

PLANNING JUSTIFICATION REPORT

ZONING BY-LAW AMENDMENT APPLICATION
OFFICIAL PLAN AMENDMENT APPLICATION
PLAN OF SUBDIVISION APPLICATION

Ilderton Road, Part Lot 6, Concession 8
Middlesex Centre

Date:

June 8, 2017

Prepared for:

Poplar Woods Ltd.

Prepared by:

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1.0 Introduction

1.1 Overview

MHBC has been retained by Poplar Woods Ltd. (the 'Applicant') to prepare the following Planning Justification Report in support of Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications with respect to the property located on Ilderton Road, Part Lot 6, Concession 8, in the Township of Middlesex Centre in the County of Middlesex. The analysis contained in this report will form the basis for the planning justification to facilitate the development of the subject lands in accordance with the Draft Plan of Subdivision (Draft Plan) proposal.

The subject lands are referred to as the Phase II lands of the Poplar Woods Development, and have a total area of approximately 7.325ha (18.1 acres). They are located on the south side of Ilderton Road, in the Coldstream & Poplar Hill Hamlet Area in the Municipality of Middlesex Centre. Poplar Woods Ltd. owned a larger plot of land which was subsequently severed into smaller pieces as identified as Phase I and shown on Figure 1.

Figure 1: Poplar Woods Ltd. Phases



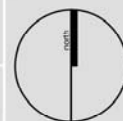
Figure 1
Poplar Woods Ltd.
Phases


PLANNING
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Figure 1 -Poplar Woods Ltd. Phases - May17 2017

The principal components of the report are as follows:

- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational context;
- A description of the overall concept and design highlights of the proposed draft plan of subdivision, including land use and road patterns;
- A review of the existing policy framework in relation to the proposed development and assessment of conformity with applicable policy;
- Consideration and integration of recommendations and conclusions from the environmental, transportation and servicing studies/reports.

As part of this planning analysis, the following documents were reviewed:

- 2014 Provincial Policy Statement (PPS)
- County of Middlesex Official Plan
- Municipality of Middlesex Centre Official Plan
- Municipality of Middlesex Centre Zoning By-law No. 2005-005

In addition to a detailed review of these documents, a thorough analysis of the subject lands and surrounding area was undertaken. A Pre-Submission Consultation meeting was also held on August 12, 2015 to review the submission requirements for the proposed draft plan of subdivision concept. As set out in correspondence from Ben Puzanov dated November 19, 2015, the following plans and reports have been prepared in support of the proposal and are enclosed with the planning applications:

- Planning Justification Report
- Hydrogeological Report
- Development Assessment Report
- Preliminary Servicing Brief

2.0 Site Description and Surrounding Area

The subject lands are situated on the south side of Ilderton Road, in the Coldstream and Poplar Hill Hamlet Areas in the Municipality of Middlesex Centre. The property has a total area of approximately 7.325 hectares (18.1 acres) (refer to Figure 2).

Figure 2: Surrounding Context



Poplar Woods Ltd. is proposing a Draft Plan of Subdivision (Draft Plan) for the subject lands incorporating a total of ten residential lots, and one large block on the south part of the subject lands. The lots will have access to Ilderton Road and Bowling Green by way of a public roadway that will extend off of the southern terminus of the existing Bowling Green roadway. An existing gas line runs diagonally through the property. A large open space block measuring 3.76 hectares is located on the southerly portion of the lands and will remain undeveloped.

The following identifies the land uses surrounding the Site:

North:	Ilderton Road corridor, Low-density residential
East:	Low-density residential on lots of comparable size to what is proposed for the Subject Site
South:	Woodlot, Agricultural land
West:	Vacant lands and large estate lots

With respect to the gas line, it is located within an easement on lots 1 and 2. Correspondence between Poplar Woods Ltd. and Imperial Oil Limited, the owner of the pipeline, has confirmed the following:

- No buildings may be constructed within the easement;
- All habitable dwellings must have a 20 metre setback, and must exit away from the easement;
- All utilities must take the lower position, with the exception of data/communication cables, and provide a 0.6 metre separation;
- Gardens and trees are not permitted within the easement;
- Parking and driveways may be permitted within the easement subject to special conditions, if necessary;
- All roads crossing over the line will require a Stress Analysis;
- Free and clear access to the pipeline must be ensured for maintenance, inspection and integrity purposes;
- Septic and contingency beds cannot be located within the easement;

The lots have been sized to accommodate the 20 metre setback and all future development will respect the stipulations listed above regarding the easement. It is noted that the easement will be located at the rear of lots 1 and 2, therefore, access to these lots, or any of the other lots, will not cross the easement right of way. Phase I and II Environmental Site Assessments (ESA) were completed for the site to confirm that there has been no contamination from the gas line. The Phase II ESA concluded that there were no suspect odours, discolouration, and / or oily sheens observed in the groundwater encountered at the site. In addition, the analytical results for all samples obtained on-site were reported to comply with MOE standards.

3.0 Proposed Development

3.1 Project Vision

The project vision, as follows, guided the design approach for the Draft Plan concept developed for the Subject Site:

To provide an appropriate and complementary development that will integrate into the surrounding low-density context, while respecting, and protecting the surrounding natural heritage features.

To realize this project vision, the following principle elements were incorporated into the Draft Plan:

- Ten residential lots of sufficient size to accommodate private servicing which are of similar size to surrounding, low-density residential lots;
- A lot pattern that is compatible with the surrounding development context;
- Extension of Bowling Green to create a connection to Ilderton Road which increases the efficiency and connectivity of the local road network;
- Adequate buffer distances from the surrounding natural features to ensure their protection;

3.2 Overview of Proposal

MHBC has prepared a Draft Plan for the subject lands comprised of ten, residential lots and one block. Table 1 summarizes the principal dimensions of each proposed parcel.

Table 1: Lot Characteristics

Lot #	Size	Frontage
Lot 1	0.294 ha (0.726 ac)	112.172 m
Lot 2	0.362 ha (0.894 ac)	70.171 m
Lot 3	0.211 ha (0.521 ac)	69.349 m
Lot 4	0.253 ha (0.625 ac)	36.576 m
Lot 5	0.245 ha (0.605 ac)	60.96 m
Lot 6	0.246 ha (0.609 ac)	60.96 m
Lot 7	0.387 ha (0.956 ac)	20 m
Lot 8	0.304 ha (0.752 ac)	49.946 m
Lot 9	0.291 ha (0.720 ac)	40.309 m
Lot 10	0.489 ha (1.209 ac)	30.48 m
Block 11	3.760 ha (9.292 ac)	

The following summarizes the key elements of the site servicing arrangement designed for the Draft Plan:

- The extension of Bowling Green will be constructed as a paved roadway access incorporating a road width of 20.1 metres which matches the width of the existing Bowling Green right-of-way to the east. This road will extend southeasterly from Ilderton Road and will curve to join with the westerly terminus of the existing Bowling Green Drive. Lots 3-9 will have access off of the public roadway, while lots 1, 2 and 10 will have access off of Ilderton Road. The public roadway that connects to Bowling Green Drive has been designed to accommodate emergency and service vehicles.
- Individual on-site wells and sewage disposal systems (septic systems) will be utilized to service the planned residential units.

3.3 Basis of the Applications

To facilitate the proposed Draft Plan, an Official Plan amendment and Zoning By-law amendment are required. The proposal conforms to the County of Middlesex Official Plan, but requires amendment of the of the Middlesex Centre Official Plan as more than three lots are proposed by way of Plan of Subdivision on private services. As per the policies of Section 5.1.3 - Hamlet Settlement Areas, significant or major new development, such as the development of more than three new lots through plan(s) of subdivision, will require provision of full municipal services. The proposed amendment to the Middlesex Centre Official Plan would add a Special Policy Area to the portion of the subject lands to be developed which will be identified on Schedule A-8: Poplar Hill & Coldstream Hamlet Area.

With respect to the zoning, the Subject Site is currently zoned Existing Use 2 which only permits uses that were existing on the property as of the passing of the Zoning By-law. To facilitate the Plan of Subdivision, the development area on the northern portion of the property is proposed to be re-zoned Hamlet Residential First Density. This zone would mirror the surrounding residential areas and would allow for the development of single-detached dwellings. The south portion of the property is proposed to be re-zoned to the Open Space zone. This zone would reflect the natural features that exist in this area.

