the downtown core of West Lorne. As illustrated in Figure 2, the proposed development (“the Proposal”) envisions the new enclave to be serviced by a 6.0 metre internal private road, comprising of four townhouse apartment blocks with a total gross floor area of 122.32 square metres and a density (floor area ratio) of 1.8 (calculated based on the gross building floor area). Each individual townhouse unit will have an integral single car garage, driveway, front yard and rear yard amenity space. Vehicle parking will be provided at a rate of 2.0 spaces per unit for a total of 44 vehicle spaces. The overall complex will provide for appropriate buffers to transition appropriately to neighbouring uses and lots and will be of high-quality architecture, landscaping and urban design.

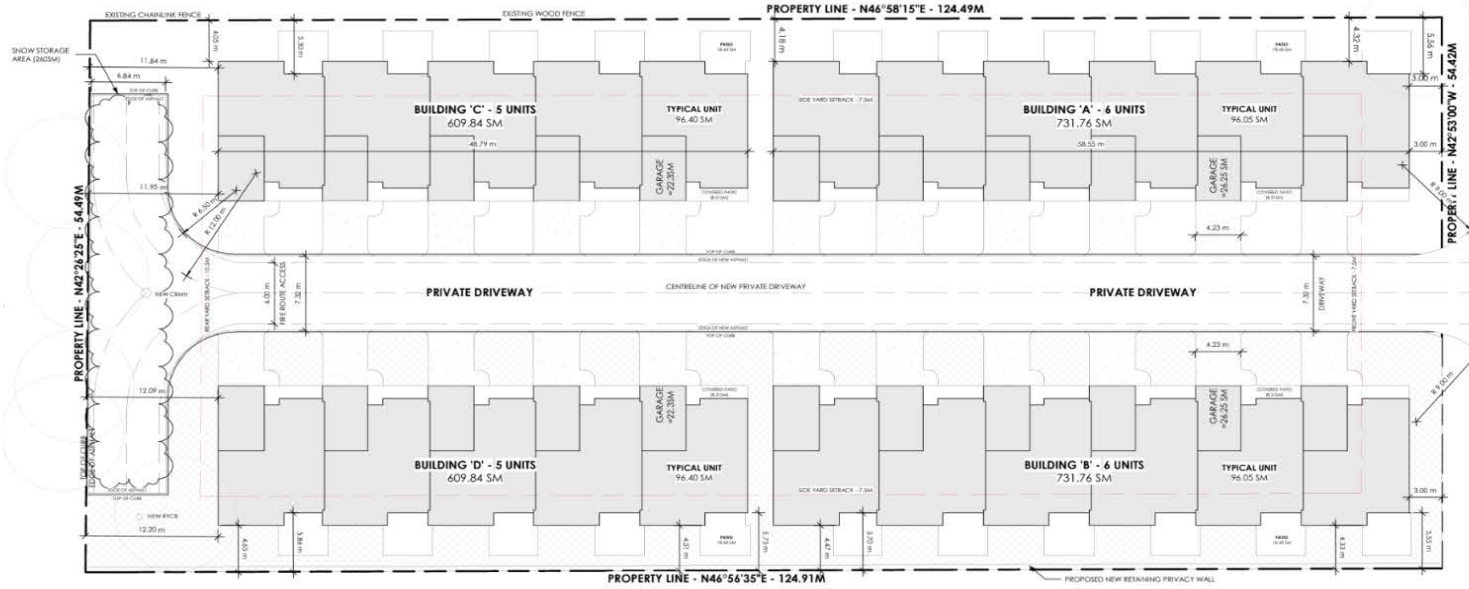


Figure 2 – Site Plan

PROJECT STATISTICS			
ADDRESS:	196 RIDGE STREET, WEST LORNE, CN.		
FORMING:	K3		
	BY-LAW	PROPOSED	
LOT FRONTAGE:	30.5 M	35.47 M	
LOT AREA PER DWELLING UNIT:	230 SQM PER DWELLING UNIT	122.32 SQM PER DWELLING UNIT	
LOT AREA:	N/A	4397.27 SQM (0.679 HECTARES)	

GROSS FLOOR AREA PER UNIT	
BASEMENT FLOOR	PROPOSED N/A
GROUND FLOOR	166.05 SQM
GARAGE	26.25 SQM
TOTAL GFA:	192.30 SQM

SETBACKS		
	BY-LAW	PROPOSED
FRONT YARD DEPTH	7.5 M	3.00 M
REAR YARD WIDTH	10.5 M	11.84 M
SIDE YARD WIDTH (HWYB)	7.5 M	4.08 M
SIDE YARD WIDTH (SOUTH)	7.5 M	4.33 M
MAX. BUILDING HEIGHT	3 STOREYS	1 STOREY
MIN. OUTDOOR AMENITY AREA	45 SQM PER DWELLING UNIT	N/A
MAX. DENSITY	60 UNITS PER HECTARE	22 UNITS

