To: Mayor and Members of South-West Oxford Township Council
From: Adam Ager, Development Planner, Community Planning

Application for Zone Change
ZN 4-18-06: Eldon View Holdings Inc.

REPORT HIGHLIGHTS

- The subject application proposes to be amend the provisions of the existing ‘Special Residential Type 1 Zone (R1-14)’ to facilitate the draft approved plan of subdivision. The amendment to the site-specific zone to permit an interior side yard minimum width of 1.2m (3.9 ft) for single detached dwellings. All other special provisions of the R1-14 zone will still apply to the subject lands.

- The existing approved draft plan of subdivision consists of 22 lots for single detached dwellings, a reserve block, the extension of Peggy Avenue and a stormwater management block. The development is proposed to be serviced by full municipal services.

- The proposal is generally consistent with the relevant policies of the 2014 Provincial Policy Statement and the Official Plan and can be supported from a planning perspective.

DISCUSSION

Background

OWNER: Eldon View Holdings Inc.
54757 Talbot Line R.R. #3, Tillsonburg ON N4G 4G8

AGENT: Eng Plus Ltd., (c/o Ken Briggs)
609 William Street, Suite 100, London ON, N6B 3G1

LOCATION:

The subject lands are described as Block 32, Plan 41M-302, Township of South-West Oxford. The lands are located immediately south of the intersection of Peggy Avenue and Graydon Drive in the Village of Mount Elgin.
COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “C-3” County of Oxford Settlement Strategy Plan Serviced Village
Schedule “S-1” Township of South-West Oxford Land Use Plan Settlement
Schedule “S-2” Village of Mount Elgin Land Use Plan Low Density Residential

TOWNSHIP OF SOUTH-WEST OXFORD ZONING BY-LAW NO. 25-98:

Existing Zoning: Special Residential Type 1 Zone (R1-14)
Proposed Zoning: Amended Special Residential Type 1 Zone (R1-14)

PROPOSAL:

An application for Zone Change has been submitted to the Township of South-West Oxford to amend the site specific “Special Residential Type 1 Zone (R1-14)” on the subject lands to permit an interior side yard minimum width of 1.2m (3.9 ft) for single detached dwellings. All other special provisions of the R1-14 zone will still apply to the subject lands.

The subject lands comprise approximately 1.90 ha (4.69 ac). Surrounding uses include existing low density residential development to the northwest and north, as well as development lands to the east, and agricultural uses to the south.

Plate 1, Existing Zoning & Location Map, shows the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Aerial Photograph (2015), provides an aerial view of the subject lands and surrounding area.

Plate 3, Approved Draft Plan of Subdivision, provides the layout of the proposed draft plan of subdivision.

Comments

PROVINCIAL POLICY STATEMENT

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions “shall be consistent with” all policy statements issued under the Act.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of
the Province and municipalities over the long term and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Further, Section 1.1.3.2 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Furthermore, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Section 1.4.1 of the PPS sets out policies which are intended to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents. To accommodate this, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for residential development.

OFFICIAL PLAN

The subject lands are within the Village of Mount Elgin, which is a ‘Serviced Village’ according to the Settlement Strategy Plan for the County of Oxford. The lands are also located within the 'Low Density Residential' designation according to the Village of Mount Elgin Land Use Plan.

According to Section 2.1.1 (Growth Management), in order to manage growth, it is a strategic initiative of the Official Plan to ensure designated growth settlements are developed with efficient land use patterns and densities to minimize land consumption, to control infrastructure costs and to limit growth pressure in rural areas. Section 4.1 (Strategic Approach) further states that the County shall aim to ensure existing designated land supplies and infrastructure be efficiently utilized, including achievement of intensification targets, prior to designating new areas for growth.

Section 4.2.2.4 directs that Serviced Villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized waste water and water supply facilities. New development in the Serviced Villages shall be fully serviced by centralized waste water and water supply facilities.