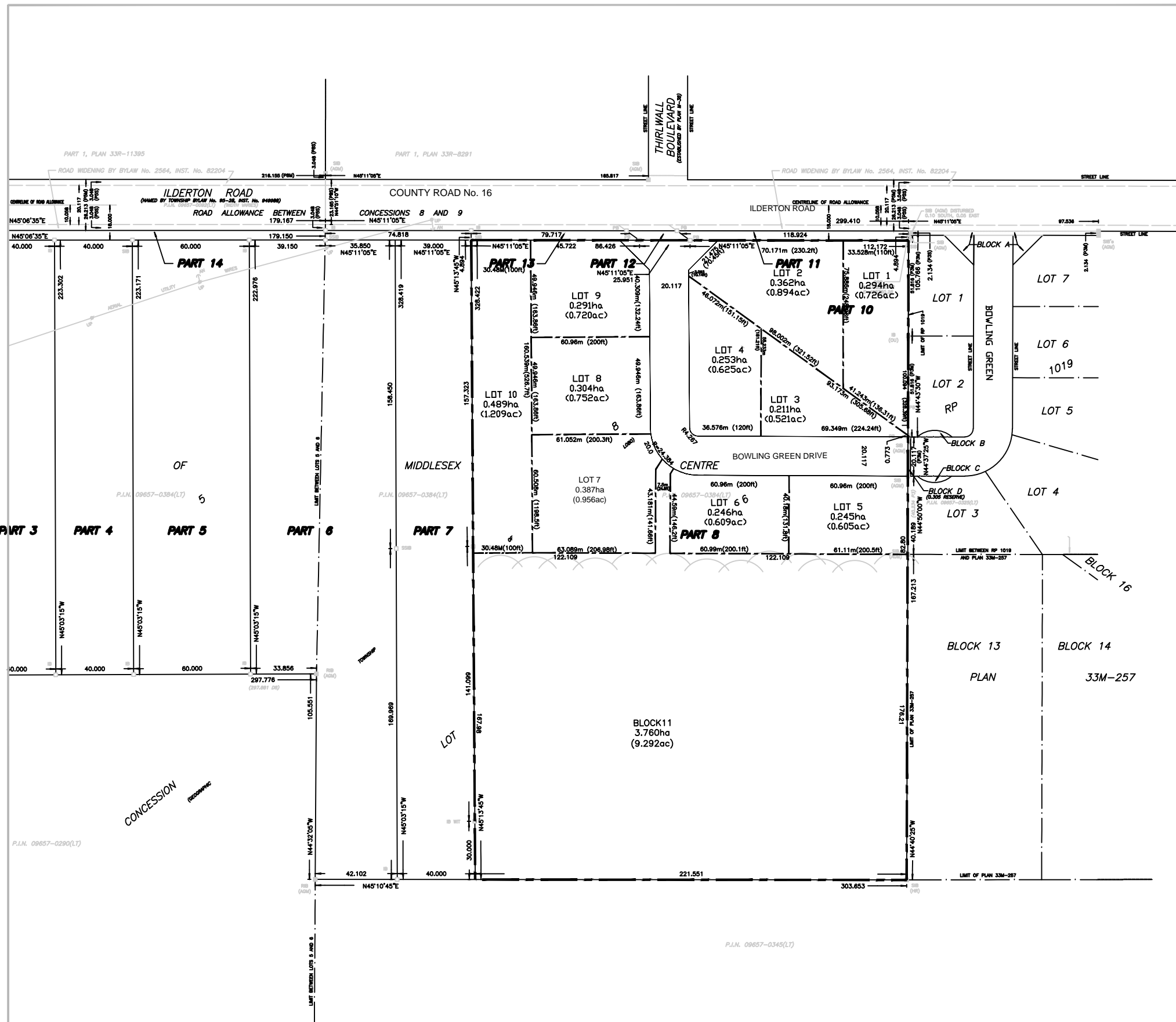


Figure 3
 Draft Plan
 of Subdivision

4.0 Planning Analysis

4.1 Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) sets the policy foundation for regulating the development and use of land in Ontario. The 2014 PPS was issued under the authority of Section 3 of the Planning Act and came into effect on April 30, 2014.

Section 3(5) of the Planning Act requires that all decisions affecting planning matters shall be consistent with policy statements issued under the Act. The following table demonstrates how the proposed Official Plan and Zoning By-law Amendments are consistent with the policies of the 2014 PPS that, in our opinion, have particular relevance to this proposal.

Table 2: Provincial Policy Statement Policies

<p>1.1 (Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns)</p> <p>1.1.1 Healthy, livable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.</p>	<p>The proposed development makes efficient use of the subject lands, while ensuring that the proposed lots are of sufficient size to accommodate private water and sewage services. Completion of the project will provide benefits to the Municipality of Middlesex Centre and the County of Middlesex by adding to the housing stock and enhancing an existing community by rounding out the settlement area.</p>
<p>1.1.1 Healthy, livable and safe communities are sustained by:</p> <p>b) accommodating an appropriate range and mix of residential (including second units, 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;</p>	<p>The development provides for low density housing forms that are compatible with, and complement the existing development context. Given the lack of municipal services in Poplar Hill & Coldstream, it is difficult to provide alternative forms of housing at higher densities at this location. In this regard, the development represents an appropriate level of intensification that takes advantage of existing community services, and contributes to a healthy, livable and safe community.</p>

<p>1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.</p>	<p>The proposal will facilitate residential development on lands within a designated settlement area that will help fulfill future residential needs.</p>
<p>1.1.3 (Settlement Areas)</p> <p>1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</p>	<p>The proposed development is located within the Hamlet of Poplar Hill & Coldstream which is a designated settlement area in the Middlesex Centre Official Plan.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and <p>b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	<p>The density and mix of land uses proposed makes efficient use of the subject lands, while also providing for the protection of adjacent environmental features by avoiding encroachment into sensitive areas including the existing woodlot situated in the southeastern, portion of the Site.</p> <p>Public road and utility infrastructure constructed within the Subject Site will be integrated with existing road and utility systems within the Ilderton Road corridor. Given the limited scale of this subdivision development, existing public service facilities such as emergency services, social services and recreational facilities, should not need to be expanded to accommodate the proposal.</p>
<p>1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>The proposal provides for the development of new residential uses adjacent to existing residential areas. The density of this development is considered appropriate, given the density of surrounding properties and the lack of municipal services.</p>
<p>1.6.6 (Sewage, Water and Stormwater)</p> <p>1.6.6.1 Planning for sewage and water services shall:</p> <p>a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:</p> <ol style="list-style-type: none"> 1. municipal sewage services and municipal water services; and 	<p>The proposed development will utilize individual private water and sewage systems, as municipal sewage and water services are not provided in the Hamlet of Poplar Hill & Coldstream and are not planned for this community.</p>

<p>2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;</p>	
<p>1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.</p>	<p>The PPS was revised in 2014 to remove the cap on the number of lots or private residences that can be developed using individual on-site sewage and water services. As discussed in greater detail below, under Section 4.2.5 and 4.3.2, the site conditions of the subject lands are suitable for the long-term provision of individual services with no negative impacts to the groundwater, or the adjacent PSW. Municipal sewage and water services are not available in this area; therefore, private services are required. In addition, the development constitutes infilling within the Poplar Hill & Coldstream hamlet area.</p>
<p>1.6.7 (Transportation Systems)</p> <p>1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.</p>	<p>The proposed public roadway would provide for efficient connectivity between the planned residential development and Ilderton Road. A loop road design was chosen to minimize the amount of land required and to ensure adequate vehicle turning movements. Bowling Green, the existing roadway that services the residential development to the east, terminates at the eastern edge of the subject lands at present. Extending this road to service the proposed development will enhance connectivity and improve the efficiency of the existing road network.</p>
<p>1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</p>	<p>The proposed development is located in the vicinity of other residential uses, as well as local parks and community facilities. It is anticipated that the relative proximity of the Site to these features will help minimize vehicle trips and encourage pedestrian and cyclist mobility.</p>

<p>1.7 (Long-Term Economic Prosperity)</p> <p>1.7.1 Long-term economic prosperity should be supported by:</p> <p>b) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;</p>	<p>The development of the subject lands supports this policy by providing for the reasonable development of the subject lands for residential uses, in a form consistent with surrounding residential development.</p>
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Section 2 of the Provincial Policy Statement (PPS) contains policies related to the wise use and management of resources. This section addresses matters such as natural heritage, water, agriculture, mineral aggregate resources, and cultural heritage and archaeology.

<p>2.1 Natural Heritage</p> <p>2.1.1 Natural features and areas shall be protected for the long term.</p>	<p>There are Natural Heritage Features on and adjacent to the Subject Site.</p> <p>A Development Assessment Report (DAR) was prepared in conjunction with this application which recommended various mitigation measures to ensure that the development will not negatively impact the surrounding natural features. No development will occur within these features and adequate buffering will be employed to ensure protection. In addition, a Severance Agreement was entered into between the owner and the Municipality of Middlesex Centre as part of the Phase I development which required that the existing natural Woodland and Wetland areas and habitats on abutting lands be preserved and protected which includes the Phase II lands and surrounding area.</p>
<p>2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</p>	<p>The proposed Draft Plan will be constructed on lands which are under active cultivation. As discussed, development activities will not encroach upon the woodlot situated southeast of the site.</p>
<p>2.1.4 Development and site alteration shall not be</p>	<p>Development is not proposed within any of the listed features.</p>

<p>permitted in:</p> <ul style="list-style-type: none"> a) significant wetlands in Ecoregions 5E, 6E and 7E1; and b) significant coastal wetlands. 	
<p>2.1.5 Development and site alteration shall not be permitted in:</p> <ul style="list-style-type: none"> a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1; b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1; c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1; d) significant wildlife habitat; e) significant areas of natural and scientific interest; and f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b) 	<p>Development is not proposed within any of the listed features.</p>
<p>2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</p>	<p>Development is not proposed within any fish habitat.</p>
<p>2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</p>	<p>Development is not proposed within the habitat of any endangered or threatened species.</p>
<p>2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</p>	<p>Development is proposed adjacent to some of the listed features, however a Development Assessment Report has been completed in conjunction with this application, as noted above, which concludes that, subject to implementation of various mitigation measures, these features will not be negatively impacted.</p>
<p>2.2 Water</p> <p>2.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.</p>	<p>The Hydrogeological Assessment and Servicing Brief completed in conjunction with the Draft Plan proposal confirms that (1) there is an adequate source of potable water for the proposed lots and that (2) development of these lots will not have an adverse impact on nearby private wells.</p>