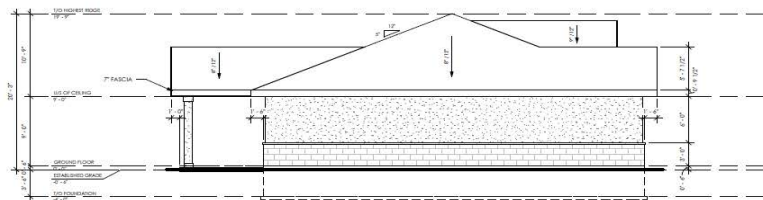
LOT COVERAGE		
BUILDING 'A' FOOTPRINT (GARAGE INCLUDED)	731.76 SQM	10.78%
BUILDING 'B' FOOTPRINT (GARAGE INCLUDED)	731.76 SQM	10.78%
BUILDING 'C' FOOTPRINT (GARAGE INCLUDED)	609.84 SQM	8.98%
BUILDING 'D' FOOTPRINT (GARAGE INCLUDED)	609.84 SQM	8.98%
COVERED FRONT PORCH (X 22 UNITS)	180.42 SQM	2.46%
COVERED REAR PORCH (X 22 UNITS)	405.46 SQM	5.97%
TOTAL PROPOSED COVERAGE:	3,214.28 SQM	46.14 %
TOTAL MAX. COVERAGE:	2,374.45 SQM	35 %



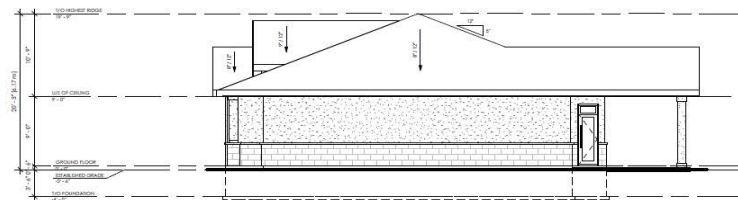
1 BLD. A - FRONT ELEV
3/16" = 1'-0"



2 BLD. A - REAR ELEV
3/16" = 1'-0"



BLD. A - LEFT ELEV



BLD. A - RIGHT ELEV

Figure 3 – Building Elevations



Figure 4 - Rendering

2.0 Planning Policies, Regulations, and Analysis

The recommendations of this Planning Justification Brief are based on the review and consideration of the following Provincial, Regional, and Local policy and non-policy documents:

- The Planning Act (2022)
- Provincial Policy Statement (PPS 2020)
- County of Elgin Official Plan
- The Official Plan for the Municipality of West Elgin
- Municipality of West Elgin Zoning By-Law 2015-36

2.1 The Planning Act (2022)

The Planning Act RSO.1990 is the framework for all land use planning and development in the Province of Ontario and describes how land uses may be controlled, and who may control them. Generally, the Planning Act is intended to provide the basis from which municipalities may approve regulations related to land use development. As per Section 2 of the Act, decisions by a planning authority must be consistent with the Act and with the requirements listed in Section 2, in addition to policy statements issued under Section 3.

Section 2, Part 1 sets out matters of provincial interest, to be regarded by the Minister, the council of a municipality, a local board, a planning board and the Tribunal. Matters applicable to the Proposal include:

- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the orderly development of safe and healthy communities;
- the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- the adequate provision of a full range of housing, including affordable housing;
- the appropriate location of growth and development;
- the promotion of built form that is well-designed, encourages a sense of place; and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Analysis: The Proposed Development has regard for and contributes to the above noted matters of Provincial interest.

2.2 Provincial Policy Statement (2020)

On February 28, 2020, the Ministry of Municipal Affairs and Housing introduced an updated Provincial Policy Statement that came into effect on May 1, 2020. All decisions under the Planning Act, or that affect a planning matter within the Province, are required to be consistent with the new 2020 Provincial Policy Statement.

The Provincial Policy Statement (2020) (the 'PPS') provides direction on a wide range of matters of provincial interest relevant to land use planning and development to promote strong communities,

a strong economy, and a healthy environment. The PPS includes policies regarding the efficient and wise use and management of land and infrastructure; protection of the built and natural environment; the development of sustainable and resilient complete communities that enhance health and social well-being; the growth of a variety of employment opportunities; the development of a mix of housing; open space and recreation opportunities; and transportation options intended to increase the use of active transportation and transit.

The following PPS policies are of particular relevance and importance to the development of the Site.

Policy 1.1.1 of the PPS states that healthy, livable, and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development which may cause environmental or public health and safety concerns; and
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

Policy 1.1.3.1 states that Settlement areas shall be the focus of growth and development.

