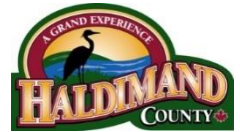


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# HALDIMAND COUNTY

## Report PED-PD-02-2018 Information Regarding a Draft Plan of Subdivision - Gardens Communities Inc. - Hagersville (Empire)



For Consideration by Council in Committee on January 16, 2018

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### OBJECTIVE:

To inform Council regarding an application for approval of a Draft Plan of Subdivision and an associated Zoning By-law Amendment, and to identify key planning matters that are to be addressed during the application review process all of which are to facilitate residential development in Hagersville and known as Gardens Communities (Empire).

### RECOMMENDATIONS:

1. THAT Report PED-PD-02-2018 Information Regarding a Draft Plan of Subdivision - Gardens Communities Inc. - Hagersville (Empire) be received;
2. AND THAT in accordance with County By-law 7/01, the General Manager of Planning and Economic Development advise Council when draft approval for the plan of subdivision has been issued.

**Prepared by:** Justin Miller, Planner, Planning and Development

**Reviewed by:** Mike Evers, MCIP, RPP, BES, Manager, Planning and Development

**Respectfully submitted:** Craig Manley, MCIP, RPP, General Manager of Planning and Economic Development

**Approved:** Donald G. Boyle, Chief Administrative Officer

### EXECUTIVE SUMMARY:

Applications for a draft plan of subdivision and an accompanying zoning by-law amendment have been submitted by Gardens Communities (Hagersville) Inc. to facilitate a residential development in the eastern portion of Hagersville. The entire community would consist of lotless blocks which could achieve a maximum build-out of 525 single-detached residential units (1,664 people). With the range of lot sizes that will be developed, the maximum yield actual build-out will likely be around 340 single detached residential units (1,077 people). The blocks would subsequently be divided through the part lot control removal process. This approach allows greater flexibility to respond to consumer demand. Additionally, the plan of subdivision would contain two parks, one in the eastern portion of the planned subdivision and one in the west. The subdivision would be constructed with new municipal roads (extensions of Athens and David Streets) and full municipal water and sanitary services. The proposed draft plan of subdivision meets County and Provincial density targets. The proposed zoning would support more dense development style with lot frontages ranging from 8 metres to 14 metres. Based on assessment of the various technical studies provided, the development has been deemed functional and is considered good planning.

Although the entire subdivision proposal is described in this report and has been assessed as such from a functionality and design standpoint, the proposed development will proceed in two phases. At this time, only Phase 1 is recommended to advance to draft plan approval. Potential land use conflicts

relating to an operational quarry must be addressed before Phase 2 can proceed (described further in this report). Phase 1 of the proposal will contain a maximum of 148 single detached dwellings (469 people).

This report advises Council of the details relating to a proposed Draft Plan of Subdivision and Zoning By-law amendment applications. The report is intended to assist Council to understand the potential impacts of the proposal and provide an opportunity for public involvement and engagement in the planning process. It also outlines an alternative process to approvals which is intended to provide some certainty for the applicant, streamline matters and allow for more efficient file management.

## **BACKGROUND:**

Development applications have been submitted by Gardens Communities (Hagersville) Inc. to consider draft approval of a plan of subdivision and an amendment to the Town of Haldimand Zoning By-law 1-H 86. These proposals, if approved, will facilitate a residential development in Hagersville that will consist of single detached dwellings in lotless blocks. While the lotless block approach could conceivably result in a maximum build-out of 525 single-detached homes, given the range of lot sizes that will be developed, it is anticipated that a approximately 340 dwellings will be constructed over two planned phases. Based upon the market demands in Hagersville, the developer is anticipating fewer 8 metre lots with this development, compared to their Avalon development in Caledonia which will result in the lessened lot yield. The planned phases are as follows:

- Phase 1: Located along the south-westerly portion of the subject lands, parallel to King Street East, Phase 1 represents an area of the site that has received draft approval (2004) as part of what was known as Haldimand Gardens Phase 4. This Phase represents the last of the former Haldimand Gardens holdings that was located outside of a 300 metre blasting limit buffer that recognized an existing active quarry to the north-east. This Phase has an area of approximately 8.01 hectares (19.8 acres). The proponent proposes a maximum of 148 units, currently displayed as lotless blocks for this phase.

Phase 2: The remainder of the site, not located in Phase 1, makes up Phase 2. Due to land use compatibility issues between proposed residential uses and existing adjacent aggregate/quarry uses, this phase will not be eligible for construction until potential land use compatibility issues are addressed. This phase has an area of approximately 14.57 hectares (36 acres). The proponent proposes a maximum of 377 units, currently displayed as lotless blocks for this phase.

The subject lands are located behind a strip of existing single-detached dwellings that front onto the north side of King Street East, and will utilize proposed extensions to Athens Street and David Street. The David Street extension will connect to King Street in the east end and result in an alternative entry/exit to the community. The development will also contain two parks, one of which will also function as a stormwater management pond. A copy of the plan of subdivision layout is included as Attachment 2.

### *Previous Applications*

The south-westerly portion of the subject site received draft plan approval in 2004 for what was then known as Haldimand Gardens Phase 4. Previous phases of the Haldimand Gardens project were developed in the early 2000s to the west of the subject lands. The southerly portion of the site (which approximates the extent of the Phase 1 proposal of the current proposed plan as shown on Attachment 2) also received zoning approval at that time to facilitate a development of 80 residential units, being a mixture of single and semi-detached dwellings. It is noted that the Phase 1 of the subject applications, which rests within the same general area as the previously approved draft plan, would contain a maximum of 148 single-detached dwellings and a stormwater management pond/park. In the interim

timeframe Provincial policy has been introduced that establish new density requirements to ensure land and servicing infrastructure is used efficiently.

The previous applications considered development only up to a particular setback from the adjacent Lafarge Quarry. More specifically, through the 2004 application process a development setback of 300 metres (1,011 feet) was set from the licensed boundary of the quarry to the nearest residential lot line. This setback was the result of several technical studies that examined noise, vibration and flyrock, as well as negotiations between Lafarge, the Province, the developer and the County. Specific development lines and zoning provisions were developed to firmly establish this land use separation. The conditions of the quarry operation that existed at that time remain in place today and thus the 300 metres setback remains in effect. As a result of the submitted applications, Lafarge has provided a letter indicating that nothing has changed to facilitate any change in setback (Attachment 6). This has implications for Phase 2 of the new development proposal and which is outlined in more detail further on in the report.