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.	
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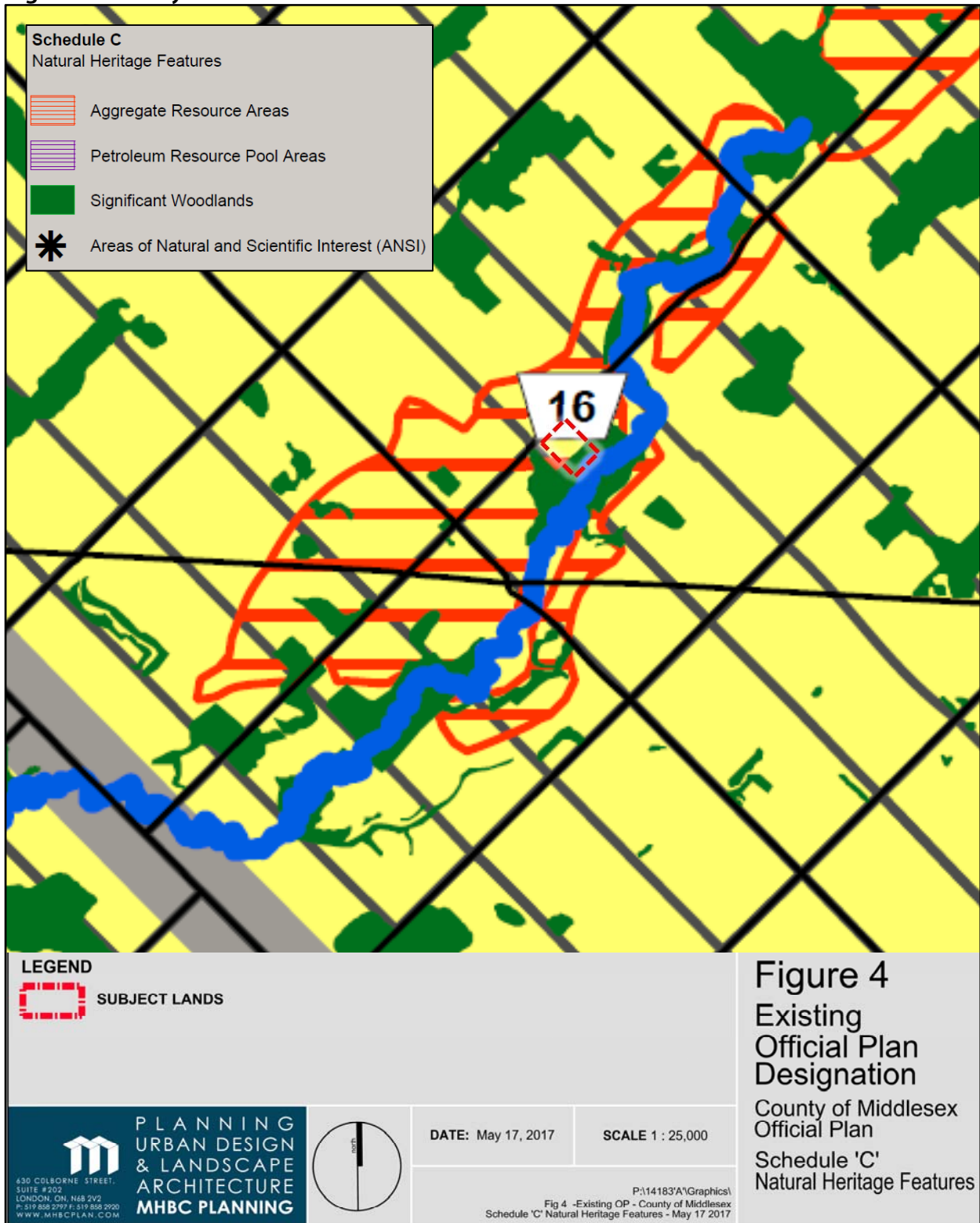
4.2 County of Middlesex Official Plan

4.2 .1 Overview

The County of Middlesex Official Plan (Middlesex Official Plan) was approved by the Minister of Municipal Affairs and Housing on December 17, 1999 and amended by Official Plan Amendment No. 2 on July 11, 2006. The Middlesex Official Plan provides the overall land use policy direction for the County of Middlesex and the various settlement areas. The Middlesex Official Plan contains general policies related to land use development in Sections 1.0 through 4.0, with specific policies related to growth management set out in Sections 2.3 and 3.2.

The Subject Site is designated 'Agricultural Area' on Schedule 'A' Land Use. Pursuant to Schedule 'C' Natural Heritage Features, the site is located within a designated 'Aggregate Resource Area'. However, Schedule A-8: Poplar Hill & Coldstream Hamlet Area of the Municipality of Middlesex Centre Official Plan (Middlesex Centre Official Plan), identifies that the Subject Site is outside of the Aggregate Overlay Area. Additionally, the Subject Site contains Significant Woodlands and a watercourse in the southeastern portion. Development will not occur in these features. In addition, these woodlands are protected via a Severance Agreement between the owner and the Municipality of Middlesex Centre.

Figure 4: County of Middlesex Official Plan – Schedule C



4.2.2 Growth Management

Section 2.3.2 sets out the Growth Management Hierarchy for urban areas within Middlesex County. Three types of settlements have been established for the purposes of growth management:

- Urban Areas,
- Community Area, and
- Hamlets in Agricultural Areas

Settlements which are designated Urban Areas and Community Areas are identified on Schedule 'A' of the Official Plan. Subsection c) specifies that the hierarchy shall include existing locally designated hamlets not identified as Urban Areas or Community Areas, although, "It is assumed that municipal services will not be provided in these areas and therefore future growth shall be commensurate with that level of service."

The subject lands are situated within the designated Poplar Hill & Coldstream Hamlet Area, as identified on Schedules 'A' and 'A-8' of the Middlesex Centre Official Plan. Development policies pertaining to this Hamlet Area are set out in the Middlesex Centre Official Plan and summarized in Section 4.3 of this report.

Section 2.3.8 'Settlement Areas' of the Middlesex Official Plan elaborates on the growth potential in designated hamlets. It is noted that these communities "...may accommodate a limited amount of the anticipated County growth and development." In this respect, section 2.3.8.3 'Hamlets in Agricultural Areas' specifies that, "Infilling, rounding out and minor extensions of these existing hamlets may be permitted subject to the provision of the appropriate types and levels of servicing." It is stated further in this section that lot creation shall generally occur through the consent process and that a Settlement Capability Study may be required depending on the scale of the proposal.

The proposed Draft Plan would provide for a residential infilling opportunity within the designated boundaries of the Poplar Hill & Coldstream Hamlet Area. The Servicing Brief submitted in conjunction with this Planning Justification Report demonstrates that the private water and septic systems proposed for the development are appropriate and can safely and adequately service the ten proposed development lots.

4.2.2 Housing and Land Use Policies

Section 2.3.7 'Housing Policies' directs that "...it is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County."

The proposed Draft Plan will facilitate an increase to the number of residential building lots available within the Poplar Hill & Coldstream community.

Additional land use policies regarding designated hamlets in rural areas are provided in Section 3.3.4 of the Plan. At the outset of this section, it states that, "Where an approved local official plan permits development in designated hamlets, such development may proceed." Moreover, it is prescribed that the development activities noted in Section 2.3.8.3 (Infilling, rounding out or minor extensions of existing hamlets) are permitted provided that there is no further outward expansion of the limits of existing development, and provided that:

- a) the new development is serviced in accordance with Section 2.4.5 and accepted servicing standards; and
- b) the development complies with the Minimum Distance Separation (MDS) Formula.

Residential uses on the Subject Site are permitted by the approved local official plan (Middlesex Centre Official Plan) and will result in appropriate infilling of the existing built area in Poplar Hill & Coldstream. There will be no outward expansion as there is a woodlot immediately to the southeast of the development area which is not proposed for development. The subject lands are not subject to MDS requirements and the proposed development is in accordance with accepted servicing standards. The servicing requirements of Section 2.4.5 are discussed in detail below, under Section 4.2.5 of this Report.

4.2.3 Natural Heritage Features

a. Aggregate Resources

Policies relating to the protection and extraction of aggregate resources are provided in Section 2.2.3 'Aggregate Resources'. Policies associated with development in areas of aggregate resources are provided in Section 2.2.3.2 of the Plan which itemizes general policies for aggregate and non-aggregate resources. In particular, it is stated that:

"Where supporting documentation is provided that demonstrates that the aggregate resource is of secondary quality and extraction is neither practical nor economically feasible, the subject lands may be used for a land use other than agriculture provided such land use conforms with the local official plan."

The County of Middlesex Official Plan broadly applies an 'Aggregate Resource Areas' overlay across the majority of the Poplar Hill & Coldstream Hamlet Area on Schedule C of the Official Plan. However, as noted above, the Municipality of Middlesex Centre Official Plan (local official plan), does not identify the subject lands as being within an Aggregate Overlay area and designates the site 'Hamlet' on Schedule A-8 which permits residential development. Therefore, the proposed land use conforms to the local official plan. Given these considerations, the proposal does not conflict with the aggregate resources policies of the County of Middlesex Official Plan. Further, it would not be appropriate to consider extraction of aggregate resources given the proximity of existing residential dwellings.

b. Natural System Elements

The requirements for development applications that are in proximity to Natural Heritage Features are set out in Section 2.3.10 of the Official Plan. It is prescribed that the applicant will be required to submit a suitable Development Assessment Report (DAR) to demonstrate how the development will accommodate existing and potential hazards.

Table 1 of the Official Plan further specifies situations where a DAR is required. As the proposed development falls within the parameters listed below, a DAR has been completed and submitted in conjunction with this application.

- Significant Woodlands and ANSI's as identified on Schedule 'C'
 - o DAR required within 50 m

- Wetlands and adjacent lands. Adjacent lands are those within 120 metres of an individual wetland area or land connecting individual wetlands within a wetland complex
 - o DAR required within 120 m

The DAR provides an analysis of the potential impacts of the proposed development on the adjacent Significant Woodland and Wetland. The DAR indicates that these features will not be impacted by the development and recommends a variety of mitigation measures to ensure that they will remain untouched.

