

Planning Report

Broos Subdivision, Phase 2, Ayr

Residential Subdivision
Brant-Waterloo Road, Ayr

Township of North Dumfries
Region of Waterloo

Official Plan Amendment
Zoning By-law Amendment
Draft Plan of Subdivision

March 2018



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1. INTRODUCTION

This report has been prepared on behalf of 2081788 Ontario Corporation (Broos Properties) (the “Applicant”) in support of an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application to permit the rounding out of the residential lands located in southeast Ayr along Brant-Waterloo Road, east of Swan Street. Legally the land is described as Part of Lot 33, RP 58R-18691 Parts 1 and 2, Concession 7, Township of North Dumfries, Regional Municipality of Waterloo. Municipally the land consists of the parcel known as 869 Brant-Waterloo Road and an adjacent parcel to the west and north that does not have an assigned address. The “Site” is identified on Figure 1.

The Applicant is proposing a residential plan of subdivision with a total of 294 single detached building lots, 16 Blocks for street fronting townhouse units, 1 Block for medium/high density residential development, a Park Block, Stormwater Management Block and a future development block “the Proposed Development”. The proposed single detached lots range in width from 11.5 metres to 15.5 metres. The street fronting townhouse blocks will accommodate between 6 and 8 units each and the medium / high density residential block will accommodate between 75 – 150 units subject to further design. An overall residential density range of 20.1 units per hectare to 23.3 units per hectare will be achieved.

The Draft Plan proposes the extension of Leslie Davis Street and Robert Woolner Street from the west, Freer Drive from the north and a new street – ‘Street A’ to connect to Brant-Waterloo Road. Stormwater will be managed and controlled through a stormwater management pond located in the southeast corner of the Site.

To permit the Proposed Development, the Applicant is requesting:

1. A Township of North Dumfries Official Plan Amendment to designate the Site “Urban Residential and Ancillary”;
2. A Zoning By-law Amendment to rezone the land from Agriculture – Zone 1 to:
 - a. Residential – Zone 4d – Single Detached Residential with special exception;
 - b. Residential – Zone 4d – Street Townhouse Residential with special exception;
 - c. Residential – Zone 4d – Cluster Townhouse/Stacked Townhouse/Walk-up Apartment/Apartment Residential with special exception;
 - d. Open Space – Zone 12 for the Park Block and Stormwater Management Block.
3. Approval of a Draft Plan of Subdivision to permit the proposed residential lots and blocks, the open space blocks and the public rights-of-way (road network and walkway blocks).



The purpose of this Report is to describe the Proposed Development; to outline applicable planning policies and regulations; and, to summarize supporting technical reports and proposed planning applications. The Report provides planning justification for the proposed amendments and the Draft Plan of Subdivision.

1.1 Site Description and Surrounding Uses

The Proposed Development is located on Brant-Waterloo Road, about 480m east of Swan Street, at the south end of Ayr in the Township of North Dumfries. The site is bordered by existing residential lands to the north, a proposed subdivision to the west, and agricultural lands to the east and south.

The site is currently agricultural land (cash crops) with a single detached dwelling, barn and garage located on the property. The site has a rolling topography with multiple low points.

The village of Ayr provides a number of services and amenities to residents, including schools, a community centre, library, local parks, numerous places of worship as well as commercial and service commercial uses (bank, restaurants, etc.).

1.2 Proposed Development

The Applicant is proposing a residential plan of subdivision with a total of 294 single detached building lots, 16 blocks for street fronting townhouse units, a medium/high density residential block, a park block and stormwater management block as shown on Figure 2.

The proposed building lots have lot frontages ranging from 11.5 metres to 15.5 metres and the overall development provides a density ranging from 20.1 to 23.3 units per hectare. Municipal roads, a park block and a stormwater management block are also proposed as part of the Draft Plan of Subdivision. Municipal streets will be extended from the west (Leslie Davis Street and Robert Woolner Street), Freer Drive will be extended from the north and a new street – Street A will connect to Brant-Waterloo Road. Additionally, the draft plan proposes an internal municipal street network to connect to the neighbourhood. The municipal road network will consist of 18m and 20 m right-of-ways.



Table 1.2.1: Draft Plan of Subdivision – Block Details

Lots/Block	Size (ha)	Use	Units
1-294	12.10	Single-Detached Residential	294
295 – 310	2.56	Street Townhouses	108
311	1.00	Med/High Density Res.	75 - 150
312	1.14	Park	N/A
313	1.04	SWM	N/A
314	0.04	Walkway	N/A
315	0.02	Easement	N/A
316	0.06	Future Development	TBD
N/A	5.76	Right of Ways	N/A
TOTAL	23.72		477-552

1.3 Planning Applications

To permit the Proposed Development, three planning applications are being submitted to the Township of North Dumfries and Region of Waterloo: Official Plan Amendment; Zoning By-law Amendment; and Draft Plan of Subdivision.

The Site is currently designated “Agricultural – Special Policy Area 2.7.9” on Map 2.1 (Ayr Urban Area) and “Non-prime Agricultural Areas and Other” on Map 4 (Agricultural Resource Area). To permit the Proposed Development, an Official Plan Amendment is required to designate the Site “Urban Residential and Ancillary” on Map 2.1 (Ayr Urban Area) and “Ayr Urban Area” on Map 4 (Agricultural Resource Area). The Site is located within the Ayr Urban Area Boundary.

To implement the proposed “Urban Residential and Ancillary” designation, a Zoning By-law Amendment is required. The Applicant is proposing to rezone the Site from “Agriculture – Zone 1” zone to a site-specific “Residential – Zone 4d”, site specific “Residential – Zone 4d” (street townhouses), site specific “Residential – Zone 4d” (medium/high density), and “Open Space – Zone 12” for the Park and Stormwater Management Blocks.

The requested site-specific regulations are outlined in Section 2.7 of this Report.

2.0 PLANNING POLICY & REGULATORY REVIEW AND ANALYSIS

This section provides a description of the current and emerging land use policies and regulatory context, as applicable to the proposed development.

2.1 Ontario Planning Act, R.S.O. 1990, c. P.13

The *Planning Act R.S.O. 1990, c. P.13* provides for a land use planning system led by provincial policy, integrates matters of provincial interest in provincial and municipal planning decisions and provides for statutory planning processes in Ontario. Section 2 of the Planning Act, sets out matters of Provincial Interest when considering an application under the Act. The following table provides an analysis of the Proposed Development in response to the prescribed Provincial interest.

Table 2.1.1: Section 2 (Provincial Interest)

Provincial Interest		Response
A	The protection of ecological systems, including natural areas, features and functions	The Site does not contain any significant natural features or functions
B	The protection of the agricultural resources of the Province	The Site is located within the Ayr Urban Area Boundary and does not result in removal of land from a prime agricultural area
C	The conservation and management of natural resources and the mineral resource base	The Site does not contain any significant natural resources. The site is not identified as a Mineral Aggregate Resource Area.
D	The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest	A Stage 1 and 2 Archaeological Assessment has been completed for the Site. A Stage 3 Assessment is scheduled for spring 2018. A final acceptance of the Assessment will be requested from the Ministry following completion.
E	The supply, efficient use and conservation of energy and water	The supporting Functional Servicing Report completed by Meritech Engineering dated February 2018 confirms that sufficient water supply and sanitary capacity is available to service the Proposed Development.
F	The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems	The supporting Functional Servicing Report completed by Meritech Engineering confirms that sufficient infrastructure including communication, sewage and water services are available to service the site. Waste

Provincial Interest		Response
		management will be provided by the Region of Waterloo and the Traffic Impact Study Completed by HDR Corporation dated February 2018 concluded that traffic from the Proposed Development can be accommodated on the existing road network
G	The minimization of waste	Efficient site design supports the minimization of waste. Further waste reduction efforts will be realized through construction management best practices.
H	The orderly development of safe and healthy communities; the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies	Accessibility of individual dwelling units to be addressed through the Building Permit process
I	The adequate provision and distribution of educational, health, social, cultural and recreational facilities	A 1.14 hectare park block is proposed within the Draft Plan of Subdivision to provide an outdoor amenity area to residents. The community of Ayr includes a recreation centre and arena, public and catholic schools, outdoor sports fields and baseball diamonds (Schmidt Park, Victoria Park) and a branch library.
J	The adequate provision of a full range of housing, including affordable housing	The Proposed Development will contribute to the range of residential lot sizes within Ayr and offers a range in housing opportunities from med/high density residential units to single detached dwellings.
K	The adequate provision of employment opportunities	The community of Ayr has a large employment area in the north end of the Community along with commercial and service commercial opportunities in the core area.
L	The protection of the financial and economic well-being of the Province and its municipalities	The Applicant will be required to pay Development Charges at the time of Building Permit to address growth related costs to the municipality.
M	The co-ordination of planning activities of public bodies	The Planning Applications are being filed concurrently with the Region of Waterloo and the Township of North Dumfries.

Provincial Interest		Response
N	The resolution of planning conflicts involving public and private interests	There are no known conflicts at this time.
O	The protection of public health and safety	No concerns related to public health and safety
P	The appropriate location of growth and development	The Site is located within the settlement area boundary, intended for urban development. The Proposed Development has access to the existing transportation network and can be serviced by municipal water and sanitary supply
Q	The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians	There is no public transportation available in Ayr; however, sidewalks are proposed to within the draft plan.
R	The promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant	The Proposed Development is in keeping with the existing fused grid road pattern proposed / established to the immediate west and north and provides for an efficient layout of building lots. The proposed park block will be connected to the residential uses by a municipal sidewalk
S	The mitigation of greenhouse gas emissions and adaptation to a changing climate	The Proposed Development focuses development to a settlement area, providing for the efficient use of land, services and resources

Section 51 of the Planning Act sets out the requirements for the legal division of land and/or property, such as an application for Draft Plan of Subdivision. Specifically, Section 51 (24) outlines the criteria for which the approval authority “shall have regard to” when making decisions on the legal division of land and/or property. The applicable criteria and the justification are outlined in the table below.