Policy 1.1.3.2 provides direction on the land use patterns within settlement areas are based on densities and a mix of land uses which:

- a) efficiently use land and resources; and
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

Policy 1.1.3.3 states Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Policy 1.1.3.4 promotes development standards which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

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

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

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

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

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Policy 1.7.1 states that Long-Term Economic Prosperity should be supported by:

- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce

Policy 4.6 of the Provincial Policy Statement recognizes the Official Plan as the most important vehicle for implementation of the PPS.

Analysis: The proposed development provides a level of residential intensification that is appropriate, and directs growth to the Village of West Lorne. It further expands the range of housing types and affordability within the municipality. The new townhouse complex is compact in nature and makes efficient use of the land and existing infrastructure.

The proposed development will support long-term economic prosperity of the Village through the redevelopment of a vacant site to provide new housing bringing more residents in proximity to the Village's Downtown Core.

Overall, the Proposal and its implementing Zoning By-law Amendment are consistent with the Provincial Policy Statement.

2.3 The Official Plan of the County of Elgin

The Official Plan of the County of Elgin, consolidated February 2015, provides direction and a policy framework for managing growth and land use decisions over the planning period to 2031. It is one of a series of policies, guidelines and regulations that direct the actions of the County and shapes growth and development. The Plan is intended to provide the guidance necessary for the establishment of detailed strategies, policies and land use designations at the local level.

2.3.1 Community Vision

Section A2 of the Official Plan of the County of Elgin details the Community Vision the Plan. It is intended to provide decision makers, residents and business owners with an overall description of what the area will look like and how it will function if overall goals and objectives are implemented.

There are two elements in the vision: the geography of the County and the people that live, work and travel within the County. The geography has a significant impact on the settlement pattern, the use of land and to some extent the economy. West Lorne is identified as an inland settlement area and serves the role as a service centre for the surrounding agricultural communities providing schools, places for worship and other institutional uses, recreational facilities, commercial and industrial employment uses. The Plan is expected to provide the basis for managing change to 2031. Based on an assessment of past trends it is expected that the population will increase from approximately 51,514 in 2011 to between 54,700 and 55,287 in 2031.

Analysis: The Proposal supports the vision of the County of Elgin OP as the Village of West Lorne will assist in accommodating the expected growth for the County. The Proposal will offer new housing options for the expected increase to the population.

The proposed townhouse development will provide affordable housing options through rental units in a settlement area that the County recognizes as an essential service centre for the surrounding areas.

2.3.2 Settlement Area - Tier 1 Land Use

The Subject Site is designated as “Settlement Area - Tier 1” in Schedule ‘A’ – Land Use Designations of the Official Plan of the County of Elgin (See *Figure 5*).

Settlement areas are intended to be the focus of growth and regeneration. The settlement areas in the County are divided into three tiers based on their scale, function, and level of services that exist in each settlement. Tier 1 settlement areas generally have the largest populations in the County and therefore have full municipal water and sewage services. Further, these settlement areas have the potential to be central communities where a range of uses and opportunities are and can be provided. The Official Plan of the County of Elgin directs the majority of growth to Tier 1 settlement areas.

Section C1.1.1 of the County Official Plan speaks to Residential Areas, stating that it is the objective of the Plan to:

- a) maintain and enhance the character and identity of existing residential areas;
- b) encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promotion the maintenance and improvement of existing housing;
- c) promote the efficient use of existing and planned infrastructure by supporting opportunities for various forms of residential intensification, where appropriate; and
- d) encourage increases in density in new development areas to maximize the use of infrastructure and minimize the amount of land required for new development.

The Plan also outlines Housing Policies for the County. Section C1.3.1 states that it is the goal of the Plan to meet the County’s current and future housing needs by:

- a) monitoring and ensuring that there is a 20-year supply of land for residential development with sufficient water and wastewater capacity;
- b) ensuring the provision of an appropriate range of housing types and densities to meet the needs of current and future residents;
- c) assisting in the achievement of residential intensification and affordable housing by encouraging opportunities for mixed-use development in appropriate locations;
- d) encouraging the use of surplus public lands for affordable housing only if the site is appropriate for such a use and located where the use would be compatible with adjacent uses;
- e) encouraging the development of seniors housing in the County;
- f) encouraging the provision of alternative forms of housing for special needs groups;
- g) supporting universal physical access and encourage the building industry to incorporate such features in new residential structures; and
- h) encouraging the development and redevelopment of lands within settlement areas and in appropriate locations at higher densities to maximize the use of infrastructure.