### *The Process*

The purpose of this report is as follows:

1. Advise Council in Committee of the details relating to the subject application (as described above);
2. Provide a summary of the key planning and development issues, including results of agency/division reviews and a detailed staff analysis of the matters; and
3. To hold the statutory public meeting to provide an opportunity for community stakeholders to identify issues and to provide comments relative to the proposed subdivision modification and zoning applications.

The presentation of an information report in advance of a recommendation report is a standard approach implemented by the County for applications that are identified as complex and/or those that would be of significant interest to the members of the community. This approach ultimately allows the formal public meeting to be held and any public input to be received and considered in advance of preparing staff recommendations on the merits of the proposal. In this circumstance, there is a need to fully understand and manage the issues relating to a development of this scale and in this location. To that end, staff is of the opinion that this approach, which works as an opportunity for the identification of any issues early on in the process, is invaluable as it allows for early public engagement in the planning process. This early engagement will allow for 'up-front' identification of any potential development issues and the opportunity for such to be addressed prior to a recommendation relating to the principle of land use (i.e. the re-zoning) coming forward for the Committee's consideration. This will ensure that the Committee has full and complete information available prior to making a decision. Public notice of this proposal was provided on December 22, 2017, and a public open house was held by the applicants on November 29, 2017. Details relating to the public meeting circulation and open house are included in the Stakeholder Impacts section below.

### *Location*

The subject lands are located on the north-east side of King Street East, east of Cedar Street, and are located within the eastern portion of the urban area of Hagersville. The site is legally described as OND Range East of Plank Road, Part Lots 26 and 30, 18R-5944, Part 1, 2, 3 and 4, with no municipal address, Hagersville (Attachment 1). These lands have an area of approximately 22.8 hectares (56.3 acres) in size with direct frontage and access onto King Street East, Athens Street and David Street. The subject lands have recently been used for agricultural purposes.

## ANALYSIS:

The subject proposal involves two types of planning applications:

1. A zoning approval which is intended to address key principle of use matters; and
2. A subdivision approval which addresses the lot fabric, road layout and functionality of the layout.

The subject proposal does not require a policy decision to be made in terms of amending the Official Plan and has progressed to the stage where Staff feel the substantive key matters relating to the type, form and density of development are aligned with approved policy frameworks, there is potential for servicing capacity allocation (extension), and that key technical matters such as the overall subdivision design, access points, servicing and stormwater management and environmental impact have been assessed, and the overall concept is considered feasible subject to detailed evaluations.

These planning matters to be considered as part of the review of the proposal and listed below and are summarized in the following sections:

- Conformity with Provincial Policy
- Integration and compatibility with the established land uses in the area
- Functionality of the proposal in terms of:
  - Ensuring a 'complete community' for Phase 1 including provision of parkland and pedestrian amenities
  - Servicing
  - Grading and Stormwater management
  - Transportation including impacts on existing streets and on-street parking
- Environmental and Archeological matters
- Urban design/community quality
- Measures to manage the impact of construction activity

### Provincial Policy

#### ***Provincial Policy Statement, 2014***

The Provincial Policy Statement (PPS), 2014 provides an overall policy framework and direction on matters of provincial interest relating to land use planning and development. All decisions affecting planning matters "shall be consistent with" the policies of the PPS. It is through the PPS, that the Province determines that building strong communities is a provincial interest and is to be addressed, in part, through promoting efficient land use and development patterns that support strong, livable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. Furthermore, settlement areas such as Hagersville shall be the focus of growth and development, and the land use patterns and development shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The subject proposal is located within the settlement boundary of Hagersville and is adjacent to existing residential development (west and south), representing a contiguous extension of residential development within the area. The new residential uses will also be in close proximity to public service facilities, schools, recreational facilities, including the Hagersville Grant Kett Park, the Hagersville Memorial Arena and West Haldimand General Hospital. This proposal also represents a compact form, with varying frontage widths ranging from approximately 8 metres (26.25 feet) up to approximately 14 metres (45.9 feet), which is an efficient use of the land and infrastructure. The entire site is proposed to be developed with single-detached dwellings (Attachment 2). The proposed plan of subdivision will utilize existing road networks by extending them where possible and efficiently and logically extending existing land use patterns.

The subject lands are also adjacent to an active quarry operation. The PPS states that aggregate resources shall be protected for long-term use, and that aggregate operations shall be protected from

development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. The phased implementation of the proposed subdivision will specifically address the PPS's concerns regarding aggregate resources and operations. The previously established 300 metre buffer provides a setback from the quarry to avoid conflicts in land use and to allow the quarry to operate without hindrance. The proposed Phase 1 is located entirely outside of the buffer, while all of Phase 2 is within the buffer. Phase 2 will not proceed until the aggregate concerns stated in the PPS are satisfied. The requirement of the buffer and impacts to the quarry will continue to be reviewed by the applicants, Lafarge and the County, and Phase 2 will not be considered for draft plan approval until these issues have been resolved. Phase 1 has obtained past draft plan approval and will contain a park and stormwater management areas, allowing it to function independently of Phase 2.

Based on above-described information, the proposal is consistent with the PPS.

### ***Growth Plan for the Greater Golden Horseshoe, 2017***

The Growth Plan for the Greater Golden Horseshoe, also known as the 'Growth Plan', is the framework for implementing the Province's vision for building stronger, prosperous communities by controlling and directing growth until 2041. The Growth Plan speaks to issues relating to economic prosperity which include transportation, infrastructure planning, land use planning, urban form, housing, natural heritage and resource protection. The Growth Plan also, in part, places emphasis on increasing density and optimizing the use of the existing land supply through policies that direct municipalities to facilitate and promote *intensification* and *higher densities* for new developments. A key policy applicable to the subject application is the establishment of greenfield areas for settlement areas where a minimum density for new residential development is to occur. The subject lands are within a greenfield area for Hagersville, therefore these policies are applicable. While the updated Growth Plan has set out new targets that municipalities are to plan for, they are not applicable until the County completes its Official Plan update. In the interim, the targets that were set through the Housing and Places to Grow Implementation Study (approved by the Province in late 2011) remain in effect and thus Haldimand County is required to target a minimum of 46 persons per hectare for all new residential development in developing areas (i.e. greenfields, which are typically at the fringes of urban areas). The subject proposal represents an opportunity to satisfy the objectives of the Growth Plan as it exceeds this density target. More details relating to the targets is included in the County Official Plan section below.