Table 2.1.2: Section 51(24)

Criteria		Response
51(24)	In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the	Accessibility of individual dwelling units to be addressed through the Building Permit process. Municipal sidewalks are proposed within the proposed draft plan.

Criteria		Response
	present and future inhabitants of the municipality	
A	The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2	See Table 2-1 above
B	Whether the proposed subdivision is premature or in the public interest	The proposed applications provide for the future planning of the Site, in support of the applications the applicant has reviewed matters such as stormwater management and traffic impacts and confirmed that existing infrastructure is sufficient to accommodate the proposed development.
C	Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any	See Section 2.6 of this Report for further information regarding the proposed Official Plan Amendment.
D	The suitability of the land for the purposes for which it is to be subdivided	The land is suitable for residential purposes, with access to municipal services, an established transportation network and the proposed public park. The proposed residential use is compatible with the existing residential uses to the north and west of the Site.
E	The dimensions and shapes of the proposed lots	The proposed dimensions of the lots are generally in keeping with the regulations established in the Township of North Dumfries Zoning By-law (see Section 2.7 of this Report for further discussion).
F	Conservation of natural resources and flood control	The Site does not contain any significant natural resources or areas that are susceptible to flooding.
G	The adequacy of utilities and municipal services	The Proposed Development can be serviced by existing water and sanitary services along with communication, electrical distribution and transportation infrastructure as outlined in the Functional Servicing Report prepared by Meritech Engineering.
H	The adequacy of school sites	The community of Ayr contains two public elementary schools and a catholic elementary school. Secondary school students are accommodated at Southwood Senior Secondary School in Cambridge (Public

Criteria		Response
		School Board), and Monsignor Doyle Catholic Secondary School in Cambridge (Catholic School Board).

2.2 Grand River Source Protection Plan, 2015

The Ontario government passed the Clean Water Act in 2006 to protect drinking water supplies by preparing watershed-based source protection plans. The Act established source water protection areas across the Province, which are mandated to prepare source water protection plans based on local characteristics. The Site is located within the Grand River Watershed Area. The Drinking Water Source Protection Plan for the Grand River Source Protection Area (watershed) came into effect on July 1, 2016.

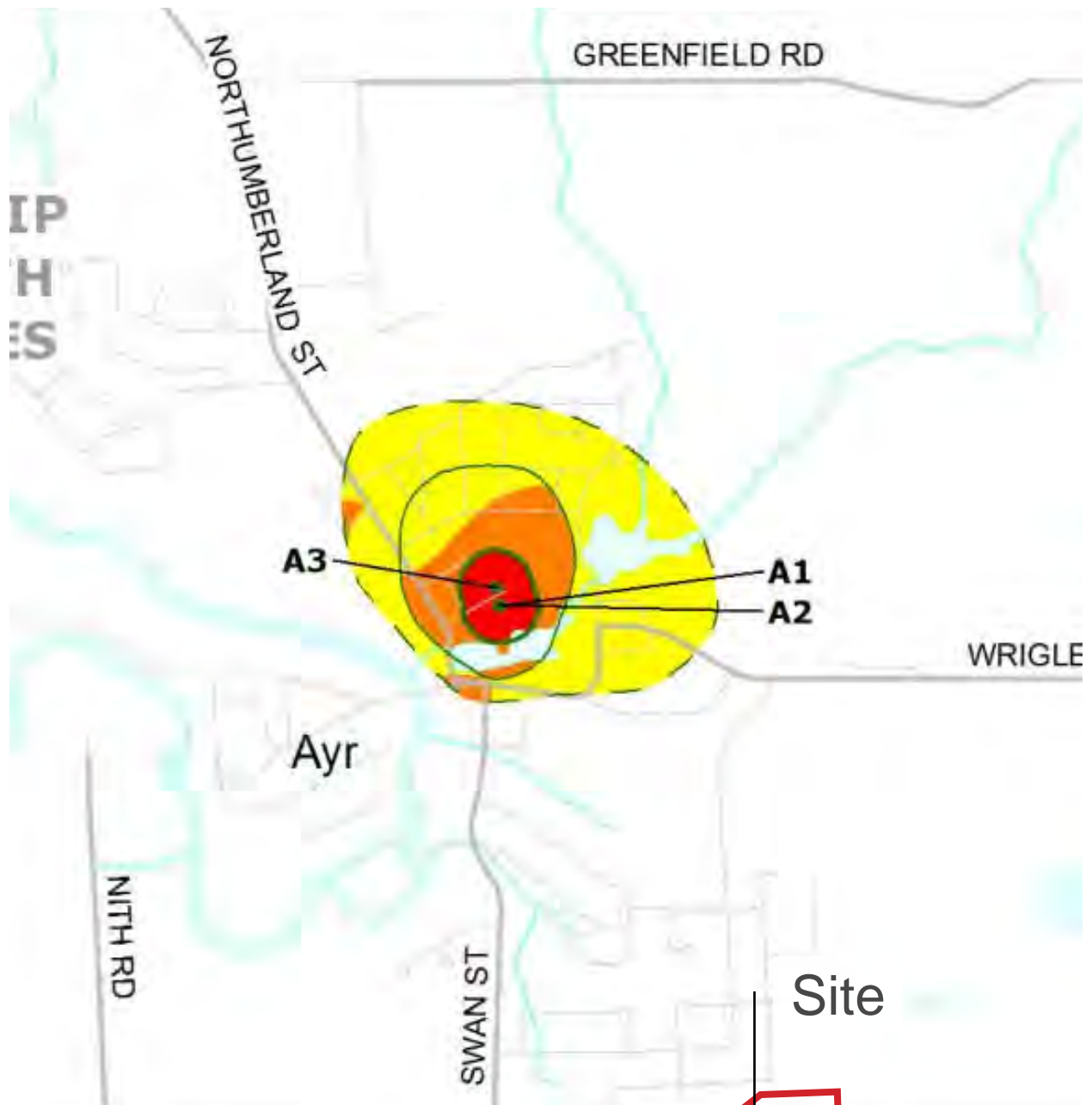
The Grand River Source Protection Plan identifies vulnerable areas and the risks posed to municipal water systems. Within the Source Protection Plan are Assessment Reports, which contain detailed information on vulnerable areas associated with drinking water systems, including level of vulnerability, and activities that pose threats to the system. Schedule N: Regional Municipality of Waterloo - Map M3 to the Grand River Source Protection Plan identifies vulnerable areas within Ayr. As illustrated on Figure 3, the Site is not located within an identified vulnerable area and as such, there are no specific activity restrictions which would apply to the land.

2.3 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act and came into effect April 30, 2014. Section 2 requires that, *'decisions affecting planning matters shall be consistent with policy statements issued under the Act'*.

The PPS focuses on building strong, healthy, and liveable communities by encouraging efficient and cost effective development and land use patterns. Section 1.1.3.2 provides policies related to settlement areas, stating that growth shall be focused in settlement areas and land use patterns shall be based on:

- a) *"densities and a mix of land uses which:*
 - 1. *efficiently use land and resources;*



Significant Drinking Water Threat Policy Categories		Vulnerability Scores on Map		
		10	8	2,4,6
1.	Waste Disposal			
2.	Sewage Systems			
3, 4.	Agricultural Source Material			
6, 7.	Non-Agricultural Source Material*			
8, 9.	Commercial Fertilizer*			
10, 11.	Pesticide			
12, 13.	Road Salt*			
14.	Storage of Snow			
15.	Fuel			
16.	DNAPLs			
17.	Organic Solvents			
18.	Aircraft De-icing			
21.	Livestock Area			
Local Threat	Oil Pipelines			

Wellhead Protection Zones:

- WHPA-A
- WHPA-B
- WHPA-C

- 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;*
- b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3”.*

Section 1.1.3.6 states that new development 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*’. The transportation systems that support these developments should be safe, efficient, energy efficient, facilitate the movement of people and goods and appropriate to address projected needs (Section 1.6.7.2).

Section 1.4.3 emphasizes the importance of providing an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents by:

- c) *“directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and,*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation in areas where it exists or is to be developed.”*

The housing section 1.4.1a of the PPS requires municipalities to maintain the ability to accommodate residential growth for at least 10 years through residential intensification, redevelopment, or if necessary, lands designated and available for residential development. Municipalities are to also maintain at least a three year supply of residential units available through land appropriately zoned to facilitate residential intensification and redevelopment and draft approved or registered plans (section 1.4.1b).

Section 1.5.1 of the PPS promotes healthy, active communities by:

- a) *“Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and,*
- b) *Planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open spaces areas, trails and linkages, and where practical, water-based resources.”*

Section 1.6.1 of the PPS speaks to the efficient use of infrastructure and public service facilities and states that they “*shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle, which may be demonstrated through asset management planning and available to meet current and projected needs*”. The PPS also provides direction regarding sewage, water and stormwater and promotes the integration of these services with land use considerations at all stages of the planning process.

The proposed Draft Plan of Subdivision, Official Plan Amendment and related Zoning By-law Amendment will facilitate growth and development within a settlement area, which has been identified for urban development and has access to municipal services. The PPS indicates that planning authorities are to maintain at all times the ability to accommodate residential growth for a minimum of 10 years. This development will assist the Township in achieving its residential growth targets on lands that are designated and available for development.

The Proposed Development will encourage healthy, active living by incorporating publicly-accessible parkland and pedestrian linkages through the residential area to promote active pedestrian and cycling movements.