Section 6.2.1 (Objectives for Rural Settlement Residential Designations) also states that compact urban form and residential infilling shall be promoted in all rural settlement areas, where appropriate, given the level of infrastructure available. Furthermore, Section 6.2.2 directs that Low Density Residential areas in Serviced Villages are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes, converted dwellings and street fronting townhouses. In newly developing Low Density Residential areas in the Serviced Villages, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

ZONING BY-LAW

The subject lands are currently zoned ‘Special Residential Type 1 Zone (R1-14)’ according to the Township of South-West Oxford Zoning By-law. The applicant proposes to amend the existing site specific zone on the subject land to permit an interior side yard minimum width of 1.2m (3.9 ft). All other special provisions of the R1-14 will still apply to the subject lands.
The ‘R1’ zone typically requires a minimum lot area of 450 m² (4,844 ft²) for an interior lot or 600 m² (6,458.6 ft²) in the case of a corner lot, a minimum lot frontage of 15 m (49.2 ft) for an interior lot or 20 m (65.6 ft) in the case of a corner lot, a minimum lot depth of 30 m (98.4 ft), a minimum front yard depth of 10 m (32.8 ft) and maximum lot coverage of 30%, including all accessory buildings/structures.

The site specific special provisions that currently affect all of the residential lots in the existing R1-14 are as follows:

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard Depth</td>
<td>6 m (19.5 ft.)</td>
</tr>
<tr>
<td>Exterior Side Yard Width</td>
<td>6 m (19.5 ft.)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>38%</td>
</tr>
</tbody>
</table>

The proposed amendment will reduce the minimum side yard width from 1.5 m (4.9 ft) to 1.2 m (3.9 ft). The purpose of the interior side yard width provision contained in the zoning by-law is to ensure that sufficient amenity area, access, drainage, as well as adequate space for parking is provided on the subject property. All other existing provisions of the R1-14 zone are to continue to apply to the subject lands.

AGENCY COMMENTS

This application was reviewed by a number of public agencies. The following comments were received.

Township Chief Building Official, Township Fire Chief, Oxford County Public Works, Long Point Region Conservation Authority, and Southwestern Public Health all commented that they have no objection or concern with the application.

PUBLIC CONSULTATION

Notice of Complete Application was sent out to surrounding neighbours in accordance with the Planning Act. To date, no formal concerns have been received from the public.

Planning Analysis

The subject lands are part of an approved draft plan of subdivision, are located within a designated settlement area and represent an efficient use of residually-designated lands and municipal services. The proposal is considered to be consistent with the relevant provincial policies respecting development within settlement areas.

Staff are of the opinion that the proposal also maintains the general intent of the Official Plan. The proposed will facilitate the development of single detached dwellings and will result in an overall net residential density of approximately 16 units per hectare (6.5 units per acre), complying with the density requirements of the low density designation.
With regard to compatibility, the proposed single detached dwelling units will be similar to the existing housing types found in the surrounding neighbourhood. The existing residential development to the north and northwest are part of the same original approved draft plan of subdivision (32T-99006). The reduced interior side yard widths are not expected to have any impact on compatibility.

As previously mentioned, the lands to which the proposed draft plan of subdivision applies are currently zoned ‘Special Residential Type 1 Zone (R1-14)’ and are intended for single detached dwellings with a minimum required front and exterior side yard of 6 m (19.5 ft) and a permitted lot coverage of 38%. Each lot of the approved draft plan of subdivision (subject lands) complies with the minimum lot area, frontage and depth requirements of the ‘R1’ Zone. Staff are also of the opinion that an amendment to the existing site specific zoning to reduce the minimum side yard width is appropriate as the configuration of the proposed lots will continue to provide sufficient amenity area, access, drainage, as well as adequate space for parking.

In light of the foregoing, Planning staff are satisfied that the proposed application is consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the County Official Plan.

**RECOMMENDATION**

That the Council of the Township of South-West Oxford approve, the zone change application File No. ZN 4-17-07, submitted by Eldon View Holdings Inc., for lands described as Block 32, Plan 41M-302, Township of South-West Oxford, to amend the site specific zone on the subject lands ‘Special Residential Type 1 Zone (R1-14)’ to permit an interior side yard minimum width of 1.2m (3.9 ft).

**SIGNATURES**

**Authored by:** Original Signed by Adam Ager, MCIP, RPP Development Planner

**Approved for Submission:** Original Signed by Eric Gilbert, MCIP, RPP, Senior Planner
Plate 1 - Existing Zoning & Location Map
File No.: ZN4-18-06, Eidon View Holdings Inc., Block 32, Plan 41M-302, Township of South-West Oxford

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey.

Subject Property

Legend
- Parcel Lines
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Environmental Protection/Flood Overlay
  - Flood Fringe
  - Floodway
  - Environmental Protection (EP1)
  - Environmental Protection (EP2)
- Zoning
  - Floodlines/Regulation Limit
    - 100 Year Flood Line
    - 30 Metre Setback
    - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
  - Zoning (Displays 1:16000 to 1:500)

Notes

May 30, 2017