Staff has worked with the proponent to integrate elements that will help create a community that satisfies the Growth Plan policies by ensuring the development is walkable and connected (i.e. sidewalks and connections to nearby existing recreation facilities) and ensuring connection and proximity to open space, including an opportunity for recreation and other services to be created. The proposed subdivision includes sidewalks and two park spaces which represent positive responses to the policy intent relating to creation of active communities. In the view of staff, the overall design is functional, appropriate and meets the objective of the Provincial Growth Plan.

### **Local Policy - Haldimand County Official Plan**

#### ***Designation***

The subject lands are designated within the Haldimand County Official Plan as 'Residential'. This designation applies to areas within the County that are expected to accommodate attractive and functional neighbourhoods that provide a variety of housing forms and community facilities. The predominant land uses identified shall be all forms of residential, and all development shall proceed in an orderly phased manner, contiguous to existing development while also taking into consideration the availability of services. This development proposal represents an opportunity to incorporate development that is contiguous to existing residential development to the north-west and south-west, ultimately providing an extension to the existing residential network. Planning staff are of the opinion

that the proposed plan of subdivision and associated Zoning By-law Amendment represent an efficient use of land and municipal services that remains consistent with the existing uses within the immediate area.

### **Greenfield Density Targets**

The subject lands are located outside of the 'built up' area; therefore, the subject lands are within an identified greenfield area and required to meet the density requirement set out in Provincial policy and implemented through the Official Plan. The chart noted below outlines all targets/measures for the greenfield area for low density development. It is evident from the below chart that the subject proposal is in line with all density target requirements of the Official Plan. Further, it shows compliance (in fact higher than minimum) as it relates to the minimum persons per hectare required for new development in greenfield areas. Of particular note, the developer anticipates the actual density to be considerably lower than the maximum that could be achieved if every lot were developed as the smallest frontage and lot area.

	<b>Official Plan Measure</b>	<b>Project Measure – Maximum</b>	<b>Project Measure – Anticipated (based on mixture of unit and lot sizes)</b>
Persons per hectare	46	73.7	47.7
Minimum units per gross hectare <ul style="list-style-type: none"> <li>• <i>Low density</i> housing (i.e. single and semi-detached)</li> </ul>	15	23.25	15.1
Maximum units per gross hectare <ul style="list-style-type: none"> <li>• <i>Low density</i> housing (i.e. single and semi-detached)</li> </ul>	20		

Staff have completed an independent analysis to corroborate the developer's submission and have determined it is accurate. Planning staff is satisfied that the proposed development meets the Growth Plan density target and Official Plan standards for units per gross hectare. The development is proposed at a higher density than both traditional and recent new developments and would contribute toward Haldimand County achieving a greater level of population density and more efficient form of land use which is the underlying intent of the Growth Plan while still recognizing the nature of the community in which it is proposed.

A few matters relating to density targets require some additional discussion. Firstly, as described in the Background section of the report, the draft plan is proposed as lotless blocks. While this approach provides flexibility in terms of the lot pattern within each block and the ability to vary widths to meet market demand, it also creates some uncertainty in terms of the density compliance. The density calculations in the table above demonstrate a maximum yield and an anticipated yield. The maximum yield would require every lot in the subdivision to be the shortest frontage and smallest area. Practically speaking, that will not happen as the subdivision will have a variety of lot sizes and frontages to cater to all demands and respond to the market. If not appropriately controlled, the downside of this approach is that it could lead to a situation where the overwhelming majority of lots are of the large variety which then could lead to a non-compliance with the density target. As such, to ensure that density targets are met (i.e. minimum of 46 persons/jobs per hectare), staff will develop a draft plan condition that institutes

the entirety of the plan must meet the minimum target of 46 persons/jobs per hectare and that each phase will require a detailed analysis of the resultant anticipated density prior to final approval/registration. This will allow constant monitoring and check-ins to ensure the project is on track and/or approaching the required targets. This will also be engrained in the zoning by-law to give it the necessary regulatory function that will prescribe compliance. The table also notes the anticipated build out which is based upon the developer's knowledge of the market and preliminary work they have completed relating to same. It is also influenced by the developer's experiences with numerous other projects that have been developed with the lotless block approach, including in Caledonia. Even with such a reduction, the project would still meet the minimum targets set by the Province.

### ***Land Use Compatibility***

#### **Existing Residential**

The Official Plan sets out policies relating to land use compatibility with existing land uses, including the need to evaluate impacts that a new use will (potentially) have on existing sensitive uses (e.g. residential). This has relevance in the context of the subject application as the proposed development will interface with existing residential properties to the south and west. Based on the foregoing, it is imperative to assess what level of impact the development would have and whether any mitigation measures are required. Staff is of the view that residential development abutting existing properties is an acceptable condition and is not representative of a case of a new use creating negative impacts or conflicts that must be mitigated – they are both sensitive uses that function in the same manner. Standard residential separations (e.g. privacy fence) will be considered at the development stage. There are no situations where a road would be adjacent to an existing residential property as all interfaces represent residential lot to residential lot. Additionally, the existing dwellings on King Street generally have generous rear-yards that function to buffer them from the proposed new residential development, while there are also a mixture of residential types/densities surrounding the subject lands with townhouses to the immediate west and a low rise apartment complex to the south-east.

#### **Existing Quarry**

As noted earlier in this report, there is an active aggregate extraction operation to the immediate north of the subject lands which is owned by Lafarge. Through the previous draft plan of subdivision approval (2004), a 300 metre setback was established to prevent potential land use incompatibility issues. Haldimand County planning staff, the developer and staff at Lafarge have met to discuss potential incompatibilities arising from residential development adjacent to active aggregate extraction uses. In this regard, it is acknowledged that there remains potential for noise, dust and vibration issues associated with the existing quarry operations that could conflict with residential expectations and safety should development get too close to the quarry. All parties are in agreement with the suitability of the 300 metres setback and it has been deemed (through previous technical analyses) to be sufficient to address the potential conflict issues noted above. The residential development within Phase 1 will be entirely outside of this setback area and can proceed to draft approval, zoning implementation and construction in due course.

Notwithstanding the acceptability of development of Phase 1, the second phase represents (at present) a potential for land use conflict while there remains the option for extractive operations at the south end of the quarry property. The issues of compatibility relate to potential for impacts (on residential uses) of noise (from blasting, crushing, equipment moving on site, etc.), vibration (from blasting and crushing), and flyrock (from blasting). The continued existence of (or potential for) the quarry operations in the southerly portion of the Lafarge site continues to present these compatibility challenges for Phase 2. Lafarge submitted a letter on December 6 (Attachment 6) identifying, in their opinion, that nothing has changed (from the 2004 application/previous technical studies) as it relates to its operations in the vicinity of the subdivision lands. The company has indicated it continues to have licence rights to extract at the south end of its site and could move in that direction at any time. As such, it is Lafarge's opinion

that there is nothing to substantiate a reduction in the previously determined 300 metres setback. In that regard, staff does note that updated/new technical studies to consider amendment to the boundary have not been received at this time.