The development will not create environmental or public health and safety concerns. Overall, the Proposed Development is consistent with the PPS as it makes efficient use of lands within the settlement limits of the community of Ayr.

2.4 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe, 2017 (the “Growth Plan”) was prepared and approved under the Places to Grow Act, 2005 and took effect on July 1, 2017. Guiding principles of the Growth Plan include:

- a) Support the achievement of complete communities;
- b) Support intensification and higher densities to make efficient use of infrastructure;
- c) Support a range and mix of housing options;
- d) Protect prime agricultural and natural heritage land and features.

Section 2.2.1.2 (a) of the Growth Plan states that vast majority of growth will be directed to settlement areas that have a delineated built boundary, have existing municipal water and wastewater systems and can support the achievement of complete communities.

Section 2.2.7 outlines specific policies for designated greenfield areas. New development in designated greenfield areas is intended to be planned and developed such that it supports

the achievement of complete communities, supports active transportation and encourages the integration and sustained viability of transit services.

Designated greenfield areas are intended (within the horizon of the Growth Plan) to achieve a minimum density target of 80 residents and jobs combined per hectare (to be measured over the entire greenfield area of the upper tier or single tier municipality). Policy 2.2.7.5 directs that upper and single tier municipalities in the outer ring (which includes Waterloo Region) shall achieve the density targets that were contained in the applicable official plan that was in force and effect as of July 1, 2017. Section 2.E.6 of Region of Waterloo Official Plan provides for a density target of 45 residents and jobs combined per hectare.

Section 3 of the Growth Plan provides policies for infrastructure to support growth. Existing and planned infrastructure is to accommodate growth in a manner that supports the minimum intensification and density targets of the plan (Section 3.2.6). Subdivision Applications are to be supported with stormwater management reports that are informed by a subwatershed plan, incorporate an integrated treatment approach and low impact development and considers construction design and practices that minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces (Section 3.2.7).

Section 4 of the Growth Plan provides policies for protecting water resources, natural heritage systems and key hydrologic features. Further Section 4 promotes publicly accessible parkland and open space.

In summary, the Growth Plan directs growth to the built-up area, discourages urban sprawl and the consumption of agricultural land for urban land uses and promotes new development to be of a suitable scale and density to support complete communities and efficiently use infrastructure.

The proposed Draft Plan of Subdivision, Official Plan Amendment and related Zoning By-law Amendment will facilitate growth and development within a settlement area. The Proposed Development provides for a range of housing options with lots for single detached dwellings and blocks for street townhouse dwellings and higher density forms of residential development.

The proposed density of the Draft Plan exceeds the Regional target of 45 persons per hectare. The proposed density of the draft plan is summarized below:

Table 2.4.1: Draft Plan Density:

Dwelling Type	# of Dwelling Units	Persons Per Unit*	Total Population	Density based on 23.72 ha. site area
Single Detached	294	3.25	955.5	
Townhouse	108	2.44	263.5	
Multiple Units**	75 to 150	50% @ 2.44 50% @ 1.77	Low = 154.9 High = 315.7	
			Low = 1373.9 High = 1534.7	Low = 57.9 pph High = 64.7 pph

*Based on Region of Waterloo Persons Per Unit Estimates

** Regional methodology for multiple unit blocks is to assign 50% as townhouse units @ 2.44 persons per unit and 50% as apartments @ 1.77 persons per unit.

The Subject Property is 23.72 hectares. Therefore, a density between 57.9 persons per hectare and 64.7 persons per hectare is achieved based on the proposed mix of housing types.

The Proposed Draft Plan will be connected to full municipal services which have been identified and confirmed through the Servicing Strategy Report prepared by Meritech Engineering to be adequately sized to accommodate the Proposed Development.

Stormwater management has been designed to current standards and will provide for an integrated approach to stormwater management as identified in the Preliminary Stormwater Management Report prepared by Meritech Engineering.

The Proposed Development provides for a large park block and has been designed with sidewalks to encourage active transportation and access of public park and open spaces.

The Proposed Development will not create environmental or public health and safety concerns and provides for growth within a designated greenfield area. Overall, the Proposed Development is consistent with the Growth Plan as it makes efficient use of designated greenfield lands within the settlement area of Ayr.

2.5 Region of Waterloo Official Plan, 2015

The Region of Waterloo Official Plan (the “ROP”) was adopted in June 2009 and was approved by the Ministry of Municipal Affairs and Housing in December 2010 and ultimately the Ontario Municipal Board issued an Oral Decision to approve the Regional Official Plan in part, with modifications, on June 18, 2015. The Board confirmed its decision through a follow-up Memorandum of Oral Decision and Order of the Board dated July 14, 2015. As a result, the new Regional Official Plan came into effect on June 18, 2015.

The ROP indicates that the Site is within the Township Urban Area on Schedule 3e as shown on Figure 4, and also within the Township Designated Greenfield Area. Township Urban Areas are intended to serve as the primary focus for non-Urban Area growth (i.e. the Cities of Waterloo, Cambridge and Kitchener). Figure 5 confirms the Site is within the Countryside Line boundaries.

Section 2.E.5 of the ROP directs development in the Township Designated Greenfield Areas to be planned and developed in accordance with Section 2.D.1 as follows:

- (a) *supports the Planned Community Structure;*
- (c) *contributes to the creation of complete communities with development patterns, densities and an appropriate mix of land uses that supports walking, cycling and the use of transit;*
- (d) *protects the natural environment, and surface water and groundwater resources;*
- (g) *facilitates residents' access to locally grown and other healthy foods in neighbourhoods.*

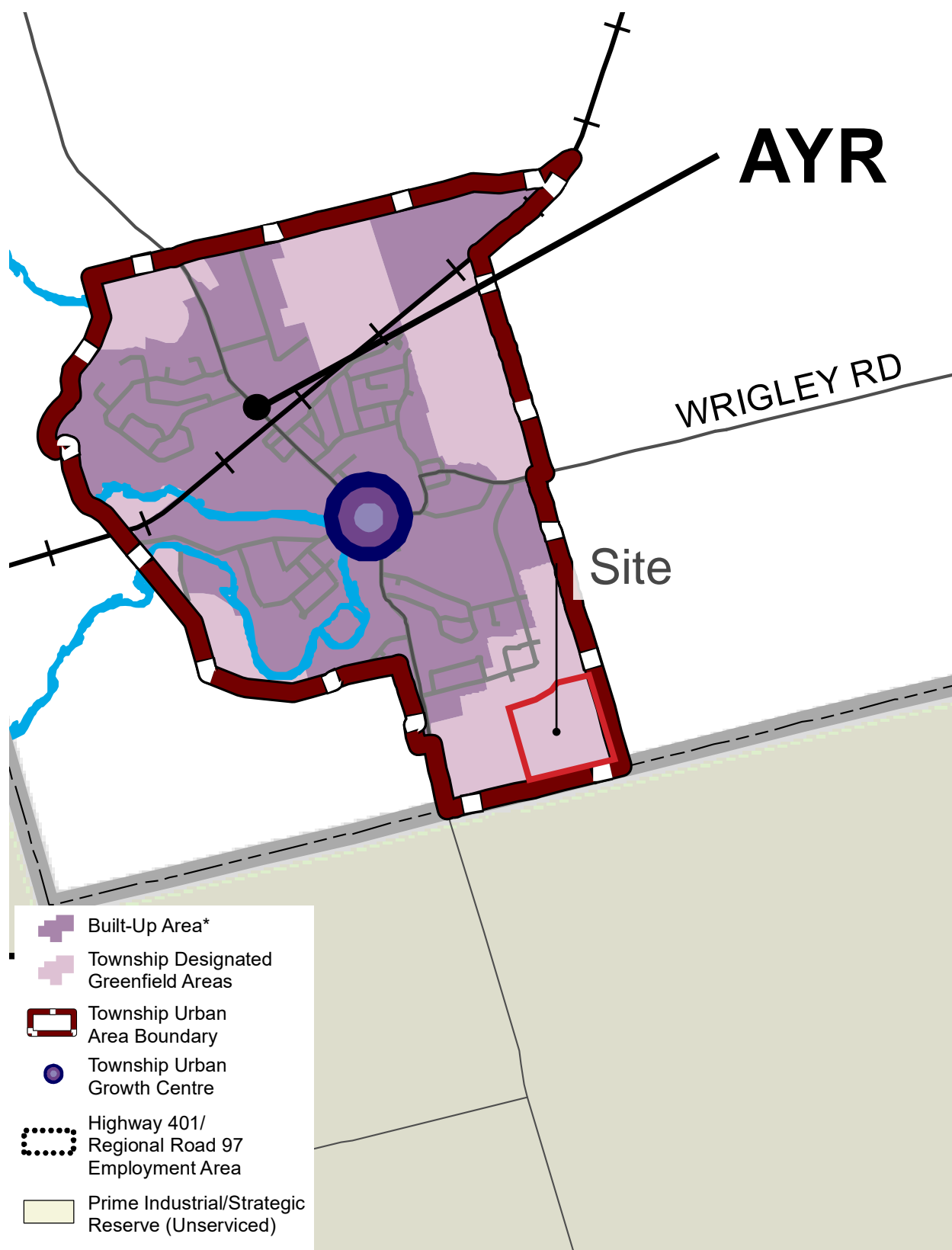
and further the below noted policies of Section 2.E.6 as follows:

- (b) (i) *areas serving primarily a residential function will meet or exceed a minimum density of 45 residents and jobs combined per hectare on lands not subject to a plan of subdivision application as of June 16, 2006;*
- (c) *Provide a development pattern and road network that supports the integration of transit services, where planned to be available in the future; and*
- (d) *Require development to be serviced by a municipal drinking-water supply system and a municipal wastewater system.*








Policy 3.A.2 states that area municipalities are to plan for an appropriate range of housing (i.e. form, tenure, density and affordability) to meet the needs of current and future residents. The Region will encourage area municipalities to permit, wherever appropriate, individual lot intensification where “*health, safety, servicing and other reasonable standards or criteria can be met*”.