4.2.4 Servicing Hierarchy

Under Section 2.4.5 it is stated that the County promotes "Efficient and environmentally responsible development which is supportable on the basis of appropriate types and levels of water supply and sewage disposal". General policies relating to services are set out in Section 2.4.5.1. Of particular relevance is subsection e) which requires "...site specific development proposals to be accompanied by an evaluation of servicing options within the Settlement Areas. The evaluation shall address the County's preferred servicing hierarchy:

- i) extension from existing municipal system
- ii) extension from existing communal system
- iii) new municipal or communal system
- iv) individual septic systems and private wells

The proposed Draft Plan would be serviced with individual water and sewage systems, as municipal services are not available and the limited scale of the development would not warrant the construction of a communal system.

It is the current policy of Middlesex Centre that full municipal services are not contemplated for Poplar Hill & Coldstream. As such, limited development will occur on the basis of private water and sewage. The lot sizes proposed, as listed under Table 1 to this report meet the minimum lot area (2,000 m²) and frontage (20 m) requirements for the HR1 zone which applies to the adjacent

lands to the east and north. These lands are developed with single detached dwellings in a similar manner to what is proposed for the Subject Site and utilizes private water and sewage systems. In addition, the Servicing Brief that accompanies this Planning Justification Report indicates that private services can adequately and safely service the proposed development.

4.2.5 Conclusion

Based on an assessment of policy set out within the County of Middlesex Official Plan, it is our opinion that the proposal conforms to the overall land use policy direction set out in this Plan. In this regard, the proposal will provide for a limited scale of residential development in a designated Hamlet Area. The proposed Draft Plan will add additional residential dwelling lots in the Poplar Hill & Coldstream community in a manner that complements and is compatible with existing low-density residential developments immediately to the east and north. In addition, as demonstrated through the accompanying Development Assessment Report, the proposed development, will not negatively impact the adjacent Natural Heritage Features (provided that the suggested mitigation measures are implemented). Further, the Servicing Brief in support of this application demonstrates that the Site can be developed utilizing private water and sewage systems to a level of intensification that is commensurate with private services.

4.3 Municipality of Middlesex Centre Official Plan

The Township of Middlesex Centre Official Plan (Middlesex Centre Official Plan) was approved on July 9, 2002, with modifications by the County of Middlesex and changes pursuant to an Ontario Municipal Board Order. The Office Consolidation of the Municipality of Middlesex Centre Official Plan, dated May 27, 2015, integrates several amendments. In addition, major changes were made to the Plan through Official Plan Amendment No. 28, which reduced the size of the Poplar Hill & Coldstream Hamlet Area.

Section 1.5 of the Middlesex Centre Official Plan specifies that “The Municipality of Middlesex Centre Official Plan is required to conform to the County of Middlesex Official Plan,” and “Whereas the County Plan contains broad policies involving County responsibilities and Provincial interests, the Official Plan of the Municipality of Middlesex Centre is intended to address local issues, unique characteristics, and special objectives and goals of the local municipality.”

Furthermore, Section 1.7 of the Plan outlines that, “It is the intent of this Official Plan to apply the broad concept of traditional town and country planning as a general guide in the establishment of overall Official Plan principles.” Several general principles are defined in this Section to guide the policy direction of the Plan, including the following which have relevance to this proposal:

- c) To establish a clear separation of “town” and “country” through the establishment of defined settlement area edges, and the discouragement of urban uses “blending into” rural or agricultural areas on the edge of settlements.
- d) To create attractive, functional and livable settlement areas that reflect the traditional or historic character of the Municipality.

- e) To preserve and enhance wherever possible the distinctive identity and character of individual settlement areas within the Municipality, while accommodating expected growth over the planning horizon of this Plan.
- f) To manage growth and change in an appropriate manner and in appropriate locations, with the intent of maintaining the positive physical character and attributes that Municipal residents currently enjoy.
- g) To provide adequate land supply and appropriate locations for anticipated and projected growth and development, on lands characterized either by existing municipal services, or by the potential for future municipal services, in keeping with the settlement area hierarchy established in this Plan.
- h) To promote efficient, cost effective development and land use patterns to minimize land consumption, reduce servicing costs and encourage intensification.
- i) To provide an adequate supply and diversity of housing types in appropriate locations within settlement areas.

The discussion to follow demonstrates how the proposed development is in keeping with the intent of the general principles noted above.

4.3.1 Settlement Area Hierarchy

a. General Concept

In accordance with the County of Middlesex Official Plan, Section 1.8 of the Middlesex Centre Official Plan sets out a hierarchy of settlement areas that includes 'Urban Settlement Areas', 'Community Settlement Areas' and 'Hamlets'. Under this section, the long term land use concept for the Municipality is outlined. The following sub-sections are relevant to the proposed development:

- c) The majority of growth within the Municipality will be directed to Urban Settlement Areas as established in this Plan. Such areas will accommodate growth on full municipal servicing, with such growth being permitted where adequate servicing capacities are established. More limited growth will be permitted within Community Settlement Areas, subject to issues of servicing availability and other policies of this Plan.
- d) The seven Hamlets within the Municipality are intended to function as local service centres for their surrounding agricultural areas. It is not expected that Hamlet Areas will expand within the planning horizon of this Plan. Compatible opportunities for infill development within Hamlet Areas may be considered.
- e) Development within Urban Settlement Areas, and limited development within Community Settlement Areas and Hamlets, is expected to provide an opportunity for a full range of housing opportunities at varying densities and levels of affordability, in a manner that is compatible with existing neighbourhoods, and the traditional character of the Municipality's settlement areas.

The community of Poplar Hill & Coldstream is one of seven delineated 'Hamlet Areas' on Schedule 'A' Land Use of the Middlesex Centre Official Plan. Schedule 'A-8' Poplar Hill – Coldstream Hamlet Area identifies the Settlement Boundary of the Poplar Hill & Coldstream Hamlet. The Subject Site is located within this Settlement Boundary and is designated Hamlet where the development is proposed (refer to Figure 5). A portion at the rear of the property (southeastern corner) is designated Natural Environment and contains a floodplain overlay. Development is not proposed in these areas.

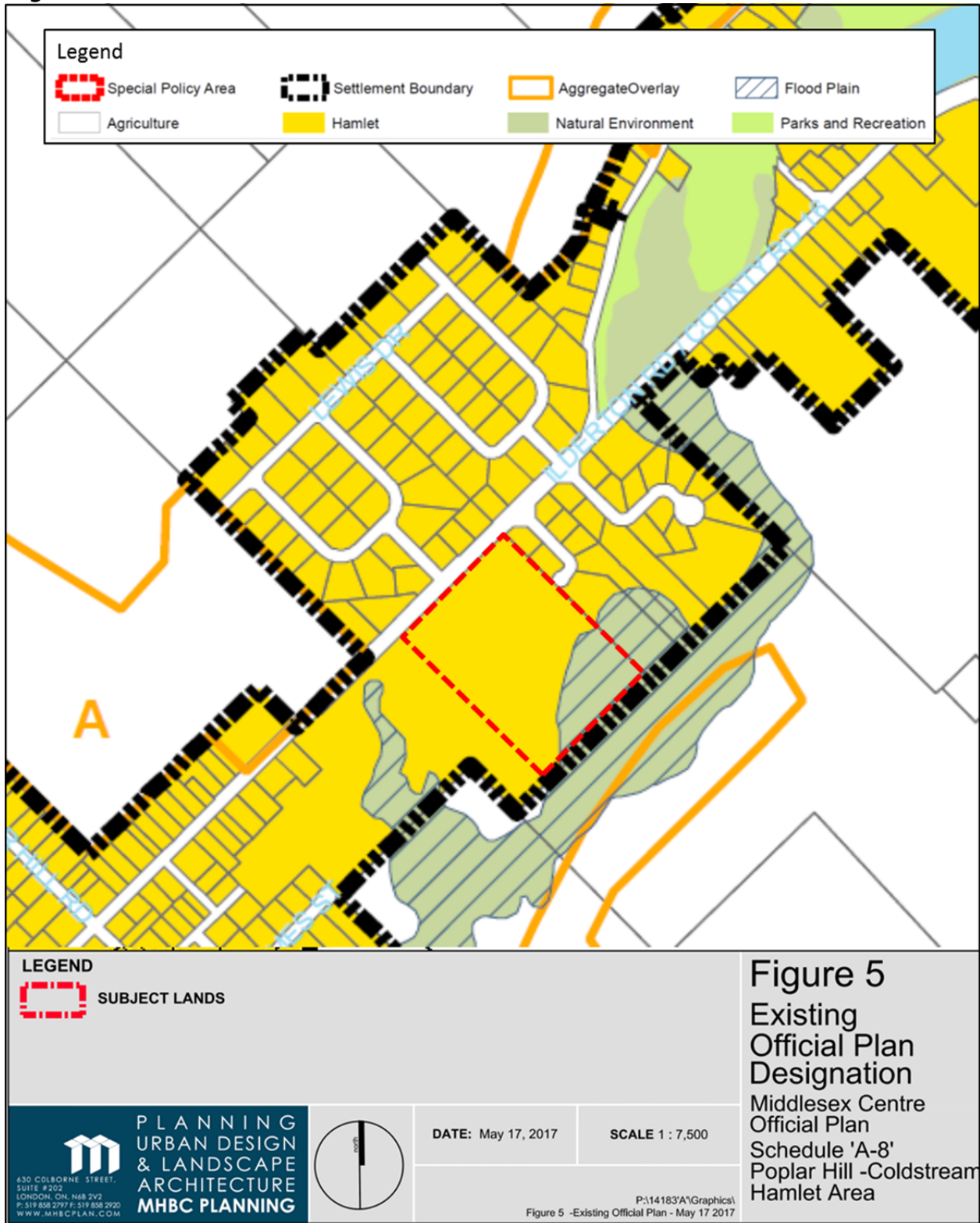
The proposed Draft Plan will provide a limited addition to the supply of residential building lots within the Poplar Hill & Coldstream hamlet in a manner that is compatible with the surrounding uses. The size and configuration of the lots proposed, are similar to the existing low-density residential developments to the east and north. In this respect, the proposed development is consistent with the existing surrounding neighbourhoods, and the traditional, low-density character of Poplar Hill & Coldstream.