As suggested above, the setback buffer will prevent the physical construction of Phase 2 until it can be demonstrated that public interest issues related to the quarry/residential land use conflicts can be addressed. In this regard, staff's opinion of the best route forward is for Phase 1 to be granted approval and Phase 2 deferred while assessments of the implications of quarry operations on Phase 2 and vice versa are undertaken. This would involve more explicitly exploring issues that may impact the timing or progression of the proposed Phase 2, such as: when the aggregate resource is anticipated to be exhausted; methods of extraction and their impact on adjacent development; where quarry activity is likely to take place within Lafarge's site; and, if the previous buffer may be appropriately modified through new technical analyses. Studies and discussions in this area are ongoing, and Phase 2 will not be considered for approval (draft plan and zoning) until it can be confirmed that land-use compatibility issues can be addressed appropriately. It is staff's recommendation that approval and implementation would be dealt with for Phase 2 in the same manner as Phase 1, with the all of the affected parties being notified and fully informed.

### ***Plan of Subdivision***

A subdivision application for the proposed development has been submitted by the proponent to facilitate the draft approval of a plan of subdivision and a related Zoning By-law Amendment application. The subdivision review process will address various details of the proposed development including a change in the road network, stormwater management/drainage, grading, parking, vehicular and pedestrian traffic, lighting, landscaping, servicing, fire routes, etc.

Under Section 51 (24) of the *Planning Act*, there is a list of criteria that an approval authority must have regard to when assessing the merits of a plan of subdivision application. Based on said criteria, planning staff have reviewed these criteria and provide the following list itemizing the matters to be considered and staff's comments with respect to each item:

<b><u>CRITERIA</u></b>	<b><u>COMMENTS</u></b>
a. Effect of development of proposed subdivision on matters of provincial interest.	Does not conflict with and meets the intent of provincial interest in terms of providing a variety of housing and increased density. An archeological clearance of the site will be required prior to grading or construction as a condition of draft approval. The archaeological assessment has been completed and submitted to the Ministry of Tourism, Culture and Sport for review. Additionally, the proposal is being reviewed in conjunction with the Grand River Conservation Authority and Long Point Region Conservation Authority for stormwater management and grading and drainage matters.
b. Whether the proposed subdivision or condominium is premature or in the public interest.	The proposed subdivision is a continuation of a residential area and will provide new housing within the urban area of Hagersville to meet market demands. Additionally, it will assist in the growth and development of the community and focus growth within an identified growth area. Phase 2 is considered premature at this time; it was important to include as part of this package to show overall intended land-use, but will not be approved until underlying compatibility issues have been addressed and mitigation measures developed.



<b><u>CRITERIA</u></b>		<b><u>COMMENTS</u></b>
c.	Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any.	Considered appropriate. Conforms to Official Plan designation and surrounding/similar residential development. The lands are designated 'Residential' which is to accommodate all forms of residential units.
d.	Suitability of the lands for the purposes for which it is to be subdivided.	Considered appropriate – lands are residentially designated within the urban boundary of Hagersville.
e.	Number, width, location and proposed grades and elevations of proposed highways.	Generally, the layout is considered appropriate. A subdivision agreement will be required to ensure the proper installations of the proposed internal roads are appropriate. Final grading information will be required as a condition of draft plan approval.
f.	Dimensions and shape of proposed lots.	Considered appropriate. The lot sizes and shapes are generally consistent with other new developments in Haldimand County, and provide an opportunity for varied lot frontages (8 metres to 14 metres) and complies with density targets as identified in the Official Plan and Provincial Growth Plan.
g.	Restrictions or proposed restrictions, if any, on the lands proposed to be subdivided or the buildings and structures proposed and the restrictions, if any, on adjoining lands.	The proposed zoning provides adequate regulations.
h.	Consideration of natural resources and flood control.	Considered feasible. Detailed grading and stormwater management plans will be required as a condition of approval and within a subdivision agreement. A Preliminary Geotechnical Investigation was completed by WSP Group (March 2017) and provides direction for fill importation and use. Preliminary grading information was also provided as part of the functional servicing report. Clearance is required by Grand River Conservation Authority, Long Point Region Conservation Authority and Haldimand County prior to any works being initiated. Additionally, as part of the development requirement, post-development drainage conditions need to meet the pre-condition state.
i.	Adequacy of utilities and municipal services.	The proposed internal road allowances will be conveyed to the County. The provision of utilities and installation of infrastructure will be reviewed and approved as conditions of draft approvals and included within the subdivision agreement. The proponent has requested service allocation for this property, and servicing is not expected to be an issue. Water and wastewater allocation has currently been provided for Phase 1 of the proposal.

<b><u>CRITERIA</u></b>		<b><u>COMMENTS</u></b>
j.	Adequacy of school sites.	No objections were received concerning the adequacy of school sites. There is presently a secondary school to the south of the subject lands, as well as a couple elementary schools within the urban area.
k.	The area of land, if any, within the proposed subdivision that is to be conveyed for public purposes.	The proposed internal road allowances and sidewalk connections are to be addressed as conditions of draft approval. All relevant staff have reviewed the suitability of the lands to be transferred and deemed them appropriate for the intended uses.
l.	The physical layout of the plan having regard to energy conservation.	Considered appropriate residential density, opportunities for active transportation and community connections and road network connections are addressed through the development. Additionally, the proponent intends to apply Low Impact Development principles to their road construction.

### ***Parkland and Active Transportation***

Two parks are proposed within the plan area – one park in Phase 1 and one park in Phase 2. The park located in Phase 1, and in the eastern portion of the subdivision, is intended to function as both a park and a dry stormwater management pond. Both parks are intended to include play structures that are to be developed to the County's standards. Sidewalks are proposed to provide for pedestrian travel through the subdivision, to provide direct access the proposed parks and connect to nearby existing recreational facilities (park and arena). Haldimand County's Facilities and Parks Operations has no objections to the proposed parks; however, they require additional details regarding the combination stormwater management pond (dry) and park combination. It is noted that this type of facility does exist in the County; however, there are no play structures in these parks and these may, similarly, not be appropriate at this location. In such case, the park would be a larger greenspace/play area suitable for sports activities and other recreational pursuits. While the park in Phase 1 would not contain any play equipment, it is important to note that this part of the subdivision will be adequately serviced by Grant Kett Park to the north west which consists of a variety of recreational amenities, including large playground area. The furthest lot in Phase 1 would be approximately 500 metres (1,685 feet) from Grant Kett Park, which is considered an appropriate level of service given it would consist of an approximate 5 minute walk.