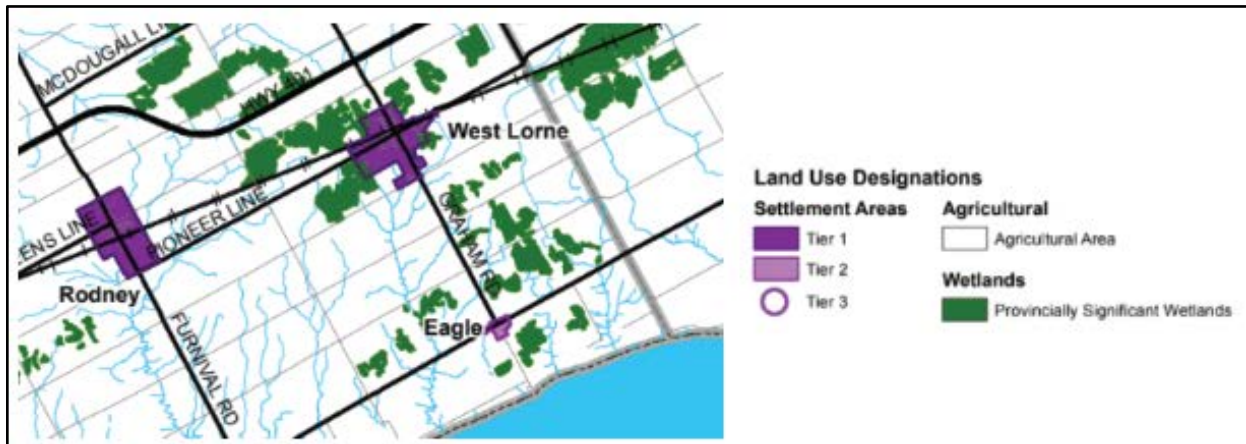


Figure 5: Excerpt from Schedule 'A' - Land Use County of Elgin Official Plan. Subject site within the West Lorne Settlement Area.

The County supports the provision of housing which is affordable to low- and moderate-income households. Section C1.3.3 states that the minimum target for the provision of housing which is affordable in Elgin County is 20%.

Analysis: The proposed development is consistent with the existing "Settlement Area - Tier 1" Land Use Designation and will provide an increased housing supply with appropriate densities and make use of the available lands to provide a new housing type to the area.

The County Official Plan encourages the development of both affordable and seniors housing in the identified Settlement Areas. The Proposed development will accommodate persons with diverse social and economic backgrounds while making use of the existing services and infrastructure available.

2.3.3 Official Plan Review

The County of Elgin is currently in the process of creating a new Official Plan. Although expected to be completed by early 2022, there has been no notice of adoption for the new Plan, therefore we defer to the current Official Plan of the County of Elgin, consolidated February 2015,

2.4 The Official Plan for the Municipality of West Elgin

The Municipality of West Elgin Official Plan, consolidated November 2013, provides a framework with respect to land use planning decisions in the Municipality. It establishes the type, form and desired pattern of land use and provides a basis for considering matters related to the use of land, the development and redevelopment of land, the wise use of resource base and the protection of the Municipality's natural and cultural heritage. All lands within the Municipality are subject to the policies within the Official Plan.

2.4.1 Vision Statement

Section 1.2 of the Municipality of West Elgin Official Plan details the Plan's Mission Statement. The Mission Statement is intended to provide a basis and general direction for local decision making affecting the Municipality.

The Mission Statement has a focus on ensuring that the community continues to be strong, healthy and sustainable. Listed within the general goals of the Official Plan is the desire to provide a diverse and affordable range of housing opportunities and to ensure logical, efficient, orderly, compact and compatible development.

Section 1.5 outlines the Growth Management Strategy and states that the intent of the West Elgin Official Plan is to direct the majority of future population growth to the Village Areas of Rodney and West Lorne (shown in Schedule 'A' of the Plan). The Subject Site is within the West Lorne Village and is already serviced by municipal water supply and municipal sanitary sewage systems with reserve capacities to accommodate growth. By directing growth to these Village Areas, the investment in municipal infrastructure is better utilized and the loss of prime agricultural land to development is minimized.

Analysis: The Proposal supports the Vision of the West Elgin Official Plan as it will deliver growth to the Village of West Lorne which has been identified as one of the main areas within the municipality to accommodate future population growth.

It further supports this Vision by providing for affordable housing through rental units in a compact and efficient manner while not contributing to the erosion of prime agricultural land.

2.4.2 Residential Land Use

The Subject Site is designated as "Residential" in Schedule 'D' – Village of West Lorne Land Use & Transportation Plan of the Municipality of West Elgin Official Plan (See Figure 6).

Housing policies for the Municipality of West Elgin are outlined in Section 4.4.1 of the Official Plan which states that the Municipality shall maintain a minimum 10 year supply of land designated and available for residential intensification, redevelopment and development as well as a minimum of 3 year supply of land for residential development with servicing capacity.