Policy 3.A.5 requires where appropriate a minimum of 30 percent of new residential units to be planned in forms other than single detached dwellings on sites larger than 2 hectares.

Policy 3.B.3 encourages urban Greenland development to be pedestrian-friendly, safe and accessible and to integrate pedestrian facilities into new development areas. Additionally, policies within Section 3.D promote energy conservation through compact and mixed use developments, the optimization of infrastructure and the protection of natural areas among other matters.





- | | | | |
|---|---|---|---|
|  | Protected Countryside |  | Countryside Line |
|  | Prime Agricultural Area |  | Exact location of Countryside Line yet to be determined |
|  | Rural Areas | | |
|  | Area subject to Policy 6.H.1 (Municipal Park) | | |
|  | Southwest Kitchener Policy Area | | |



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Region of Waterloo Official Plan - The Countryside

Source: Region of Waterloo Official Plan Map 7 (2015)

Figure

5

Planning Analysis

Based on the policies provided above, the Proposed Development and implementing planning applications meet the intent of the Region of Waterloo Official Plan.

Policies in Section 2.D.1 and 2.E.6 promote new developments that support the Planned Community Structure, contribute to complete communities and provide a mix of land uses that support walking and cycling and protection of the natural environment. The Proposed Development rounds out the community of Ayr by proposing a continuation of the established residential character of southeast Ayr. The Site does not contain any significant natural features and will be developed in a manner that supports pedestrian connectivity to open space and neighbourhood parks.

Policy 2.E.6 provides a minimum density target of 45 persons and jobs per hectare. The Proposed Development provides for a density of approximately 57 – 65 persons and jobs per hectare. While the density is higher than the Regional target, the Proposed Development is consistent with the existing residential community to the north in terms of proposed lot sizes and unit mix (singles and street towns).

Policy 3.A.5 encourages where appropriate for developments greater than 2 hectares that 30% of the proposed units be proposed in a form other than single detached dwellings. The Proposed Development can be summarized as follows:

Table 2.5.1: Unit Mix / % of Total

Unit Type	# of Units Proposed	% of Total (assuming 477 total units)
Single Detached	294	62 %
Street Townhouse	108	23 %
Med / High Density Block	75 – 150	16 %

As seen in the table above, even in the low unit total (draft plan has a range of 477 to 552 units – based on the future refinement of Med/High Density residential block) the percentage of units proposed in forms other than single detached dwellings will be in the order of 39%.

This Planning Justification Report, along with the supporting technical studies has demonstrated that the land is suitable for residential purposes, including:

- The Site is located within the boundary of the Ayr Urban Area;
- The Site has rolling topography with minimal vegetation or natural features;

- Low density residential uses are compatible with the existing residential uses to the north and as proposed to the east; The proposed medium / high density residential uses are compatible to the proposed adjacent low density residential land;
- The Site can be serviced by municipal sanitary and water services;
- The proposed stormwater management pond in the southeast corner of the Site can accommodate stormwater flows as part of an integrated stormwater management design;
- The Site proposes access to existing municipal roads which are maintained year-round;
- The Proposed Development includes a public park to serve the new residents;
- There are existing elementary schools in Ayr to support the growth of residential uses;
- An archaeological assessment (Stage 1 and Stage 2) has been completed for the Subject Property. A Stage 3 assessment is to be conducted in the spring of 2018. A final acceptance of the Archaeological Assessment will be requested from the Ontario Ministry of Tourism, Culture and Sport following the completion of the Stage 3 Assessment.

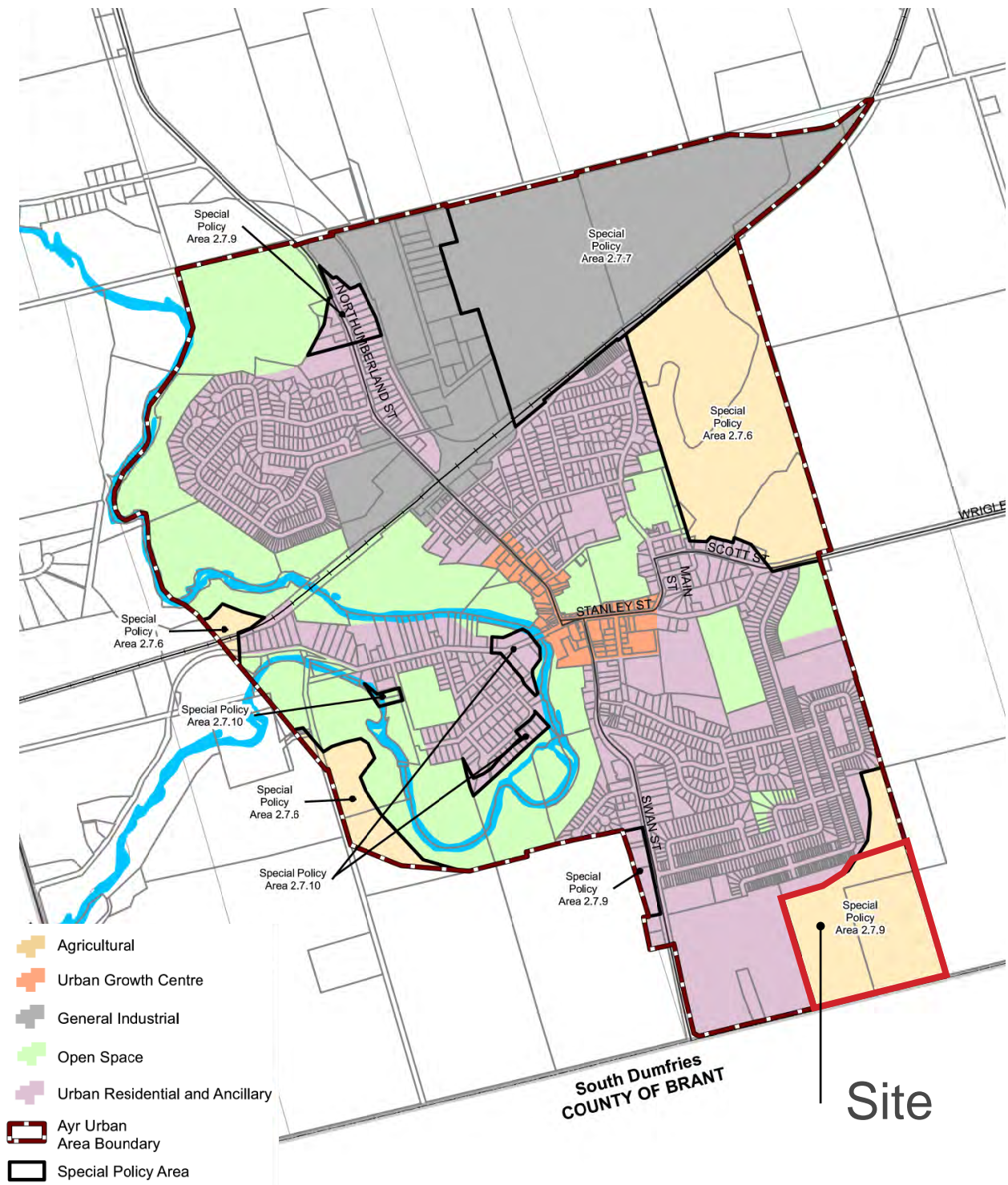
The proposed lot sizes on the Draft Plan of Subdivision are generally in keeping with the new residential area to the west and the regulations for single detached dwellings in the Zoning By-law. As such, the Proposed Development and the associated Township Official Plan Amendment and Zoning By-law Amendment are appropriate for the site in the context of conformity to the Region of Waterloo Official Plan.

2.6 Township of North Dumfries Official Plan (2016)

The Township of North Dumfries initiated a comprehensive five-year review of the Official Plan in 2011. A new Township of North Dumfries Official Plan (the “new OP”) was adopted by Township Council in December 2013. The Region of Waterloo approved this plan with modifications in August 2014. Portions of the Official Plan are under appeal and remain pending before the Ontario Municipal Board. For any policies under appeal the 2008 Official Plan Policies are applicable. For the purposes of this report the 2016 policies have been utilized unless otherwise noted.

The Site is designated “Agricultural - Special Policy Area 2.7.9” on Map 2.1 as shown on Figure 6. The Site is located within the Township Designated Greenfield Area on Map 2 – Township Structure as shown on Figure 7 and is not within an identified Hazard Area as shown on Figure 8.