The *Planning Act* (51.1) requires that at least 5% of the total lands shall be conveyed to the local municipality (Haldimand County) for parkland or other public recreation area. The total area to be committed to parkland or recreation area (park one and two) is 1.52 hectares (3.76 acres), which is equal to 6.7% of the total area. Based on this, the proposal complies with the parkland dedication requirements.

### **Functional Servicing & Technical Analyses**

#### **Functional Servicing Report**

To support the plan of subdivision and zoning by-law amendment to the subject lands, a Functional Servicing Report was completed by WSP Canada Inc. and submitted by Armstrong Planning. The current report has been through a first submission review by the County's technical staff and the project has been deemed to be functional in its entirety (i.e. Phases 1 and 2). In detail, the functional servicing report examined: stormwater management, roads and grading, water servicing and sanitary servicing – those categories are further discussed below.

## 1. Stormwater Management

Under existing conditions, a majority of the site drains toward the south-east via sheet flow, and a small portion drains north toward the Lafarge quarry lands. In accordance with the general concept of Haldimand County's Master Servicing Plan, the post-development drainage pattern will be subdivided into two catchments – the proposed stormwater management pond at the south-east end of Phase 1, and a to-be-expanded existing stormwater management pond in the south-west end of Phase 1. In addition to traditional stormwater management ponds, bio-retention units are also proposed, including linear bioswales to be located within boulevards proposed for Athens Street and potential median bioswales on David Street. The proposed bioretention areas are part of Low Impact Development (LID) drainage processes that are intended to limit stormwater infrastructure area through smart design. This represents a new approach to infrastructure design and implementation that is expected to have the effect of improved stormwater management controls and lessened maintenance costs. As a complete concept, the subdivision will utilize increased topsoil depth, linear bio-retention units, raingardens and dry ponds. Haldimand County technical staff (including Roads Operations) are supportive of the new practices proposed and view this as a "pilot project". Through the detailed design and construction implementation stages, requirements for manuals and staff training (i.e. for maintenance and operations) will be set out.

## 2. Roads and Grading

The proposed development will be serviced by local residential roads and collector roads. The main access to the site will be at the intersection of Athens Street and King Street. A traffic study was completed by TextTrans (June 2017). The study concluded that the whole development proposal is expected to generate 377 two-way trips (94 inbound and 283 outbound) during the weekday morning peak hour and 467 two-way trips (294 inbound and 173 outbound) during the afternoon peak hour. This estimate is based on the maximum number of units (i.e. 525) proposed for the subdivision and is expected to be significantly lower at build-out. No capacity or service issues have been identified with the maximum anticipated increase to traffic flows. To enhance future traffic operation, an eastbound left turn lane on King Street at the future Athens Street extension is recommended to be installed during Phase 1 of the proposed development. In terms of internal controls, staff have worked with the developer to confirm what will be required for Phase 1. This will include the location of a three-way stop on David Street at each of Street B, Street E and Athens Street (see Attachment 2 for street references). More street signs are possible upon further analysis during the detailed design review. This will be addressed through draft plan conditions and will be part of the detailed design stage. The County's Public Works Department has reviewed the traffic study and staff concur with the conclusions.

As part of the draft plan conditions, a requirement for a parking plan will be established and this will be a key component of the detailed design stage. Vehicular access is to be consolidated as much as possible. Units will be designed to allow for driveways to be 'paired' such that hard surface driveway areas are consolidated, grassed areas are maximized and on street parking opportunities are similarly maximized. As part of this process, staff will also assess where on-street parking controls are required (e.g. no parking areas).

In terms of road design, existing grades will be maintained at the perimeter of the property. Within the interior of the site, the import of a significant amount of fill will be required to keep the houses out of the bedrock as much as possible. This is an effort that is expected to limit the amount of blasting required for footings and foundations. Road grades will match the existing elevations on King Street, Athens Street and David Street at the site limits. Road elevations will be set to direct the major storm to the proposed stormwater management facilities within the subject lands.

To address grading concerns, the applicants propose a "saw-toothed" road grade. Saw-tooth road grades provide bioswales within the right-of-way to assist in stormwater retention and infiltration. This type of road is an alternative to what is presently considered in the Haldimand County Engineering

Design Criteria. Alternatives to Haldimand County's Design Criteria must be approved at the joint discretion of the Director of Engineering Services and the Manager of Planning and Economic Development. Based on the details reviewed to date, the Managers of Roads Operations and Planning and Development, as well as the Director of Engineering services are generally supportive of the road grade type (saw-tooth). The specifics of this road design will be further reviewed as part of the detailed design stage. If deemed appropriate, it can proceed as proposed, otherwise the developer will revert to standard road design approach.

The developer is also proposing a reduction in the daylight triangles for Local to Collector intersections (i.e. those local streets connecting to David and Athens Streets). The current County standard is 9 metres x 9 metres, whereas the developer is proposing 7.5 metres x 7.5 metres. The 7.5 metres x 7.5 metres daylight triangle has been adopted in other projects in the County, in particular the Avalon development in Caledonia. In this, the justification for the reduction rests in the following:

- speeds along David Street and Athens Street are anticipated to be lower than typical Collector Roads due to the bio-swales that are proposed on both streets. This narrows the paved portion of the right-of-way and has a traffic calming effect; and
- traffic calming measures and/or 3-way stops will be implemented as part of the detailed design to further slow traffic.

Based on the above, the speeds along David and Athens Streets will be similar to that of a Local Road and thus a local road daylight triangle design can be supported (i.e. at 7.5 x 7.5 metres).

### 3. Water Servicing

The proposed subdivision will be serviced via municipal water supply and jurisdiction. Hagersville is serviced by the Nanticoke Water Treatment Plant which draws water from Lake Erie. The proposed subdivision has been allocated water service for 150 units (Phase 1), expiring December 31, 2018.

### 4. Sanitary Servicing

The proposed subdivision will receive sanitary servicing from Haldimand County via the Hagersville wastewater treatment plant. There are no sanitary capacity limitations or concerns associated with servicing the proposed subdivision. Phase 1 (150 lots) is assigned allocation and can advance with no restrictions.