In 2010, a Municipal Comprehensive Review (MCR) was initiated by the County of Middlesex. The intent of the review was to:

"...maintain an adequate land supply designated for settlement area land uses within the municipality while re-distributing these designations from vacant land areas where development is subject to servicing, environmental and other constraints to focus the majority of growth and development in areas where development would optimize the use of existing services..."

As an outcome of the MCR, significant changes were made to the Middlesex Centre Official Plan through Official Plan Amendment No. 28 (OPA 28). Most notably, OPA 28 removed lands from un-serviced settlement areas and expanded the boundaries of serviced settlement areas. This resulted in a physical reduction of the Poplar Hill & Coldstream Hamlet Area boundary. However, the Subject Site was left in the settlement boundary confirming the status of these lands as a developable parcel. Poplar Hill & Coldstream contains a number of community services such as an elementary school, community centre, conservation area, and a fire hall, such that additional development within the remaining settlement boundary would benefit from these services and support their continuation. The Municipal offices are also located within Poplar Hill & Coldstream thereby establishing this hamlet as a viable settlement area.

Figure 5: Middlesex Centre Official Plan Schedule 'A-8'



b. Supplemental Policies

Section 5.0 of the Official Plan, entitled 'Settlement Area Policies and Land Use Policies', elaborates on the structure and development policies associated with the settlement area hierarchy. It is noted that:

"The Municipality's organized structure of settlements will accommodate an adequate supply and diversity of housing types, will maintain healthy and viable village centres as the Municipality's primary centres of commercial activity and community gathering, and will accommodate additional settlement commercial and settlement employment areas that facilitate an appropriate Municipal employment base."

With respect to Hamlet Areas, it is noted in Section 5.1.3 that lands within this designation are not separated into specific land use categories. Rather, it is prescribed that the Hamlet designation permits:

"...residential uses (subject to the policies in section 5.2 of this Plan), commercial or industrial uses of a scale compatible with the character and size of the Hamlet Areas, institutional uses, and parks and recreation uses."

The Draft Plan would facilitate residential uses, which are permitted in Hamlet areas. In addition, the Draft Plan meets the intent of the policies listed under Section 5.2 of the Official Plan. This is discussed in greater detail below under Section 4.3.2 of this report.

Section 5.1.3 also outlines the key elements of the growth management strategy for Hamlet Areas:

"Hamlet Areas within the Municipality are expected to accommodate only limited future development, through infilling within the existing Hamlet settlement boundaries. New lots shall generally be created through the consent process, however plans of subdivision will be utilized where vacant lands exist within Hamlets, between the existing built up area and the existing settlement boundary."

"New development within Hamlet Areas must be serviced by acceptable servicing standards. Where partial municipal services are considered, supporting studies must address all applicable servicing options and establish that the development may proceed appropriately on partial municipal services. Significant or major new development, such as the development of more than three new lots through plan(s) of subdivision, will require provision of full municipal services."

The proposed development is in keeping with the structure and objectives of the settlement area hierarchy, as it would provide an infilling opportunity and would facilitate the creation of a limited number of lots through a plan of subdivision on lands between the existing built up area and the existing settlement boundary.

Although more than three lots are proposed through a plan of subdivision, the Servicing Brief submitted in conjunction with this Planning Justification Report demonstrates that private septic and water systems are appropriate and can safely and effectively service the ten development lots. Despite the policy of the Middlesex Centre Official Plan to limit new lot creation on private services to three lots or less, the Provincial Policy Statement (PPS) was amended in 2014 to remove the development cap on private services. Previously, under the 2005 PPS, Section 1.6.4.4 placed a five lot limit for development on private servicing. This policy was removed, and Policy 1.6.6.4 was added which provides direction for development utilizing private services stating that:

"Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development."

As noted, the proposed development represents appropriate infilling within Poplar Hill & Coldstream. The site conditions, as demonstrated in the Servicing Brief, are suitable for private servicing and will have no negative impacts.

General Settlement Area Policies for all settlement areas are provided in Section 5.1.4 of the Official Plan. Subsection f) summarizes the broad objectives for new development:

- f) "As development proceeds within Municipality settlement areas, every effort shall be made to preserve their traditional or historic character. New development shall represent efficient use of land, and shall complement the positive elements of the existing built and urban form, in keeping with the design policies of Section 6.0 of this Plan."

The proposed Draft Plan will provide an efficient development form that is consistent with, and complementary to, the current urban structure. The limited scale and low-density layout of the proposed Plan provides for a development that would be highly compatible with the traditional character of the community. In addition, the Draft Plan is in keeping with the design policies of the Official Plan, as discussed in greater detail below under Section 4.3.3.

4.3.2 Residential Policies

Section 5.2 sets out general policy objectives for residential activities within Urban and Community Settlement Areas, as well as designated Hamlets. The following subsections have particular relevance to this proposal:

- a) The Municipality will provide and encourage a wide variety of housing types, sizes and tenures to meet demographic and market requirements for the Municipality's current and future residents.

- c) The Municipality shall ensure at least a three year supply of draft approved and registered plan of subdivision lots within the Municipality, and will maintain an appropriate data base of municipal residential consumption rates to ensure that this supply is provided.
- f) Residential development including intensification should reflect a high quality of residential and neighbourhood design, in keeping with the design policies included in Section 6.0 of this Plan and having regard for the Municipality's Site Plan Manual and Urban Design Guidelines.

The proposed development will help the Municipality ensure that it has an adequate supply of lots to meet demographic and market requirements for current and future residents. In addition, the development is intended to promote a high quality of residential and neighbourhood design as discussed in greater detail below.

4.3.3 Municipal Design Policies

Section 6.0 describes the objectives, components and policies of the municipal urban design program. Policies relating to Plans of Subdivision are set out in Section 6.2. The following policies under Section 6.2 are of particular relevance to this proposal:

- a) This Plan strongly encourages subdivision design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure. Neighbourhood patterns are encouraged to provide clearly defined neighbourhood centres and edges where appropriate. Design should emphasize connectivity and multiple route choice for pedestrians, cyclists and automobiles.
- f) Alternative development standards as set out in the Provincial document "Making Choices: Alternative Development Standards Guidelines" will be considered. Such standards may relate to:
 - Boulevard widths, road rights-of-way and pavement widths.
 - Alternative standards for the spacing and location of underground services.
- g) Development shall have regard for the Municipality's Urban Design Guidelines.

The lot layout and street pattern within Poplar Hill & Coldstream comprises both a traditional grid pattern of roads as well as some crescents and cul de sacs. A large percentage of the lot fabric is comprised of larger lots fronting directly onto township roads. The proposed Draft Plan was designed to accommodate a total of ten lots with access off of either Ilderton Road, or an extension of Bowling Green Drive from the neighbouring residential development immediately to the east. The Bowling Green extension will utilize a 20.1 metre road allowance which matches the width of the existing Bowling Green segment. This will ensure adequate access for emergency vehicles and snow removal equipment. Further, the Bowling Green extension will connect to Ilderton Road through a curved road design. Ilderton Road functions as the community's main street. Therefore, providing a direct connection to this road will support pedestrian and cyclist mobility within Poplar Hill & Coldstream. In addition, by extending Bowling Green, a connection

to the existing residential development to the east will be created. This will enhance the permeability and connectivity of the road network in Poplar Hill & Coldstream in a manner that facilitates the continuation of the existing street pattern and neighbourhood structure.

According to the Municipality of Middlesex Centre Urban Design Guidelines, "The close proximity of the Hamlets of Coldstream and Poplar Hill have caused the two communities to grow together and are now recognized by the Municipality of Middlesex Centre's Official Plan as one settlement area." As noted, Ilderton Road serves as the main street for the Poplar Hill and Coldstream communities and is the primary connection between these two settlements. The Subject Site is situated at the western edge of the Coldstream settlement on Ilderton Road. Poplar Hill is located a short distance to the west. As a result, the proposed development will help to bridge the gap between these two settlements and further solidify them into one cohesive community. In addition, the development will help to enhance the Ilderton Road corridor which contains the Coldstream Community Centre, the Municipality of Middlesex Centre Municipal Office, Valleyview Central Public School, Lobo Memorial Park and the Poplar Hill Christian Church. In addition to these facilities, a fire station and a conservation area are also located within this settlement. The development will support and utilize these community services by providing a moderate population increase within the service area of these facilities.

4.3.4 Municipal Infrastructure and Servicing Policies

Section 9.3.1 sets out the policies relating to the primary municipal services (i.e., water supply, sewage disposal, stormwater management). Subsection f) prescribes that all lots affected by a plan of subdivision application, shall be sized, "Such that there is sufficient space for a building envelope, sewage envelope, sewage system contingency area, and potable water supply if municipal water is not available."