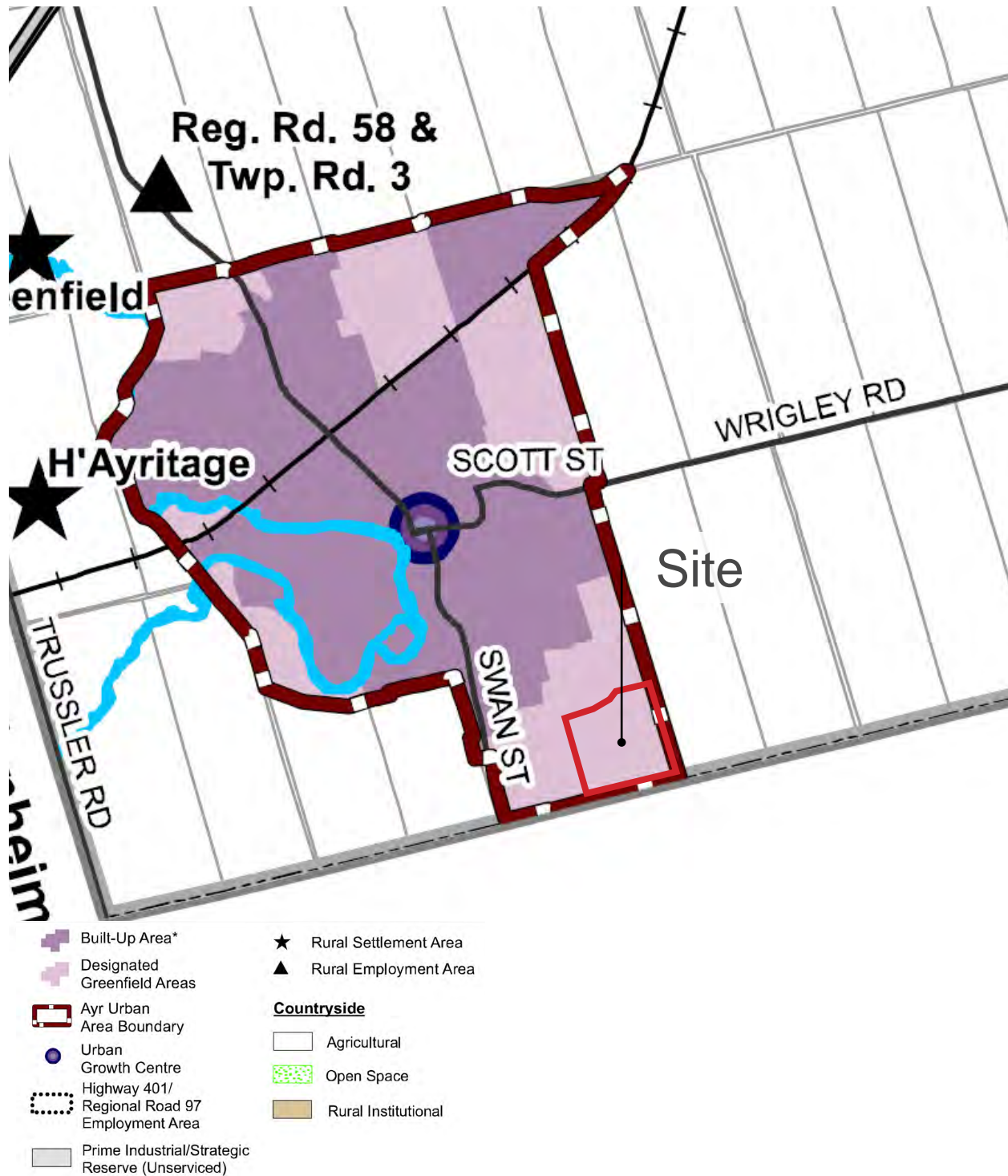
Special Policy Area 2.7.9 of the Official Plan recognizes the existing privately serviced residential dwelling on the property. An Official Plan Amendment is required to designate

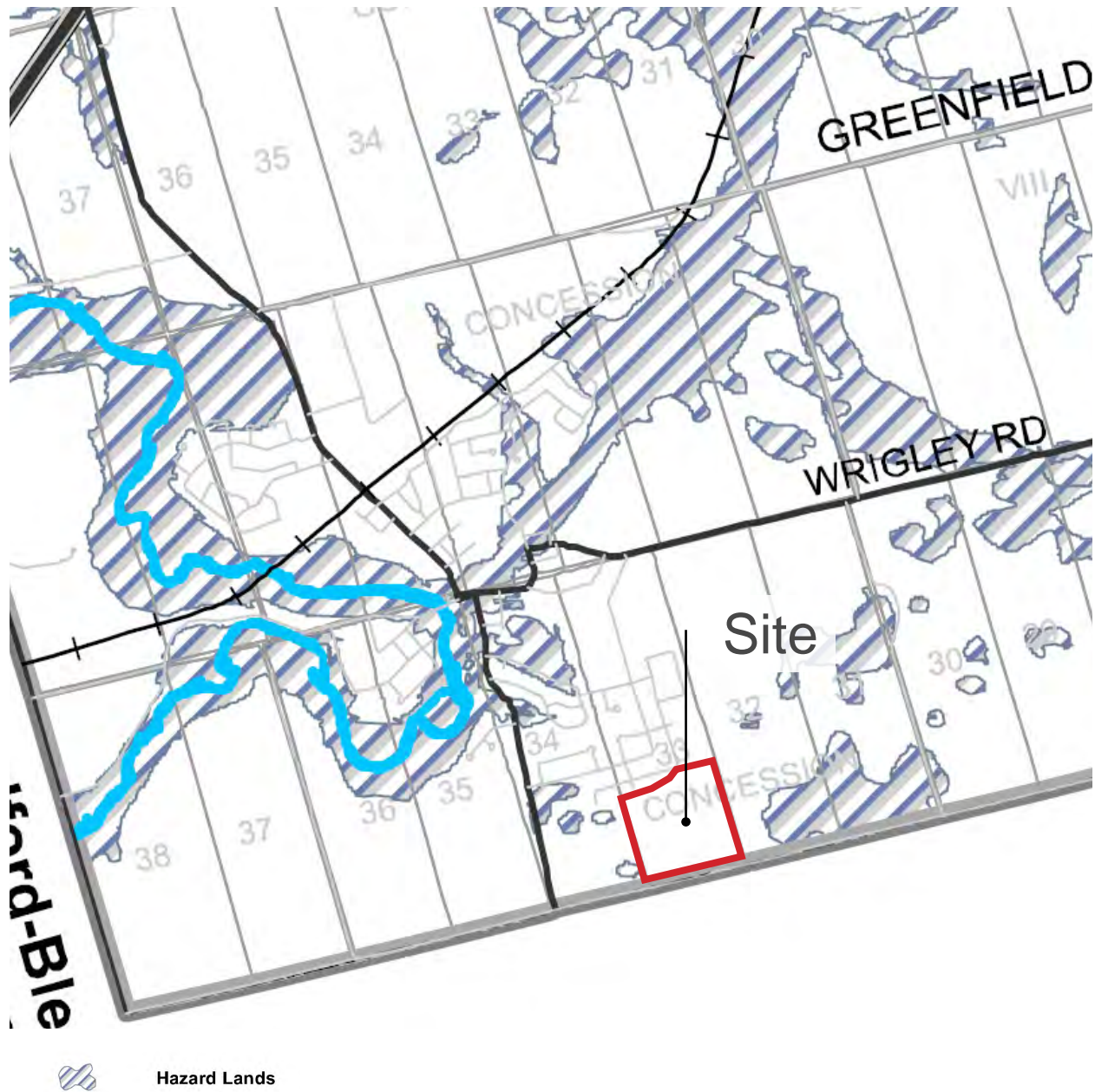


Township of North Dumfries 2016 Official Plan - Ayr Urban Area

Source: Township of North Dumfries 2016 Official Plan Map 2.1 (December 2013)

Figure
6





the Site Urban Residential and Ancillary. A review of the applicable policies is undertaken below.

Section 2.1.1 identifies the Ayr Urban Area as the primary focus for growth and development in the Township. Development within the Ayr Urban Area is to provide for a range of uses predominately directed to the Urban Growth Centre and Designated Greenfield Area.

Section 2.5 contains policies for Designated Greenfield Areas. The Township will ensure that residential development occurring in the Designated Greenfield Areas will be planned to meet or exceed a minimum density target of 45 residents and jobs combine per hectare.

Section 2.6.1 provides policy direction for the Urban Residential and Ancillary designation. This designation is to provide for residential and ancillary uses developed on municipal water and wastewater services within the Ayr Urban Area. A range and mix of housing in terms of density and affordability is promoted to satisfy the long-term needs of the Township. Densities and specific ancillary uses are to be regulated in the Township Zoning By-law.

Section 2.7.2 directs among other matters that development occurring within the Ayr Urban Area is planned to:

- a) support the Planned Township Structure;*
- b) contribute to the creation of complete communities with development patterns, densities and an appropriate range and mix of land uses that supports walking, cycling and the use of transit;*
- c) protect the natural environment, and surface water and groundwater resources;*
- e) respect the scale, physical character and context of established neighbourhoods;*

Section 3.1.1.1 outlines compatibility policies to direct new development and identifies the following factors to be considered:

- a) density, scale, height, massing, architectural character of surrounding buildings;*
- b) preservation of the natural environment;*
- c) visibility and viability of adjacent land uses;*
- d) pedestrian and vehicular movements and linkages;*
- e) landscaping, setbacks, buffers and lighting impacts;*
- f) traffic impacts*

The Official Plan promotes a range and mix of housing types in Section 3.2.2. Housing types and tenure options are promoted to satisfy density targets and in support of creating

a complete community. Similarly, to the Region Official Plan the Township Official Plan promotes where appropriate a minimum of 30% of all housing units proposed on sites of 2 hectares or greater to be in forms other than single detached dwellings.

Section 3.4 of the Official Plan provides policy direction with respect to infrastructure. The infrastructure policies prioritize development on municipal services as top priority. Stormwater management is required and is to be designed to address matters such as maintaining pre to post development flows, at source infiltration, erosion and settlement controls along with stormwater management pond design and grading impacts.

Section 3.5 of the Official Plan identifies that the Township will seek to provide a balanced system of recreational and leisure opportunities through the development of parks and open space. Pedestrian connections to parks and open space areas are promoted. The Official Plan identifies that a Parks and Recreation Master Plan will be created in the future.

Parkland acquisition policies are outlined in Section 3.5.2 and confirm that the Township will require the dedication of land for park purposes as a condition of Draft Plan Approval. The park block is to meet Township standards with respect to drainage, grading and site condition. The proposed park block is approximately 4.8% of the Site. However, it is to be added to a park block identified on the land to the west and will comprise a larger overall park block.