## Environmental and Archeological Matters

### 1. Environmental Site Assessment (ESA)

Environmental site assessments have been completed in two phases (not to be confused with the two phases of the proposed subdivision). Phase 1 of the ESA is largely a desktop project involving available site data and some on-site observations. The Phase 1 ESA was completed by WSP Group in March 2017 and concluded with a recommendation of a Phase 2 ESA due to gasoline and associated products stored in underground tanks nearby and evidence of unknown imported fill. Phase 2 of the ESA involved on-site testing of soils. Phase 2 of the ESA found no limiting environmental factors and stated that no further environmental investigation is recommended.

### 2. Archaeological Assessment

ASI Archaeological completed a stage 1 and 2 archaeological assessment in September 2017. Through the archaeological assessment, a stage 3 assessment was recommended for four sites within the subject lands. The proponent is moving forward with the stage 3 assessment and has agreed to implement buffers around these sites while the archaeological sites are being further investigated. First Nations monitors have been part of this process and will continue to be part of the process moving forward. The stage 3 assessments are required to be submitted to the Ministry of Tourism Culture and

Sport and must be accepted by the Ministry prior to any development in/around those areas proceeding. This will be addressed as part of the draft plan conditions.

### 3. Environmental Impact Study

The subject lands have been maintained as farm fields since at least 1945; due to this environmentally disturbed condition, an EIS was not requested by County staff or the two conservation authorities with jurisdiction in this area (i.e. LPRCA and GRCA). The Ministry of Natural Resources and Forests (MNRF), has, however, required additional information relating to the ecological values of the existing fence-rows within the farm. The developer's consulting team is presently working through this request and clearance from the MNRF will be set as a draft plan condition which must be cleared prior to work within / around the noted fencerows being undertaken.

### Urban Design/Community Quality

#### 1. Landscaping

A landscaping plan was not part of the initial submission of this draft plan of subdivision, but landscaping and tree planting requirements will become part of detailed design submissions moving forward. This is a standard requirement for all plans of subdivision and undergoes review by the County's Roads Operations and Facilities and Parks Operations Divisions. Review of formal landscaping and tree planting plans is undertaken to ensure suitability of the plans from the standpoints of design, species mix and maintenance. Upon approval of all landscaping details, detailed cost estimates are provided and the County collects securities which are held until such time as the landscaping is completed and 'takes' within its environment.

#### 2. Urban Design

The proposal incorporates many elements that represent good urban design. There will be no reverse frontages (where rear yards face toward a road) within the subdivision which helps to facilitate a strong connection to the street and also positions 'eyes on the street' as a measure of enhancing community safety. As a central design feature of Empire, and highlighted within their requested zoning amendment, dwellings are pushed close to the street, creating a sense of community with an increased opportunity for pedestrian interaction. Many of the built architectural forms employed at Empire's Avalon community in Caledonia will be implemented in this Hagersville development. Many of the architectural styles favour a familiar tradition with accessible and useable front porches suited to outdoor living and community interaction. Additional design details will be required as part of the draft plan conditions. Details including: street trees, community entrances, street furniture, community architecture, siting details and lighting will be described during the detailed design phase.

### Managing Construction Impacts

#### 1. Fill Import

As noted in the grading subsection above, a significant amount of fill is required to raise the site and alleviate the amount of blasting required for footings and foundations. An estimated 112,000 cubic metres of fill will be required for Phase 1, and significantly more fill is anticipated for Phase 2. To avoid disrupting the existing adjacent residential areas, trucks bringing fill will proceed south on County Road 54 to York, then west on County Road 9 to King Street. Trucks will enter the community/site via the south-east. This routing will be established in the conditions of the draft plan approval and subdivision agreement.

#### 2. Site Conditions

The potential impacts of construction operational will be addressed as draft plan conditions and confirmed as part of the subdivision agreement process. Through the latter, the developer will be assigned obligations for routine/regular street sweeping both within and surrounding the subdivision,

as well as requirements for safe and clean site conditions including management and disposal of construction debris. These measures are typical developer obligations with new subdivisions and serve to lessen the impacts associated with construction on established areas.

### **Town of Haldimand Zoning By-law 1-H 86**

The subject lands are currently subject to several different Zones that reflect the previous draft approval of Phase 1 of this development. More specifically, the site consists of a zoning mixture of 'Urban Residential Types 1-B, 2 and 4' (with site specific provisions for specific uses) and 'Development'. The intent of the re-zoning application is to rezone lands to 'Urban Residential Type 1-B (R1-B)' with a special provision and 'Open Space' with a special provision. The proposed rezoning will permit the residential development (R-1B) and the park and stormwater management area development (OS). The requested special provisions are intended to provide the developer with more flexibility when it comes to achieving provincial and County density requirements – these provisions have been implemented in Caledonia with success. The below chart outline the requested alternative provisions for the R1-B zone:

<b>Current By-law Requirement</b>	<b>Proposed Provision</b>	<b>Staff Comments</b>
Permitted Uses (R1) – single detached dwellings	Single detached and semi-detached dwellings	Allowing semi-detached as well as singles provides flexibility in unit design and opportunity for increase to density.
Minimum Lot Area – Interior lot at 372 square metres; corner lot at 412 square metres	Interior lot at 220 square metres Corner lot at 265 square metres	The reduced lot area will allow for more efficient use of land, compact urban development and achievement of Growth Plan targets.
Minimum Lot Frontage – interior lot at 12 metres; corner lot at 15 metres	Interior lot at 8.0 square metres Corner lot at 10.0 square metres	Similar rationale as immediately above.
Front Yard Setback – 6.0 metres	4.5 metres to dwelling; 6.0 metres to garage	This will allow more compact development and also gives dwelling more prominence along street and lessens impact of garage on streetscape. Parking space can still be accommodated in front of garage and second required space in the garage to achieve parking compliance.
Exterior Side Yard Setback – 5.0 metres	2.4 metres; except that an attached garage fronting on flankage street shall be 6.0 metres from the flankage street	This will allow more compact development and also gives dwelling more prominence along street.
Interior Side Yard Setback – 3.0 metres on one side and 1.0 metre on other; except where private garage attached, in which	For singles: 1.2 metre on one side and 0.6 metre on other side For semis: 1.2 metres; except no interior side yard	Allows more compact development and efficient use of land. No impacts on surrounding or traditional neighbourhood character would result due to the location of the development.