The Servicing Brief submitted in conjunction with this report has concluded that the parcels to be created through the Draft Plan will have sufficient space to accommodate individual well supplies and septic systems. Additionally, a grading and drainage plan will be designed for the project to manage stormwater discharge from the development site.

4.3.5 Natural Heritage

Schedule 'B' Greenlands System (see Figure 6), delineates Significant Natural Features within the Municipality. The subject lands contain Significant Woodlands on the southeastern portion at the rear of the property. This area will not be developed. According to Section 3.4 "...it is the policy of this Plan that development or site alterations within or on lands adjacent to the environmental features, save and except for those uses included in Section 3.5, shall be subject to completion of a Development Assessment Report acceptable to the Municipality."

In addition, Schedule 'C' Natural Hazard Lands (see Figure 7) identifies Hazard Lands on the lower southeastern half of the property. Natural hazard lands relate to either slope hazard or fill line conditions. According to Section 3.7 "...alternative developments or site alterations proposed

within such lands will be subject to the completion of a Development Assessment Report (DAR) acceptable to the Municipality and the applicable Conservation Authority (ies).”

As noted previously under Section 4.2.3 of this report, a DAR has been prepared and submitted in conjunction with this Planning Justification Report. As noted in the DAR, the proposed development will not impact upon the Significant Woodlands and other Natural Heritage Features on and adjacent to the Site. In addition, the DAR has determined that the proposed Draft Plan will not be impacted by the identified Hazard Lands. As noted, no development will occur on the southeastern portion of the Site where the Significant Woodlands are located. This area has been further protected through a Phase I Severance Agreement, entered into between Poplar Woods Ltd. and the Municipality of Middlesex Centre which includes the following restrictions with respect to the Natural Heritage Features on their property:

“The owner and its successors in title acknowledge and agree that the existing trees and vegetation on the abutting lands cannot be impacted in any way. Without limiting the generality of the foregoing, the existing natural Woodland and Wetland areas and habitats on abutting lands will be preserved and protected.”

Therefore, in conjunction with this development proposal, the natural features including the Significant Woodland and PSW will be fully retained and will remain in situ.

4.3.6 Implementation

Section 10.1 sets out the criteria that must be met to amend the Official Plan. As noted, the basis of the proposed OPA is to allow more than three residential lots to be created on the subject lands through a plan of subdivision which will be serviced by private water and sewage systems. Justification for the proposed amendment has been provided throughout this report, however, a detailed response to each criterion listed under Section 10.1 is provided below.

- a) Does the proposed amendment relate, and conform to the vision for the Municipality of Middlesex Centre?

The amendment conforms to the vision of the Municipality of Middlesex Centre as it facilitates a minor infilling within an existing settlement area in a manner that enhances the character of the Poplar Hill & Coldstream community. The proposed development will provide a compatible form of development that efficiently integrates into the surrounding low-density residential development pattern and helps support existing services and facilities in the community. In addition, the development will further establish and delineate a clear separation of “town” and “country” by developing a vacant parcel that is designated Hamlet within an established Settlement Area boundary. The development will also contribute to the adequate provision of housing supply in the Municipality.

Figure 6: Middlesex Centre Official Plan Schedule 'B'

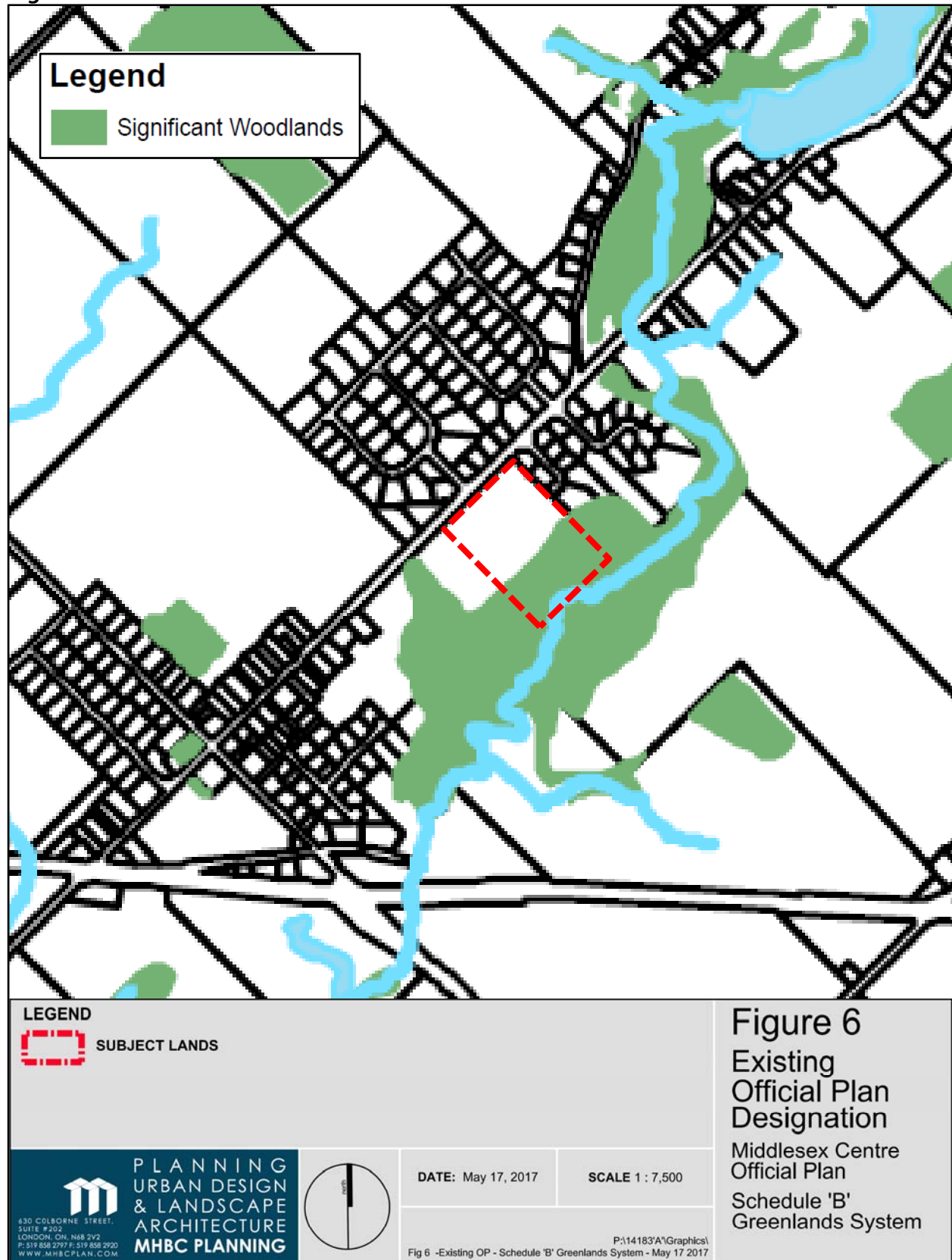
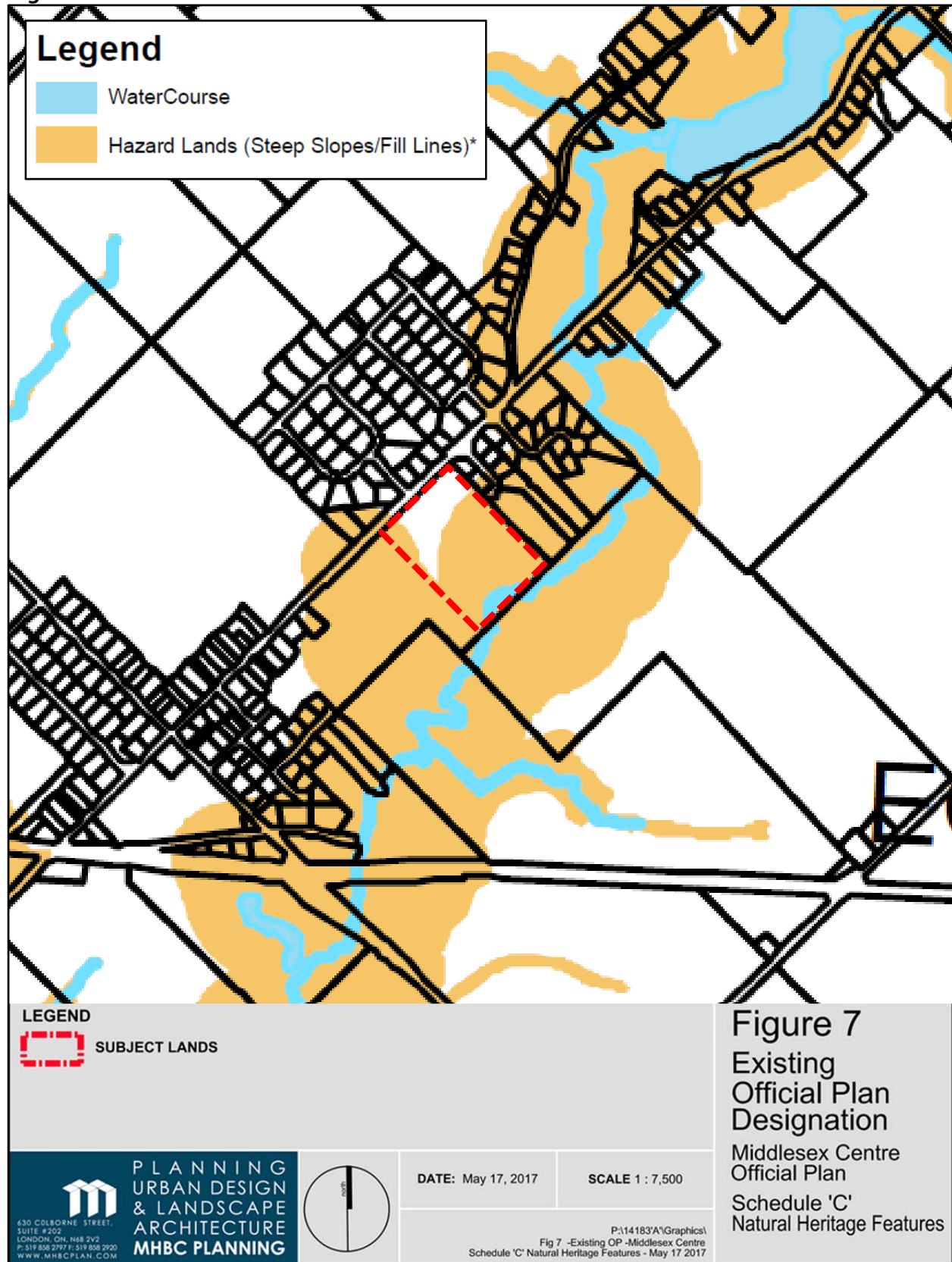


Figure 7: Middlesex Centre Official Plan Schedule 'C'



b) Is there a demonstrated need or justification for the proposed change?