Planning Analysis:

The Township Official Plan is a contemporary plan that places emphasis on quality developments that are compatible with surrounding land uses, protect the environment, are inclusive for all members of society and are planned in a manner that efficiently uses available land and infrastructure.

The Site is located within the Township Designated Greenfield Area. Section 2.5 of the Official Plan promotes a minimum density target of 45 persons and jobs per hectare in this area. As identified in Table 2.4.1 of this report the Proposed Development provides for a density of approximately 57 persons per hectare based on the lowest unit yield proposed. The Proposed Development will help the Township achieve its density targets as measured across all of the greenfield area, while at the same time providing a compatible form of development.

The Proposed Development is similar in housing form and density to that of the surrounding area and provides for development within the Township Urban Boundary, on full municipal services and without causing any negative impacts to existing natural features or functions.

The specific compatibility criteria outlined in Section 3.1.1 include the review of matters such as scale, height, density and massing of new development in context of the surrounding land uses. The Proposed Development is seeking Official Plan and Zoning By-law Amendment approvals that support and carry forward approved regulations applicable to the existing residential development to the north and west.

The form of housing which consists mainly of single detached dwellings and street townhouse dwellings is consistent with what is already built to the north. The proposed street network proposes to connect to the land to the west and north as previously contemplated and will not result in any land use conflicts in terms of setbacks, lotting patterns or building heights.

The requested zoning by-law amendment contains regulations to allow the front of the dwelling and front porch to have a lesser setback than the garage. A 6.0 m setback to the front of the dwelling and or porch has been requested, while a minimum setback of 7.5 m has been identified for the garage. The idea is to provide a pedestrian oriented building façade and to lessen the visual prominence of the garage.

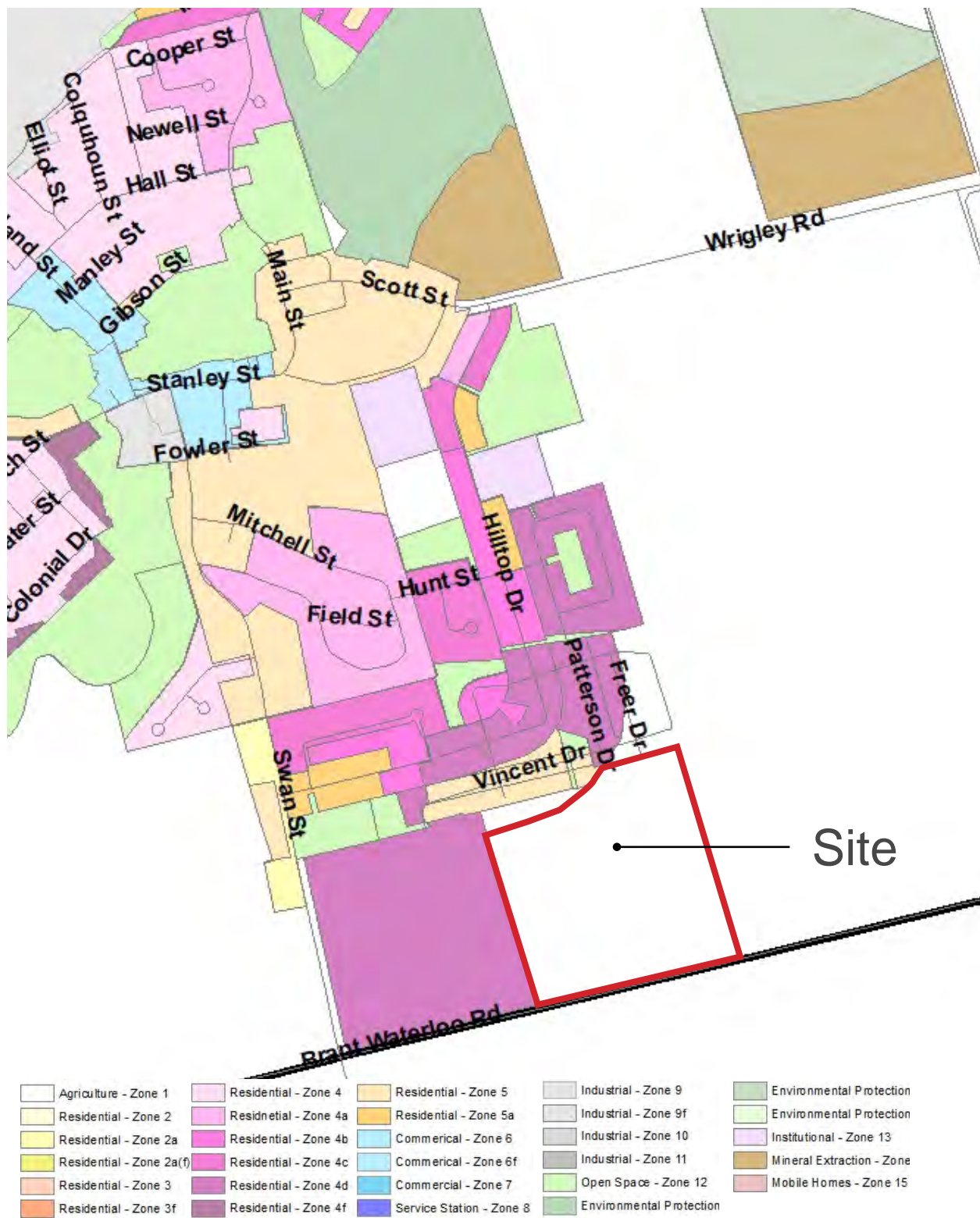
The Proposed Development has been reviewed from a Traffic Impact and Functional Servicing perspective and it has been determined the existing road network and infrastructure can accommodate the Proposed Development.

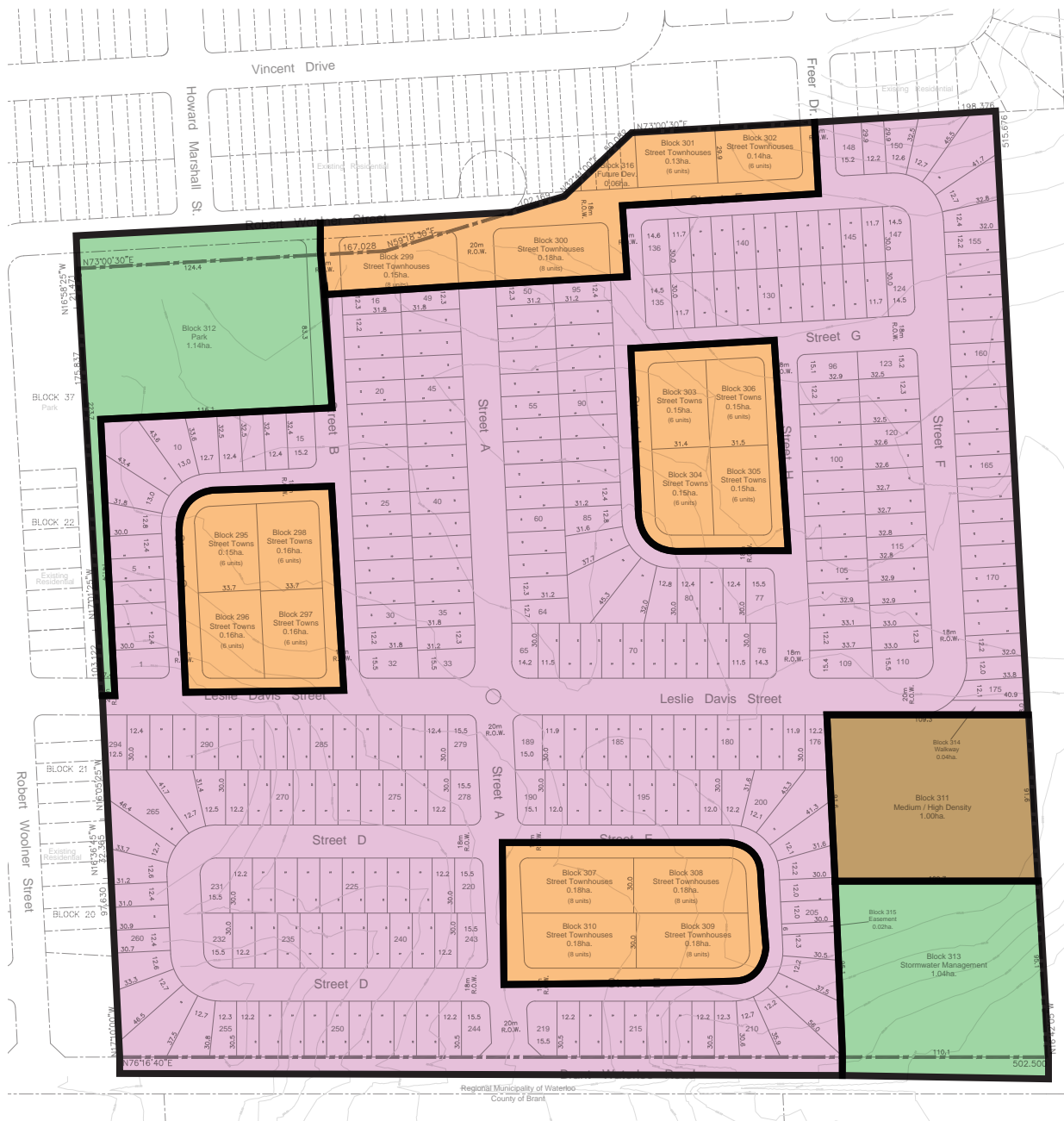
In Summary, the Proposed Official Plan Amendment which seeks permission to designate the land Urban Residential and Ancillary is consistent with the applicable policies for development within the Township Urban Area.

The proposed Official Plan Amendment is provided in Appendix 1 to this report.