Section 5.2 of the Municipality of West Elgin Official Plan establishes the direction for lands within the "Residential" Land Use designation. Areas designated for residential purposes in the Village Areas of Rodney and West Lorne include existing residential development as well as land for accommodating future residential development. It also states that while traditionally residential development has been low-density single unit dwellings, the Plan acknowledges the demand for other housing types to meet the socio-economic needs of the area. This is also acknowledged in section 5.2.9 which states that "development proposals for large undeveloped parcels shall incorporate a range of housing types and densities, as permitted by this Plan, unless it is capable

of being demonstrated that market, servicing, site conditions and neighbouring land use dictate otherwise”.

Section 5.2.1 and 5.2.2 identifies the permitted uses within the “Residential” Land Use Designation which include single unit dwellings, semi-detached dwellings, apartments in houses, townhouses, low-rise small-scale apartment buildings and secondary uses that complement and are compatible with the residential areas, which may include churches, schools, neighbourhood parks, nursing and rest homes, garden suites, group homes and home occupations. The Plan states that the actual uses permitted, as well as the standards for buildings and structures, shall be specified in the Zoning By-law (5.2.10).

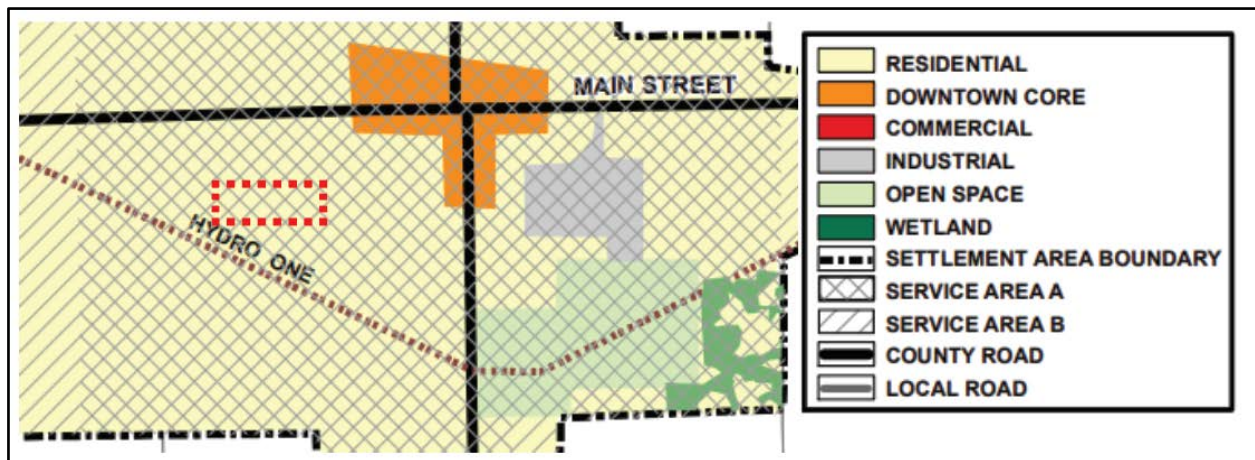


Figure 6: Excerpt from Schedule D - Village of West Lorne Land Use & Transportation Plan. Approximate site location in boundary.

Any new residential development is expected to respect the ‘small town’ character of the villages, however section 5.2.3 of the Municipality of West Elgin Official Plan acknowledges that multi-unit forms of residential development will provide the potential for more affordable housing as well as housing more able to meet the needs of the diverse needs and preferences in the community. Scale, density and height of new residential development shall be limited. Section 5.2.4 states that “the majority of new development is expected to take place through infilling and minor extensions and routing out of existing development”.

Medium density housing, in the form of townhouses, low-rise apartments and other forms of multiple unit housing, is encouraged in section 5.2.8 of the Municipality of West Elgin Official Plan. Residential developments should be compatible with the character and design of the neighbouring development. Preferences shall be given to:

- a) sites within direct or proximate access to a County Road;
- b) sites in proximity to the ‘Downtown Core’, schools and/or parks and open space; and
- c) sites which due to their size configuration or neighbouring land uses are considered suitable for such purposes.

Standards regarding housing types, density, height, parking, buffering, setbacks, and landscaped open space shall be addressed in the Zoning By-law and Site Plan control shall apply.

Section 10.7 outlines the requirements for Site Plans. Where site plan control applies, the site plan shall include the location of all buildings and structures, ingress and egress, parking areas and loading areas, landscaping, grading and drainage, external lighting, access for persons with physical disabilities, and buffering and other measures to protect adjacent lands. The site plan should also show the location of any required water well and private sanctuary waste disposal systems in order for the Municipality to deem it satisfactory.