The proposed change is needed to facilitate a residential development comprised of more than three lots created through a plan of subdivision on private services. As per Section 5.1.3 of the Official Plan, "...significant or major new development, such as the development of more than three new lots through plan(s) of subdivision, will require provision of full municipal services." Poplar Hill & Coldstream does not have full municipal services, and the limited scale of the development would not warrant the construction of a communal system. As a result, private services are required to facilitate the Draft Plan.

The proposed development is within an established Settlement Area boundary as identified on Schedule 'A-8' and is designated Hamlet which permits single-detached dwellings. The proposed development would be a benefit to the community for a variety of reasons, as detailed throughout this report. Most notably, the development will facilitate a minor rounding out of the existing built up area. As a result, the development will increase the supply of housing and will support local community facilities such as the Valleyview Central Public School, the Coldstream Community Centre, and the Municipality of Middlesex Centre municipal office which are located in close proximity to the Subject Site. In addition, the development will provide infilling between Poplar Hill and Coldstream to facilitate the further integration of these settlements into one cohesive community.

c) Is the amendment in keeping with Provincial and County policy?

The proposal conforms to the overall land use policy direction set out in the County Official Plan as it will provide for a limited scale of residential development in a designated Hamlet Area. The proposed Draft Plan will add additional residential dwelling lots in Poplar Hill & Coldstream in a manner that complements and is compatible with existing low-density residential developments in the surrounding area. In addition, as demonstrated through the accompanying Development Assessment Report, the proposed development, subject to the implementation of various mitigation measures, will not negatively impact the adjacent Natural Heritage Features.

Further, the Servicing Brief in support of the proposal demonstrates that the Site can be developed utilizing private water and sewage systems which is in keeping with Section 1.6.6.4 of the Provincial Policy Statement. Regarding other Provincial policies, the proposed development makes efficient use of the land given the servicing constraints; sustains a healthy, livable and safe community; is appropriate for the existing infrastructure and public service facilities, and protects the surrounding natural features.

d) What are the effects of the proposed change on the demand for Municipal services, infrastructure and facilities?

The proposed change will have no impact on the demand for Municipal services as the development will be serviced by private water and sewage systems. With respect to infrastructure, the proposed development will enhance the existing street network in Middlesex Centre by extending an existing roadway and connecting it to the main street in Poplar Hill &

Coldstream, thereby improving the connectivity and efficiency of the existing road system. As noted above, the development will have a positive effect on Municipal facilities as it will allow for a minor increase in population in proximity to an elementary school and community centre.

- e) Can the lands affected by the application be adequately serviced to accommodate the proposed development? Are improvements necessary to adequately service the lands in question?

As noted in the Servicing Brief, private water and sewage systems can adequately service the proposed development.

- f) What impacts will the proposed development have on surrounding land uses, traffic systems, infrastructure and servicing, settlement or Municipal character, features or structures of cultural heritage importance, and natural environment features? Can negative impacts be mitigated or eliminated?

The proposed development is not expected to have adverse impacts on the surrounding land uses, traffic systems, character or cultural heritage features. What is proposed is a modest development that is compatible with, and comparable to, the existing adjacent development to the east and north. The Draft Plan represents a minor rounding out of the existing built up area in Poplar Hill & Coldstream and will efficiently integrate into the surrounding context.

Regarding infrastructure, servicing and natural environmental features, the Subject Site will be serviced via private on-site sewage and water systems. In this regard, there will be no impact to Municipal services. In conjunction with this Planning Justification Report, a Servicing Brief has been prepared which describes the feasibility of private sewage and water systems to service the proposed development lots on the subject lands. In addition, a Development Assessment Report has also been prepared which demonstrates that there will not be any negative impacts to the surrounding Natural Heritage Systems.

4.3.7 Conclusion

It is our opinion that the proposal conforms to overall land use policy direction set out in the Middlesex Centre Official Plan. In this regard, the proposal would provide for limited infill development in a designated settlement area. The planned residential development is compatible with existing development in the surrounding area and will not impact upon natural features in the immediate vicinity of the subject lands.

4.4. Middlesex Centre Zoning By-law

4.4.1 Existing Zoning

The Subject Site is currently zoned Existing Use 2 (EU-2) (see Figure 8). The Existing Use zone is applied to undeveloped lands located in villages and hamlets in the Municipality of Middlesex Centre. Under this zone, the following provisions apply:

“no land shall be used and no buildings or structures shall be erected, used, or altered in the Existing Use (EU) Zone except for the following purposes:

Any use existing on the date of the passing of this By-law.”

The following Exception applies to lands zoned “EU-2”:

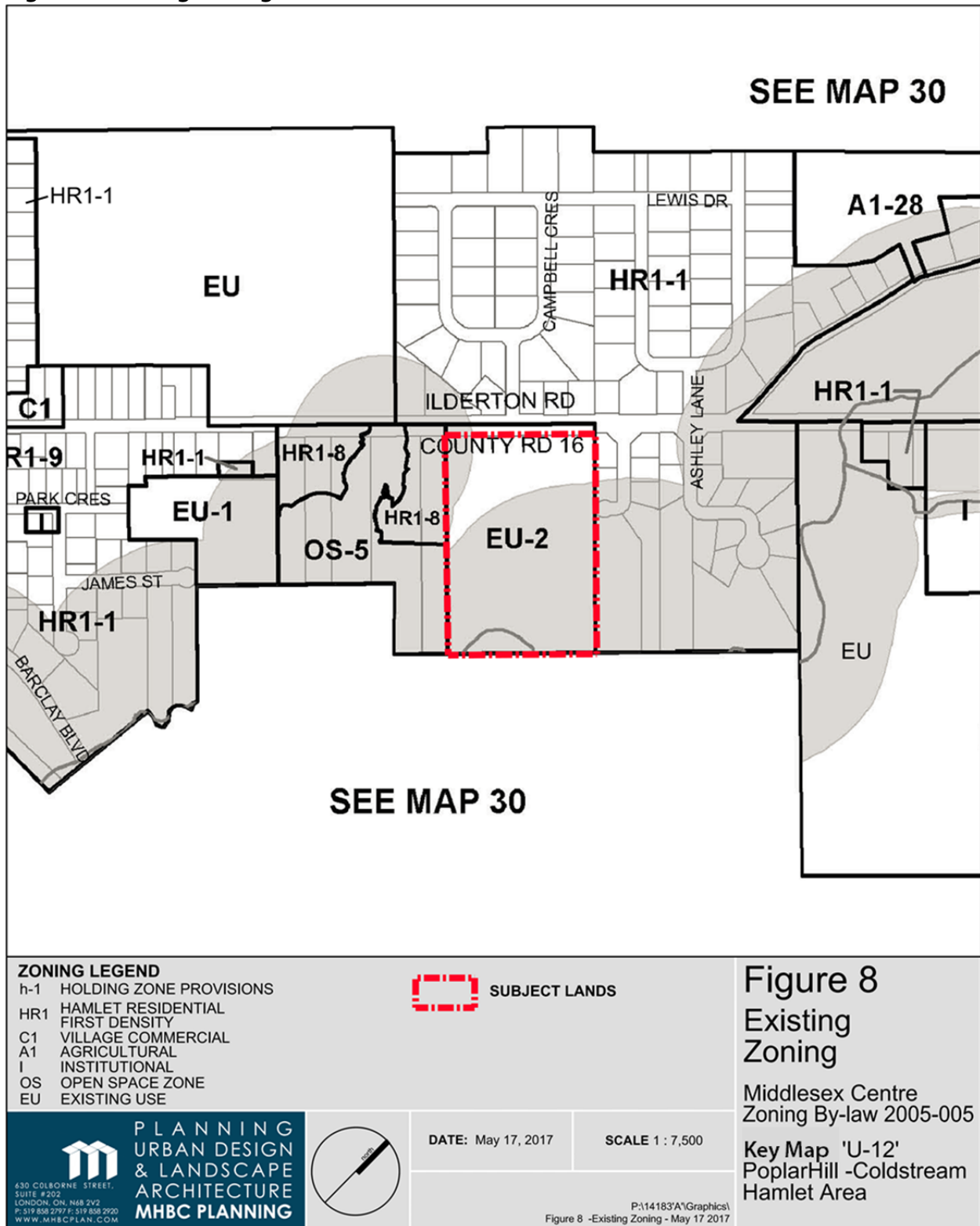
Table 3: Zone Exceptions

Zone	Minimum Lot Frontage	Minimum Lot Area
EU – 2	224m	7.4ha (18.3ac)

To develop the property, the Subject Site will need to be re-zoned. Through the re-zoning application, the northern portion of the Subject Site is proposed to be zoned Hamlet Residential - First Density (HR1) to match the neighbouring development to the east and north and Open Space (OS) to reflect the natural features within the southern portion of the Site. This is discussed in further detail below.