case 1.0 metre on each side	is required along common lot line	
Rear Yard Setback – 9.0 metres	7.0 metres	This will allow more compact development and opportunity for increase to density.
Minimum Parking Space Dimension (in garage) – 6 metres x 3.3 metres with no encroachment	6 metres x 3 metres with encroachment of 3 stair risers (approximately 0.45 m / 1.5 feet)	The reduction to the garage width is minor (i.e. 0.3 m or 1 foot) and is conducive to the standard designs of the developer. A 6 m x 3 m garage parking size is very typical of other municipalities. Further the protrusion of 3 risers (0.45 m or 1.5 feet) into the space is considered minor and will not prevent the garage from being utilized for its intended purpose.
Maximum Bay Window Encroachment – 0.65 m into any yard	0.9 m into any yard	This will allow more compact development and opportunity for increase to density.
Maximum Porch Encroachment – 1.5 metres into front, rear and exterior side yards	2.0 metres into front yard; 1.8 metres into exterior side yard; and, 2.5 metres into rear yard with restriction on deck side of 3.1 metres x 2.5 metres	<p>This will allow more compact development and opportunity for increase to density. Also facilitates interaction of residents as porch sitting areas are moved closer to the street (front and exterior). Restricting deck size in rear yard ensures suitable amount of open space preserved and allows for impermeable area to facilitate drainage and stormwater management.</p> <p>This will allow more compact development and opportunity for increase to density.</p>
Maximum Stairs Encroachment – 1.5 metres into front, rear and exterior side yards	3.5 metres into front, rear and exterior	This will allow more compact development and opportunity for increase to density.
Maximum Soffit/Cornice/Eaves Encroachment – 0.65 metres into any yard	0.4 metres into any yard	This will allow more compact development and opportunity for increase to density. Reduced setback is minor and still allows for adequate separation and maintenance provision within lot boundaries.
Maximum deck dimension and encroachment – patios and decks above finished grade of the abutting ground level may project a	3.1 m x 2.5 m where located in rear yard; a patio or deck above the finished grade may project 2.5 m	Allows greater flexibility within the design vision from Empire.

maximum of 2 metres into a required yard		
Maximum accessory Building Area – 10% lot coverage to a maximum of 55 m <sup>2</sup> of useable floor area	10 m <sup>2</sup> to a maximum of 10% lot coverage	Restricting accessory structure size ensures suitable amount of open space preserved and allows for impermeable area to facilitate drainage and stormwater management.
Minimum Setback of Air Conditioning Units – N/A	0.6 metre from rear or side lot line; not permitted in front yard	Minimum setback ensures that adequate separation exists from property line to allow for passage from front to rear of property. Prohibition in front yard ensures certain aesthetic for community.
Maximum Hardscaping in Front Yard – N/A	Maximum 70% of front yard can be hardscape/hard surface	Restricting hardscape ensures minimum portion of front yard reserved for landscaping to ensure attractive streetscape, allow for drainage and stormwater management.
Maximum distance in which a garage face can extend in front of the ground floor porch – N/A	1.0 metre	Ensures garage does not dominate the streetscape and ensures dwelling will have prominence.

## Next Steps

Planning staff have completed a detailed review of the proposed subdivision and the proposed Zoning By-law Amendment and, based on the presented information, the development generally complies from a policy perspective and at a functional level. Based on comments and requirements of the various departments and agencies, new Draft Plan Conditions will be produced and provided to the General Manager of Planning and Economic Development for approval. Draft Plan Conditions will include, but not be limited to the following:

- Completion of the required Zoning Amendment application;
- Detailed evaluation and completion of infrastructure requirements, including water; storm and sanitary systems;
- Detailed Stormwater Management works;
- Final approval requirements from external agencies including Grand River and Long Point Region Conservation Authorities, Ministry of Natural Resources and Forestry, Hydro One; telecommunications providers;
- Final acceptance and approvals of technical studies including Archeological Investigation; Geotechnical Investigation; and
- Confirmation of servicing allocation.

Further, if at the public meeting no major concerns are expressed, once the detailed technical reviews are completed by all circulated agencies and any subdivision revisions resulting from this are made, staff will move forward with the production of draft plan conditions for the first phase of the project with rationale to the General Manager of Planning and Economic Development for his consideration. If approved, notice of approval will be provided to Council (including outlining how any public comments were addressed), all required parties under the *Planning Act* and those requesting a copy of the notice through the public meeting process. Pursuant to the delegation by-law, if the proponent objects to a proposed condition or the General Manager of Planning and Economic Development does not approve



the subdivision, the matter would be referred to Council for a decision. Conditions for the second phase, and associated draft plan approval will be delayed until further analysis regarding land use compatibility issues relative to the adjacent quarry are fully addressed.

With regards to zoning approval, once the detailed technical matters are dealt with and functionality/appropriateness of design is determined, the final zoning requirements for the project can be established and the implementing zoning by-law will then be brought forward to Council for consideration and approval as part of the Council Agenda process. This is intended as an implementation step based upon the complete policy analysis and technical review being completed in the previous stages and the required public meeting having been held previously. Similar to the draft plan approval approach, staff envision the zoning be presented in two distinct stage to cover Phase 1 and Phase 2.

The holding provision placed on the subject lands will remain in place until such time as servicing capacity is confirmed, all matters of a technical nature are addressed, and the developer completes and registers a subdivision agreement. The General Manager of Planning and Economic Development can then remove the Holding to allow for development to proceed. This is an in-house process and does not require a return to Council for passage of a further by-law.

Ultimately, this process recognizes that subdivision approval is largely a technical matter and it allows the subdivision to proceed through the approvals process in a more expeditious manner, while still allowing for public input prior to decision making and further eliminating the presentation of long and detailed technical reports that address conditions of draft approval.

## **FINANCIAL/LEGAL IMPLICATIONS:**

All financial requirements will be addressed through the required subdivision agreement for the proposed development. Additionally, development charges will be required at the time of building permit application.

## **STAKEHOLDER IMPACTS:**

**Planning & Development (Development & Design Technologist):** Minor comments to be addressed. In general, supportive of the proposed draft zoning provision and the overall design approach outlined in the FSR to support the proposed new draft plan of subdivision.

**Grand River Conservation Authority (GRCA) and Long Point Region Conservation Authority (LPRCA) – comments provided by GRCA:** GRCA recommends that the County require a stormwater management plan and sediment and erosion control plan for the site.

- **Planning Comment:** these will be required as part of the detailed design engineering submission.

**Roads Operations:** Additional details required to be confirmed at detailed subdivision submission. A thorough maintenance plan is required for the Athens Street bioswale proposal.