Analysis: The proposed development is consistent with the existing “Residential” Land Use Designation and will contribute to a range in housing supply beyond the traditional single family dwellings to meet the socio-economic needs of a wider population.

Special consideration was given towards the design and transition of the proposal towards adjacent uses and lots where appropriate setbacks and buffering is provided. Given its proximity to the Downtown Core and other community services it is considered a suitable location for medium density intensification.

The proposal makes efficient use of the existing infrastructure available on site considers sensitive and appropriate stormwater management practices.

2.4.3 Urban Design

The Municipality of West Elgin Official Plan does not indicate any urban design requirements for lands within the Municipality boundaries, unless it is within a Special Policy Area. As there are no relevant Secondary Plans related to the Subject Site, there are no relevant urban design guidelines.

2.4.4 Servicing and Access

All new development in the Village Areas of the Municipality of West Elgin shall be connected to and serviced by the respective municipal sanitary sewage system (8.4.1). Schedule “D” of the Municipality of West Elgin Official Plan identifies the site as being located within “Service Area A” which is relevant to the areas of Rodney and West Lorne, designed to be serviced by the sewage treatment plants. If the lands were to be located outside of “Service Area A”, a class environment assessment may be required, however that is not applicable to the Subject Site.

2.4.5 Official Plan Review

The Municipality of West Elgin is currently in the process of creating a new Official Plan. It is unclear as to what stage of the process that the Municipality is at with their review, therefore we defer to the current Municipality of West Elgin Official Plan, consolidated version November 2013.

2.5 Municipality of West Elgin Zoning By-Law 2015-36

The Municipality of West Elgin Zoning By-Law No. 2015-36 regulates the use of land, and the character, location and use of buildings and structures in the Municipality of West Elgin.

Regulations regarding permitted uses, siting, massing, and scales of buildings, minimum and maximum lot sizes, and parking requirements are a few of the topics the Zoning By-law helps enforce.

The Zoning By-law helps implement the policies of the Municipality’s Official Plan. In the Province of Ontario and according to the Planning Act of Ontario, Zoning By-laws must conform to the policies of their governing Official Plans. The current iteration of West Elgin’s Zoning By-Law is consolidated to December 2020. The subject site is zoned R1-H-1 “Residential First Density Zone” by Municipality of West Elgin Zoning By-Law 2015-36, as amended (see Figure 7).



Figure 7 – Zoning Map. Subject Site in red boundary.

2.5.1 R1 Zone - Permitted Uses and Regulations

“Residential First Density Zones” are described in Section 8 of the Municipality of West Elgin Zoning By-Law 2015-36. Permitted uses in this zone are home occupation and single unit dwelling.

The table below shows the regulations for lots in the “R1 Residential First Density Zone”.

	R1 Zone Provisions
Minimum Lot Area	600 square metres
Minimum Lot Frontage a) on a corner lot b) on an interior lot	a) 18 metres b) 15 metres
Maximum Lot Coverage	30%
Front Yard Depth	7.5 metres
Side Yard Width a) single unit dwelling b) single unit dwelling without attached garage or carport c) single unit dwelling on a corner lot	a) 1.5 metres + 0.5 metres for each additional or partial storey above first b) 1.5 metres or 0.5 metres for each additional storey above the first on one side and 4.5 metres on the other side c) 7.5 metres on the side abutting a street and 1.5 metres + 0.5 metres for each additional or partial storey above the first one on the other side
Rear Yard Depth a) single unit dwelling	7.5 metres
Maximum Building Height a) single unit dwelling	a) 10.5 metres
Maximum Dwellings per lot	1
Municipal Services No dwelling shall be erected or used that is not connected to the municipal water supply system and the municipal sanitary sewage system.	

The H-1 symbol following the R1 Zone category for the Subject Site indicates that there is a Holding provision applicable to the site and that the lands shall not be used or no buildings or structures shall be erected or altered until the “H” symbol is removed in accordance with the *Planning Act*. The H-1 hold applies to parcels of undeveloped lands zoned for residential purposes in settlement areas. Removal of the H-1 symbol is contingent on the owner entering into a subdivider’s or similar agreement with the Municipality to address the installation of services, the construction of roads and other developer obligations and responsibilities as stated in Section 3.3.a of Zoning By-law 2015-36.

Section 4.8 of the Zoning By-law requires that new buildings or structures be erected on a lot that fronts a public road and permits reasonable and safe passage of motor vehicles, or vehicular access. A building or structure may also be erected on a lot within a registered plan of subdivision or vacant land condominium in accordance with the provisions of a subdivision or condominium agreement and are not to be maintained by the Municipality.

Analysis: To permit the proposed residential townhouse development, the Zoning By-law Amendment Application seeks to change the existing R1-H-1 “Residential First Density” zoning to a site-specific exception to the R3 “Residential Third Density”.