In addition, a portion of the Subject Site in the southern half contains a ‘Hazard Lands’ overlay as identified on Key Map: U-12 of the Zoning By-law. Under the definition of ‘Hazard Lands,’ “...no buildings or structures, with the exception of those designed, used or intended for flood or erosion control purposes, shall be erected or used on lands which exhibit a hazardous condition as a result of instability, susceptibility to flooding, erosion, subsidence, inundation, or the presence of organic soils or steep slopes unless a permit has been obtained by the conservation authority having jurisdiction.” However, it notes that the extent of such lands is approximate. According to Schedule ‘A-8’ of the Middlesex Centre Official Plan, the floodplain is more clearly defined, and is shown only in the southeastern, rear portion of the property that is not proposed to be developed.

Figure 8: Existing Zoning



4.4.2 Proposed Zoning

To accommodate the proposed development and protect the Natural Heritage Features in the southern portion of the property, it is proposed that the Site be re-zoned from EU-2 to HR1 and OS. The proposed zoning is shown in Figure 9.

a) Residential Lots

In order to accommodate the proposed Draft Plan discussed in Section 2 within the context of the Coldstream & Poplar Hill Hamlet Area, it is proposed that the northern portion of the existing EU-2 zone where development is proposed, be amended to the 'Hamlet Residential First Density (HR1)' Zone to match the surrounding residential areas. The HR1 Zone permits:

- accessory use
- bed and breakfast establishment
- converted dwelling
- home occupation
- single detached dwelling

The HR1 Zone structure will accommodate the intended uses and the proposed residential form of this development.

With respect to the anticipated zone variations, the HR1 zone establishes the following:

- Minimum lot area where a public water supply and public sanitary sewage systems are not available: 2,000.0 m²
- Minimum lot frontage: 20 m
- Minimum front yard setback: 6 m
- Minimum side yard setback:
 - o Interior lot: 1.5 m on one side and 2.5 m on the other side;
 - o corner lot: 6.0 m on the side abutting the road and 1.5 m on the other side.
- Minimum rear yard setback: 8 m
- Minimum floor area
 - o Single detached dwelling: 90 m²
- Maximum height
 - o Single detached dwelling: 12 m
- Maximum lot coverage
 - o Main building: 35%
 - o All buildings including accessory buildings: 38%
- Maximum number of dwellings per lot
 - o one single detached dwelling or one converted dwelling, or one bed and breakfast establishment

b) Open Space Block

The portion of the property containing a woodlot including Significant Woodlands and Hazard Lands as delineated on Schedules B and C of the Middlesex Centre Official Plan is not proposed to be developed or interfered with. In addition, this portion of the property is protected through a Severance Agreement between Poplar Woods Ltd. and the Municipality of Middlesex Centre as previously noted in this report. As a result, to further ensure the protection of these features, it is proposed that this area be re-zoned from EU-2 to the Open Space zone (OS).

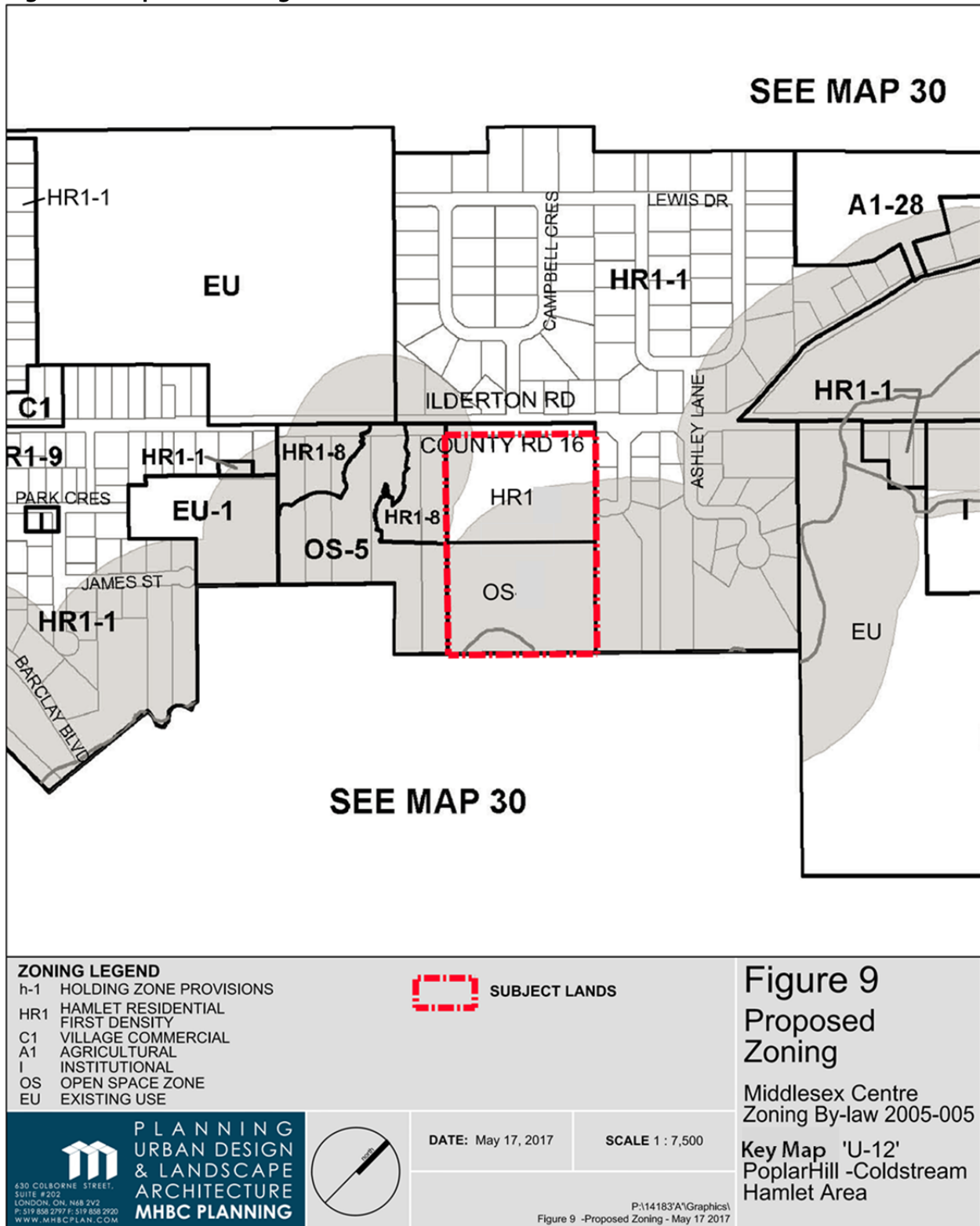
The OS zone provides that no land shall be used and no buildings or structures shall be erected, used, or altered in the Open Space (OS) Zone except for the following purposes:

- accessory use
- agricultural use, excluding buildings and structures
- conservation use
- forestry use
- nursery
- park, public or private

With respect to the regulations that are associated with this zone, the OS zone establishes the following.

- Minimum front yard setback: 10 m
- Minimum side yard setback: 10 m
- Minimum rear yard setback: 7.5 m
- Maximum height: 12 m
- Maximum lot coverage: 20%

Figure 9: Proposed Zoning



5.0 Summary and Conclusions

The subject lands are located immediately adjacent to lands developed for low-density residential purposes to the east, west and north. What is proposed is a compatible residential development form that will seamlessly integrate into the surrounding context. The proposal will facilitate appropriate infilling within the existing built up area by efficiently using lands that are designated for residential uses. This will enhance the Ilderton Road corridor which serves as the main street for Poplar Hill and Coldstream. As a result, the proposed development will help to further integrate Coldstream and Poplar Hill into one cohesive community. Further, the proposed development will improve the local road network by extending Bowling Green and establishing a new connection to Ilderton Road. Finally, the development will benefit from and support the existing social infrastructure in Poplar Hill & Coldstream by increasing the population base around numerous public facilities.

In conclusion, the proposed Draft Plan of Subdivision and Amendments to the Middlesex Centre Official Plan and Zoning By-law are appropriate for the Site and are consistent with the framework of current planning policy. This assessment is based, in part, on the following considerations:

1. The Site is well suited for low density residential activities in terms of its location within the community of Poplar Hill & Coldstream, its location relative to an existing County Road and numerous service facilities, and in terms of its physical characteristics;
2. The subject lands are located within a designated 'Hamlet Area'. Implementation of the proposed development represents an opportunity to facilitate (1) residential infilling, and (2) the efficient use of the subject lands;
3. The proposed Draft Plan will not generate land use conflicts with adjacent properties and will support a scale and form of development that is compatible with existing residential uses and neighbourhood character;
4. The Hydrogeological Assessment and Servicing Brief carried out in conjunction with this proposal confirms that the planned residential development can be accommodated with individual on-site private wells and sewage disposal systems without adverse environmental effects;
5. The development proposal is consistent with the Provincial Policy Statement;
6. The proposal complies with the goals, objectives and policies of the County of Middlesex Official Plan and the Municipality of Middlesex Centre Official Plan, including those policies that consider residential infilling and development on private services;

- 7.** The proposed amendments to the Zoning By-Law will appropriately implement the development; and
- 8.** The proposed development represents good land use planning.