2.7 Township of North Dumfries Zoning By-law No. 689-83

The Site is currently zoned “Agricultural – Zone 1” in the Township of North Dumfries Zoning By-law as shown on Figure 9. The Applicant is requesting that the Site be rezoned to site specific residential zones to permit the proposed Draft Plan of Subdivision. The Requested Zoning is shown on Figure 10 and proposes to zone the land “Residential – Zone 4d” with a special exception for the single detached lots, “Residential – Zone 4d” with a special exception for the street townhouse units, “Residential – Zone 4d” with a special exception for the Medium/High Density Block and “Open Space – Zone 12” for the park block and stormwater management pond.





- Z.4d w/ Special Exception - Single Detached Residential
- Z.4d w/ Special Exception 'A' - Street Townhouse Residential
- Z.4d w/ Special Exception 'B' - Cluster Townhouse / Stacked Townhouse / Walk-up Apartment Residential
- Z.12 - Open Space



Figure
Proposed Zoning
 Source: GSP Group (February 2018)

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The proposed zoning regulations and special exceptions are noted in the table below:

Table 2.7.1: Residential – Zone 4d Requested Site Specific Regulations

Regulation	Zone 4d Regulations	Requested Site Specific Zone 4d Regulations
Minimum Lot Area	350 sq. m	345 sq. m
Minimum Lot Width		
Interior Lot	11 m	
Corner Lot	16 m	14.2 m
Minimum Front Yard – Dwelling	N/A	6.0 m
Minimum Front Yard – Porch	N/A	6.0 m
Minimum Front Yard – Garage	N/A	7.5 m
Minimum Side Yard	1.2 m	1.2 m
Minimum Side Yard (exterior)	N/A	4.0 m
Minimum Rear Yard	7.5 m	7.5 m
Minimum Rear Yard – Deck	N/A	3.0 m
Maximum Building Height	12.5 m	12.5 m
Minimum Floor Area	100 sq. m	100 sq. m

**Table 2.7.2: Residential – Zone 4d Requested Site Specific Regulations:
Street Townhouse Dwellings**

Regulation	Zone 4d Regulations	Requested Site Specific Zone 4d Regulations – Street Townhouse Dwellings
Permitted Use	Residential Building – One Unit	Street Townhouse Dwelling
Minimum Lot Area	350 sq. m	207 sq. m
Minimum Lot Width	11 m	7.01 m
Minimum Front Yard – Dwelling	N/A	6.0 m
Minimum Front Yard – Porch	N/A	6.0 m
Minimum Front Yard – Garage	N/A	7.5 m
Minimum Side Yard		
Interior	1.2 m	0.0 m / 1.2m exterior
Corner	N/A	4.0 m
Minimum Rear Yard	7.5 m	7.5 m
Minimum Rear Yard – Deck	N/A	3.0 m
Maximum Building Height	12.5 m	12.5 m
Minimum Floor Area	100 sq. m	100 sq. m

**Table 2.7.3: Residential – Zone 4d Requested Site Specific Regulations:
Cluster/Non-Street Fronting Townhouse Dwellings, Stacked Townhouse Dwellings, Walk-Up
Apartments, Apartment Building**

Regulation	Zone 4d Regulations	Requested Site Specific Zone 4d Regulations – Street Townhouse Dwellings
Permitted Use	Residential Building – One Unit	Cluster/Non-Street Fronting Townhouse Dwellings, Stacked Townhouse Dwellings, Walk-Up Apartments, Apartment Building
Minimum Front Yard – Dwelling	N/A	3.75 m
Minimum Front Yard – Porch	N/A	3.75 m
Minimum Front Yard – Garage	N/A	5.50 m
Minimum Side Yard		
Interior	1.2 m	0.0 m
Corner	N/A	3.0 m
Minimum Private Amenity Area per unit	N/A	11.0 sq.m
Minimum Rear Yard from Amenity Area	N/A	3.0 m
Maximum Building Height	12.5 m	12.5 m
Maximum Building Height for Apartments	N/A	8 storeys

Analysis

The Zoning By-law Amendment and the Site Specific exceptions are appropriate for the development of the Site. The site specific exceptions have been requested to be consistent with the adjacent subdivision approvals. As such, the Proposed Development when built will provide for a consistent streetscape, massing and density of the adjacent subdivisions. This consistency in zoning provides for a cohesive form of development to round out southeast Ayr.

Single Detached Residential:

Site specific zoning has been requested to permit a minimum lot area of 345 sq. m whereas the parent zoning (Zone 4d) requires a minimum lot area of 350 sq. m. The requested reduction is minor and allows for contemporary lotting standards. Further, the site specific

zoning seeks to allow the front of the dwelling and a front porch to have a lessor setback to the front lot line than the garage. This was provided for in the adjacent subdivisions to encourage the front of the dwellings to visually predominate over the garage portion of the dwellings.

An exterior side yard setback of 4.0 m is requested and a rear yard setback to a deck is also proposed. These setbacks are consistent with the adjacent subdivisions and support contemporary subdivision and urban design principals.

Street Townhouse Residential

Site specific zoning has been requested for the proposed street townhouse dwellings (Blocks 295 - 310 on the Draft Plan). The site-specific zoning is consistent with that of the adjacent subdivisions and is required to address zoning standards for street townhouse dwellings as the Township Zoning By-law does not have specific townhouse regulations.

Cluster Townhouse / Stacked Townhouse / Walk-up Apartment / Apartment Residential:

Site specific zoning has been requested for Block 311 of the Draft Plan. Block 311 is identified as a Medium/High Density Residential Block. The future development of this Block will be subject to site plan approval at which time the ultimate form and design will be further established. The requested site-specific zoning is consistent with cluster townhouse zoning permitted in the adjacent subdivisions.

The proposed Zoning By-law Amendment is provided in Appendix 2 to this report.

3. TECHNICAL REPORTS

The following section sets out a brief description of technical reports completed in support of the applications for Official Plan Amendment, Zoning by-law Amendment and Draft Plan of Subdivision.

3.1 Servicing Strategy Report

Meritech Engineering completed a Servicing Strategy Report, dated February 2018 in support of the Proposed Development. The general conclusions of that report are provided below.

Capacity at the Wastewater Treatment Plant and in the trunk sanitary sewer system currently exists for this development. The sanitary service to the property is through Leslie Davis Street to the pumping station at Swan Street.

Watermain connections that are currently available to the site are able to provide adequate flow and pressure as per MOE and Township guidelines for firefighting supply to the first stage of the development. Later stages of development will be augmented by further watermain connections through the Hilltop, Stage 4 subdivision.

Post-development un-attenuated flows exceed pre-development flows and, therefore, peak flow attenuation is required. The stormwater management plan includes two oil/grit separators, a constructed wetland, and controlled outlet to attenuate various storm events to pre-development peak flow rates.

As native soils are not conducive to infiltration across the whole site, a water balance is not feasible and infiltration is recommended where soils are feasible.

3.2 Stormwater Management Report

Meritech Engineering completed a Preliminary Stormwater Management Report, dated February 2018 in support of the Proposed Development. The general conclusions of that report are provided below.

Post-development unattenuated flows exceed pre-development flows and, therefore, peak flow attenuation is required.

The proposed stormwater management facility meets the design objectives for water quality and water quantity (flood) control. The facility includes two OGS units to treat incoming flows, a constructed wetland, and an outlet structure comprised of a reverse slope pipe, a 375mm diameter orifice, and a weir to attenuate various storm events.

Extended detention of the 2-year design storm event is provided over a 25-hour period through the use of a controlled outlet.

Various storm events up to the 100-year, 3-hour storm are attenuated to pre-development peak flow rates.

The facility has been designed to accommodate easy access for maintenance of the inlet and outlet structures as well as being easily accessible for sediment removal.

The proposed stormwater management facility is aesthetically pleasing, will blend in with the surrounding environment and is an amenity to the development.

Infiltration is recommended where soils are conducive.

3.3 Traffic Impact Assessment

HDR Corporation undertook a Traffic Impact Assessment in February 2018. The conclusions of this report are summarized as follows:

Traffic generated from the subject site at 869 Brant-Waterloo Road and distributed to the future road network in Phase 1 (2020) and at 5 years from full build-out (2031) will result in added volumes at the critical intersections of Northumberland Street and Stanley Street, and Stanley Street and Swan Street. As a result, the southbound approach at the intersection of Northumberland and Stanley Street will reach capacity conditions in 2020, and additionally, the northbound approach at the intersection of Swan Street and Stanley Street is expected to experience above capacity conditions by 2031. However, since the intersection of Northumberland Street and Stanley Street is expected to remain unchanged from the unusual existing configuration in 2020, the delays for southbound vehicles may be lower than indicated by the proxy analysis of a two-way stop controlled intersection (refer to Section for details). We believe the reported delays will be lower given the conservative analysis method.

3.4 Stage 1-3 Archaeological Assessment

A Stage 1-2 Archeological Assessment has been completed by Amick. Amick is recommending the completion of a Stage 3 Assessment in the spring. The complete archaeological assessment will be submitted to the Ministry for acceptance on completion. A final copy will also be provided to the Township.

4.0 CONCLUSIONS

2081788 Ontario Corporation (Broos Properties) is proposing a residential development consisting of 294 single detached building lots, 108 street townhouse dwellings and 75 – 100 cluster / stacked townhouse / walk-up apartment / apartment building units within the southeast area of the community of Ayr. To permit the proposed development, the Applicant is requesting that the Site be re-designated and re-zoned to permit the form of development proposed on the Draft Plan of Subdivision.

Overall, the Proposed Development is consistent with policies in the Provincial Policy Statement and the Growth Plan. The Proposed Development has regard to matters of Provincial Interest and is not constrained by the Grand River Source Protection Plan. The Proposed Development conforms to the general policies and regulations of the Region of Waterloo Official Plan, the Township of North Dumfries Official Plan and the Township of North Dumfries Zoning By-law. For the reasons outlined throughout this report it is our opinion that the Proposed Development is appropriate and represents good planning.