2.5.2 R3 Zone - Permitted Uses and Regulations

The R3 zone applies to medium density residential development in the village areas of Rodney and West Lorne. Development in this zone is restricted to multiple unit dwellings in a variety of configurations that do not exceed a height greater than three storeys.

The “R3 Residential Third Density Zone” is described in Section 10 of the Municipality of West Elgin Zoning By-Law 2015-36. Permitted uses in this zone are:

- apartment dwelling;
- double duplex dwelling;
- home occupation;
- multiple-unit dwelling;
- senior citizens’ home; and
- townhouse dwelling.

The below table shows the regulations for lots in the “R3 Residential Third Density Zone” in comparison to the Development Proposal.

	R3 Zone	R3-X Zone (Development Proposal)
Minimum Lot Area a) double duplex, townhouse and multiple-unit dwelling b) apartment dwelling	a) 230 square metres per dwelling unit b) 230 square metres for each of the first four (4) dwelling units and 95 square metres for each additional unit thereafter	6,789.87 square metres (122.32 sq.m. per unit)
Minimum Lot Frontage a) double duplex dwelling b) townhouse and multiple-unit dwelling	a) 25 metres b) 30.5 metres	50.49 metres
Maximum Lot Coverage	35%	48.15%
Front Yard Depth a) double duplex dwelling b) townhouse and multiple-unit dwellings	a) 7.5 metres b) 7.5 metres	3.0 metres (Lot)
Side Yard Width a) double duplex dwelling b) townhouse c) apartments and multiple-unit dwellings	a) 3.0 metres on an interior lot, 7.5 metres on the side abutting the street and 3.0 metres on the other side of a corner lot b) 6.0 metres or one-half the height whichever is greater on an interior lot, 10.5 metres on the side abutting the street and 6.0 metres or one half the height on a corner	4.08 metres (North) (Lot) 4.33 metres (South) (Lot)

	whichever is the greater on the other side c) 7.5 metres	
Rear Yard Depth a) main building	a) 10.5 metres	11.84 metres (Lot)
Maximum Building Height a) main building	a) 3 storeys	1 storey
Minimum Outdoor Amenity Area	45 square metres per dwelling unit	n/a
Maximum Density	60 dwelling units per hectare	32.4 dwelling units per hectare
Municipal Services No dwelling shall be erected or used that is not connected to the municipal water supply system and the municipal sanitary sewage system.		

2.5.3 Parking Requirements

Section 10.1.2 of the Zoning By-law outlines the requirements for the location of parking spaces:

- a) all parking spaces shall be located in an attached or detached private garage, or in a hard surfaced parking lot, provided that the coverage of the spaces shall not exceed fifteen (15) percent of the lot area; and
- b) parking spaces shall be located on the same lot or within the same building as the use for which said parking is required.

Vehicle Parking requirements are established in Section 4.18 of By-Law 2015-36 and is calculated per square metre of the net floor area of the main building. Townhouse dwellings are required to have 1.5 parking spots per unit which would mean the proposed development would be required to have 33 spaces (22 units x 1.5 spots). In addition, 4.18.2 states that if a building requires 26-50 spaces, there must be 2 spaces for disability parking. All parking spaces shall not exceed 50% of the lot area and must have a minimum width of 2.7 metres and a minimum length of 5.5 metres. Parking spaces for the physically challenged shall have a minimum of 3.7 metres and a minimum length of 6.0 metres.

Analysis: The site specific exceptions to the R3 Zone category proposed meets the general intent and purpose of the Zoning By-law as it will facilitate a medium density residential development that is appropriate, respectful of the surrounding context and is fully in compliance with the Town of West Elgin's Official Plan "Residential" Land Use designation.

3.0 Planning Justification

This section provides an assessment of the Proposal in respect to the relevant planning policies and regulatory framework identified in Section 2 of this Report. Based on the assessment, the proposed Zoning By-Law Amendment (ZBA) application is appropriate and justified for the following reasons:

3.1 The Zoning By-law Amendment is Necessary to Facilitate the Orderly Development of the Subject Site

The ZBA application is required to bring the proposed development concept to fruition. It will deliver much needed rental housing to the community and seeks to make an efficient use of the existing infrastructure available to service the site and will contribute to a range of built form and housing opportunities for the community of West Lorne.

As outlined in earlier sections of the report, the ZBA is required to expand the permitted uses to include a wider range of unit types and more site-specific zoning standards to implement the new rental townhouse community. Both the ZBA and its proposed regulations meets the intent and purpose of Zoning By-law 2015-36, conforms to the West Elgin Official Plan, supports the direction of other higher order planning policy framework, and represents good planning.