**Emergency Services (EMS):** No objections.

**Public Works (Solid Waste Operations):** No objections.

**Building Controls and By-law Enforcement Division:** Requested maximum bay window encroachment (0.9 m) is a potential Building Code violation (no closer than 1 m).

**Finance Division:** No comments received.

**Community Development and Partnerships:** See comments made under Facilities and Parks Operations below.

**Facilities and Parks Operations:** Additional details regarding dual purpose park and stormwater management pond required with detailed subdivision submission.

**Haldimand-Norfolk Health Unit:** The Health Unit encourages developments that make it easier for people to choose active forms of transportation for short trips. Details should be provided with a detailed subdivision submission that support residents safely walking throughout the neighbourhood. Offering mixed housing options would increase housing density.

**Canada Post:** No objections. Community mailbox delivery. Clauses proposed to be included within the Subdivision Agreement.

**Union Gas:** As a condition of final approval, the owner/developer is to provide to Union Gas the necessary easements and/or agreements required by Union Gas for the provision of gas services for this project, in a form satisfactory to Union Gas.

**Trans-Northern:** No objections.

**Brant Haldimand Norfolk Catholic District school Board:** No objections.

**Ministry of Municipal Affairs:**

1. Mineral Aggregate Resources: Planning summary does not address compatibility with adjacent quarry. No discussion of PPS policies on Mineral Aggregate Resources.
  - **Planning Comment:** These issues are acknowledged and discussed in the Provincial Policy portion of this report.
2. Growth Plan for the Greater Golden Horseshoe: Planning summary report references policies from the 2006 Growth Plan. MNR staff recommends that the report should be updated to reflect all relevant policies from the in-effect 2017 Growth Plan.
  - **Planning Comment:** Staff have reviewed this application in connection with the 2017 Growth Plan and deem it to be in conformity with same.
3. Species at Risk and Natural Heritage: It is recommended that the proponent contact MNR staff with respect to determining the presence of species at risk on the subject lands.
  - **Planning Comment:** The proponent has been in contact with MNR staff and the impacts of this comment is being determined, but is not anticipated to significantly impact the proposal.

**Comments from the Public to Haldimand County Staff (Attachment 3):** At the time of writing this report, a letter of concern was received by staff from an adjacent property owner. The concerns noted within this correspondence included issues as follows (with staff comments in response included):

1. Opposed to good farming land being destroyed.
  - **Planning Response:** The subject lands are within an area designated 'Residential' in Haldimand County's Official Plan. These lands, while most recently being used agriculturally, have been designated for residential uses and are no longer within the prime agricultural lands designated by the County.
2. Not enough information is given.
  - **Planning Response:** Planning staff had a telephone conversation with the concerned neighbour, provided a general description of the proposal, and offered to provide any possible clarification or answer any questions.
3. What types of homes are being built?

- **Planning Response:** Planning staff informed the concerned neighbour that single-detached homes were the only proposed housing type.
4. What is being done, or built, behind Cedar Street and David Street? – the drawings are indistinguishable.
- **Planning Response:** Staff provided clarification to what is being built in that general area. The area nearest Cedar Street and David Street will contain blocks of single-detached homes. Staff offered to explain any confusing details on the plan. Further, staff offered the concerned neighbour a larger hard copy draft plan (which was picked up at the Hagersville office by the concerned neighbour).
5. The lands are now overgrown with weeds; some three feet tall, through neglect.
- **Planning Response:** The site is being prepared for development. This often means that the lands cannot be cleared for agricultural uses to allow for various preliminary development works, including archeological studies.

### **Comments from Lafarge:**

Following public circulation for comments and a meeting (October 10, 2017) between County staff, Empire and Armstrong Planning staff, and Lafarge staff, Lafarge submitted a letter regarding the proposed subdivision on December 6, 2017. Lafarge has concerns that development is proposed within the established 300 meter blasting limit buffer, and nothing has changed within the quarry's activities to facilitate a change in setback. Lafarge has urged the County to be cautious about reducing the setback to allow residential uses within 300 metres, and considers any reduction unacceptable. Lafarge would like to receive notice of any public or Council meetings where this application is being considered, as well as notice of any staff reports, recommendations or Council decisions.

- **Planning Comment:** Haldimand County planning staff recognize the importance of aggregate resources and the potential for land use conflict between the active quarry and proposed residential development. Phase 2 will not be released for construction to take place until these potential land use conflicts have been addressed (as described in the above report). Haldimand County is committed to working with the proponent and Lafarge regarding this potential land use conflict.

### **Comments from the Public to Empire staff (via Public Open House):**

On November 29, 2017 Empire and Armstrong Planning held an open house at the Hagersville Legion as part of their public consultation strategy (Attachment 4). Invitations to the open house were sent via mail two weeks before the scheduled date of the open house: invitations in postage-paid sealed envelopes were provided to Haldimand County three weeks before the open house, and County staff attached address labels to the invitations on behalf of the developers.

Following the open house, Armstrong Planning provided Haldimand County with three attendance sheets containing 33 names (Attachment 5). Armstrong Planning summarized the concerns of the attendees into six points:

1. Potential for drivers to use David Street to by-pass King Street.
  - **Armstrong Response:** We propose traffic calming measures to slow down traffic and discourage this.
2. Truck Hauling Route.
  - **Armstrong Response:** We will endeavor to use King Street access, not David Street.
3. Dust/erosion/sediment control.

- **Armstrong Response:** We will comply with municipal requirements during construction.
4. Blasting.
    - **Armstrong Response:** To be minimized as much as possible. We will not blast near existing homes.
  5. Grading of site and height of new dwellings, particularly next to existing homes/bungalows.
    - **Armstrong Response:** We will not have any walk-out units behind the existing dwellings (particularly the bungalows) by lowering grades.
  6. Concerns about density.
    - **Armstrong Response:** Density and compact development is encouraged through Provincial/County policy.

No comments were received from Bell Canada, Grand Erie District School Board, Consiel Scolaire District Catholique Centre-Sud, Enbridge, Mississaugas of New Credit Council, Six Nations Council, Environmental Services, and Municipal Property Assessment Corporation.

## **REPORT IMPACTS:**

Agreement: Yes

By-law: Yes

Budget Amendment: No

Policy: No

## **ATTACHMENTS:**

1. Location Map.
2. Owner's Sketch – Draft Subdivision Layout.
3. Comment from the Public – Letter of Concern.
4. Public Consultation Strategy.
5. Open House Attendance Sheet.
6. Lafarge Letter.