Appendix 1 – Proposed Official Plan Amendment

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW No. ____ - __

Being a By-law to Adopt Proposed
Official Plan Amendment No. 31 to the Township
of North Dumfries Official Plan

WHEREAS an application [File No. _____] was received from 2081788 Ontario Corporation with respect to lands described as Part of Lots 33, Concession 7, RP 58R-18691, Parts 1 and 2, Township of North Dumfries, Regional Municipality of Waterloo, to amend By-law No. 689-01, being the Township of North Dumfries Official Plan to re-designate approximately 23.72 ha from Agricultural – Special Policy Area 2.7.9 to Urban Residential & Ancillary.

AND WHEREAS under Section 22 of the Planning Act, R.S.O., 1990, C.P. 13, enables persons or public bodies to request a Council to amend the Official Plan;

AND WHEREAS the Council of The Corporation of the Township of North Dumfries, under Section 17 of the Planning Act is satisfied that the Amendment as finally prepared is suitable for adoption;

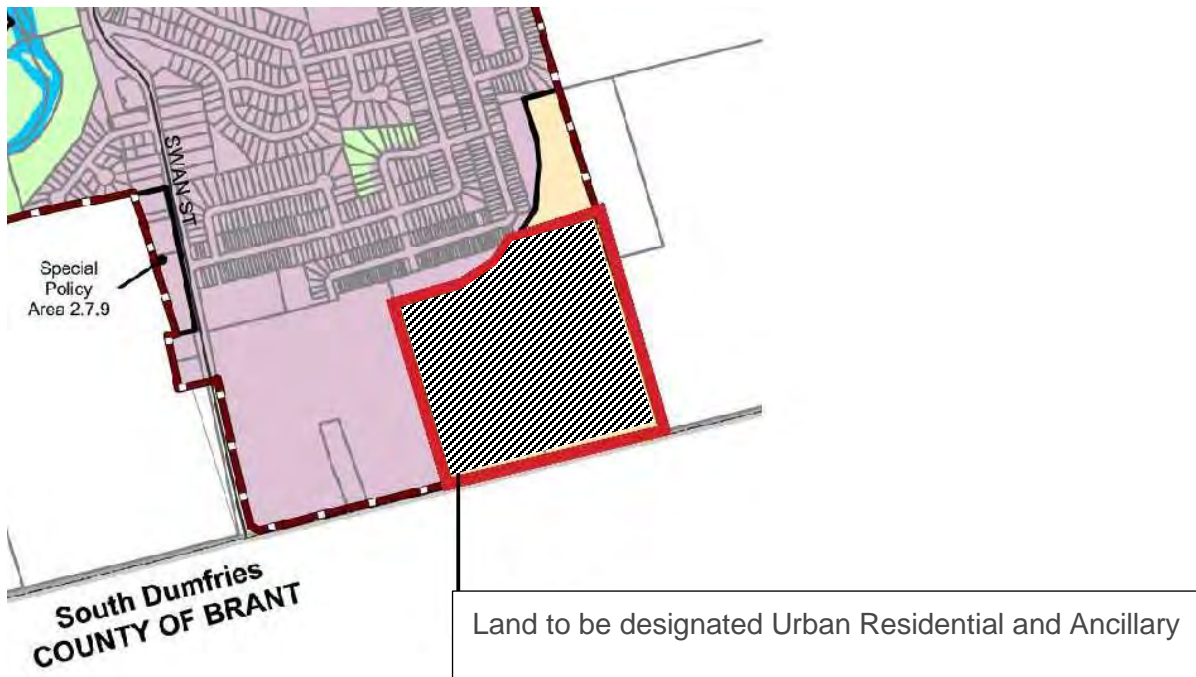
NOW THEREFORE the Council of The Corporation of the Township of North Dumfries adopts Official Plan Amendment No. ____ as follows:

1. That the Township of North Dumfries Official Plan, as amended, is hereby further amended by changing or replacing the "Agricultural – Special Policy Area 2.7.9" designation to "Urban Residential & Ancillary" insofar as Map 2.1 — Ayr Urban Area Map to the Township of North Dumfries Official Plan, as it existed prior to this By-law, is hereby changed or replaced for the excerpt of Map 2.1 — Ayr Urban Area Map as shown as Part 1 on Schedule 'A' to Official Plan Amendment __ attached to and forming part of this By-law.
2. AND THAT Schedule 'A' to Official Plan Amendment No. __ attached to and by this reference forms part of this By-law;
3. AND THAT the Clerk is hereby authorized and directed to make application to the Approval Authority, being The Regional Municipality of Waterloo, of the aforementioned Official Plan Amendment No. __ and that this By-law and along with any and all associated documentation related to Official Plan Amendment No. __ is forwarded to the Regional Clerk, as prescribed in the Planning Act and its Regulations;
4. AND THAT this By-law shall come into force and effect on the day of final passing thereof.

THIS By-law being read a First and Second Time in the Council Chambers of the Township of North Dumfries this ____ day of _____, 2018.

THIS By-law being read a Third Time and Finally Passed in the Council Chambers of the Township of North Dumfries this ____ day of _____, 2018.

Schedule A:



Appendix 2 – Proposed Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW NUMBER ____ - __

A By-Law to amend By-Law Number 689-83, as amended, being a Zoning By-law for the Township of North Dumfries;

WHEREAS an application (see TND File _____) was received from 2081788 Ontario Corporation with respect to lands described as Part of Lots 33, Concession 7, RP 58R-18691, Parts 1 and 2, Township of North Dumfries, Regional Municipality of Waterloo, to amend Bylaw Number 689-83, to change the present Zone Z.1 (Zone 1) Agricultural to Zone Z.4d (Zone 4d) Residential with an Exemption 20.1.____ — to permit a mix of housing types, & minimum site specific regulations.

WHEREAS the Planning Act empowers a municipality to pass by-laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the by-law;

AND WHEREAS the Council of the Corporation of the Township of North Dumfries, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, deems it to be desirable to further amend said By-law Number 689-83 for the future development and use of the lands described above;

NOW THEREFORE, Township Council enacts as follows:

1. That By-law Number 689-83, as amended, is hereby further amended insofar as the zoning on these lands, described as described as Part of Lots 33, Concession 7, RP-18691, Parts 1 and 2, Township of North Dumfries, Regional Municipality of Waterloo, to amend By-law Number 689-83, to change the present Zone Z.1 (Zone 1) Agricultural to Zone Z.4d (Zone 4d) Residential with an Exemption 20.1.____ — to permit a mix of housing types, & minimum site specific regulations. Section 20.1.____ is as follows:

20.1.312 Notwithstanding any other provisions of this By-law:

- a) The land identified as Part 1 to Schedule A to permit single detached dwellings with the following regulations:

- i. For single detached dwellings:

Minimum Lot Area	345 m ²
Minimum Lot Width (interior)	11.0 m
Minimum Lot Width (exterior)	14.2 m
Minimum Side Yard	1.20 m
Minimum Side Yard-Corner	4.00 m

Minimum Front Yard-Dwelling	6.00 m
Minimum Front Yard-Porch	6.00 m
Minimum Front Yard-Garage	7.50 m
Minimum Rear Yard-Dwelling	7.50 m
Minimum Rear Yard-Deck	3.00 m

- b) The land identified as Part 2 to Schedule A to permit street-townhouse dwellings with the following regulations:

Minimum Lot Area	207.00 m ²
Minimum Lot Width	7.01 m
Minimum Side Yard	1.20 m — exterior 0.00 m - interior
Minimum Side Yard-Corner	4.00 m
Minimum Front Yard-Dwelling	6.00 m
Minimum Front Yard-Porch	6.00 m
Minimum Front Yard-Garage	7.50 m
Minimum Rear Yard-Dwelling	7.50 m
Minimum Rear Yard-Deck	3.0 m

- c) The land identified as Part 3 to Schedule A to permit cluster/non-street fronting townhouse dwellings / stacked townhouse dwellings / walk-up apartments / apartment building with the following regulations:

Permitted Use	Cluster/Non-Street Fronting Townhouse Dwellings, Stacked Townhouse Dwellings, Walk-Up Apartments, Apartments
Minimum Front Yard – Dwelling	3.75 m
Minimum Front Yard – Porch	3.75 m
Minimum Front Yard – Garage	5.50 m
Minimum Side Yard Interior Corner	0.0 m 3.0 m
Minimum Private Amenity Area per unit	11.0 sq.m
Minimum Rear Yard from Amenity Area	3.0 m

Maximum Building Height for Cluster/Non-Street Fronting Townhouse Dwellings, Stacked Townhouse Dwellings, Walk-Up Apartments	12.5 m
Maximum Building Height for Apartment Building	8 storeys

- d) The land identified as Part 4 to Schedule A to permit a public park and a stormwater management facility in accordance with Section 18, save and except Regulation 18.3.2, of the By-law 689-83.
2. That except as amended by this By-law the subject lands as shown on Schedule 'A' —Section 20.1.____ to this By-law shall be subject to all other applicable provisions and regulations of By-law Number 689-83, as amended.
3. That By-law Number 689-83, as amended, is hereby further amended by adding Schedule 'A' - Section 20.1.____ attached to and forming part of this by-law.
4. That Part 139 of Schedule “B” to By-law Number 689-83, as amended, as it existed prior to this By-law is hereby repealed and By-law Number 689-83, as amended, is hereby further amended to include Part 139 of Schedule “B”, being Schedule 'B' to this By-law, in its place.
5. THAT this by-law shall come into force on the final passing thereof by the Council of the Corporation of the Township of North Dumfries subject to compliance with the provisions of the Planning Act, R.S.O. 1990, c.P.13.