3.2 The Application is Consistent with the Planning Act (2022) and the Provincial Policy Statement (2020)

When considering applications under the Planning Act, municipal authorities must consider matters of Provincial Interest. The Proposal and related ZBA is consistent with the purpose of the Planning Act as it supports:

- the efficient use of land and infrastructure;
- the orderly development of safe and healthy communities;
- the adequate provision of a wide range of housing types including affordable and seniors residence;
- growth and development to appropriate locations; and
- the promotion of a sense of place and sound urban design.

The Proposal supports the vision of the PPS for *“strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy”* for the following reasons:

- The proposed development is located on a serviced, vacant site within the existing urban area making efficient use of underutilized land;
- Contributes to a range of housing options and densities within the Municipality to meet long term growth needs;
- Will support the economic vitality of the nearby downtown;
- Provides the appropriate transportation requirements to support the proposed development
- The proposal has been designed to limit impacts on adjacent sites and land uses while helping to contribute to a greater sense of place; and

- As exhibited in the Stormwater Management Report and Lot Grading Plan, the ZBA is generally consistent with Sections 1.6.6 and 2.2 of the PPS

It is our opinion that the proposed development is consistent with the Planning Act (2022) and the Provincial Policy Statement (2020) and represents good planning.

3.3 The Application is Consistent with the County of Elgin Official Plan

The proposed development falls within an existing Settlement area and will provide an increased housing supply with a suitable level of intensification/densities and make use of the available lands to provide a new housing type to the area. It fulfills the intention of Section C1.1.1 and Section C1.3.1 through the delivery of affordable and seniors housing in the identified Settlement Areas, accommodating persons with diverse social and economic backgrounds, optimizing and underutilized vacant lot, while making use of the existing services and infrastructure available.

3.4 The Application is Consistent with the West Elgin Official Plan

The development of an underutilized lot within the Village of West Lorne complies with OP policy 1.5 directing the majority of future population growth to the Village Areas of Rodney and West Lorne. The proposal is an appropriate level of intensification for the Subject Site being delivered in a compact form while remaining sensitive to the surrounding residential and agricultural uses and therefore complies with Policy 5.2.4 which states that “the majority of new development is expected to take place through infilling and minor extensions and routing out of existing development”.

The OP acknowledges the demand for other housing types beyond the traditional single family home to meet the socio-economic needs of the area through the permission of a wide variety of lowrise built forms within the “Residential” Land Use Designation applicable to the site. The Proposal presents an exciting opportunity to fulfill the need for these alternative housing formats including affordable options for seniors within the Municipality of West Elgin. Section 5.28 encourages Medium density housing, in the form of townhouses, low-rise apartments and other forms of multiple unit housing, within the Municipality of West Elgin with the proposed 22 townhouse units falling well within the permitted UPH for Medium Density Residential.

It is our opinion the proposed development complies with the Municipality of West Elgin Official Plan.

3.5 The Application Meets the Intent of Zoning By-law 2015-36

The existing Zoning on the Subject Site does not permit the type of built form or level of intensification appropriate for this infill site in close proximity of West Lorne’s Downtown Core. The R1 Zone solely permits single family dwellings and does not support the future growth and development intentions as laid out within the County of Elgin or West Elgin Official Plans.

Through the submitted ZBA application, a site specific exception to the R3 Zone is being sought to bring the zoning for the subject site more aligned with the current housing needs for the community and is fully in conformance with the planning policy framework applicable to the site.

It is our opinion that the proposed Zoning Bylaw Amendment maintains the intent and purpose of Zoning By-law 2015-36.

3.6 The Proposed Development is Appropriate and Represents Good Planning

Based on our analysis of relevant provincial and local policy documents, it is our opinion that the proposed development represents appropriate development of an underutilized site in a Village designated for population growth. The proposed rental townhouse complex is complementary to the existing low-rise residential and agricultural uses in the immediate context and will further support the economic vitality of the West Lorne Downtown Core. The proposed design of the townhouse complex constitutes an attractive designed site that can be fully serviced and accessible from a public road.

It is our opinion that the Proposed Development and associated Zoning By-law Amendment is consistent with all levels of planning policy and regulatory framework and represents good planning.

4.0 Conclusion

As set out in this report, the Proposed Development supports and achieves many of the policies outlined in Provincial, County and Local planning documents. The Proposed Zoning By-law Amendment will facilitate a much needed provision of rental housing within the Municipality of West Elgin in a manner that enhances the current urban fabric of the community and contributes to meeting the projected growth targets.

Overall, the proposal represents good planning, is within the community's interest, revitalizes an underutilized site with a high quality development and contributes to a complete community in West Elgin. It is therefore our opinion that Council should approve the requested Zoning By-law Amendment Application.

Respectfully submitted by,



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