



TOWNSHIP OF WEST LINCOLN

**PUBLIC MEETING UNDER THE PLANNING ACT MINUTES
AMENDMENT TO TOWNSHIP OF WEST LINCOLN'S ZONING BY-LAW**

October 13, 2020, 6:30 p.m.

Council:	Councillor Cheryl Ganann Councillor Harold Jonker Councillor William Reilly Councillor Jason Trombetta Councillor Mike Rehner Mayor Dave Bylsma
Absent:	Councillor Christopher Coady (notification provided)
Staff:	Bev Hendry, CAO Brian Treble, Director of Planning and Building Jessica Dyson, Deputy Clerk Gerrit Boerema, Planner II
Applicant(s) and/or Authorized Agent(s):	Oz Kemal, MHBC Planning Paul Heclmovic, Odan DeTech Peter Budd
Public Members:	Kathy Bertrim & Jeff Bearing Rick & Angie Bowles Earl Clint Dave Crawford Brad Dixon Robert Donaldson Chris Duff Lindsay Frith Sloan Halliday Henrietta Ross Amy Smith Burt and Mary Thombs Bryan Veldhuizen Brenda Walker Jeff Whattam Antony Wilchiwsky Mark Yeatman Laura Thompson Elisa & Mike Galle Jim Wheeler

(A) P BUDD DEVELOPMENTS - ZONING BY-LAW AMENDMENT & PLAN OF SUBDIVISION

1. Draft Plan of Subdivision and Zoning By-law Amendment

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln's Zoning By-law Amendment and Plan of Subdivision under Sections 34(12) and 51(20) of the Planning Act as submitted by P Budd Developments (owner) and Odan Detech (Agent) for the property legally described as Lot 1, Plan M94.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

A complete application for Draft Plan of Subdivision approval and Zoning Bylaw Amendment has been submitted by P Budd Developments (Owner) and Odan Detech (Agent) for the property legally described as Lot 1, Plan M94. The 36.5 acre lot is located directly north of the CP Rail line and directly east of South Grimsby Road 5, west of the Station Meadows Subdivision. The draft plan of subdivision application has proposed to create a series of internal streets and lots to create approximately 385 residential units, a public park and a recreational trail.

2. Purpose of the Public Meeting Being Held This Evening

The Chair advised that the purpose of this meeting was to give an opportunity for the public and Council Members to provide comments and/or ask questions regarding a Subdivision and Zoning By-law Amendment Application submitted by P Budd Developments (Owner) and Odan Detech (Agent) for the property legally described as Lot 1, Plan M94.

The Chair stressed that, at this point, no decision had been made on the proposed amendment being considered this evening and that any comments received would be taken into account by Council in their consideration. The Chair advised that the Planning Act requires through Section 34 (13) and under Ontario Regulation 543/06 that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of West Lincoln to the Local Planning Appeal Tribunal (LPAT)

3. Public Meeting

The Chair requested that the Deputy Clerk advise the method and dates by which notice of the public meeting was given.

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The Deputy Clerk advised that proper notice was given by way of mailed notice to all properties within 120 metres of the subject property, and a sign posted on the subject property as well as advertised on the Township's website.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment and Draft Plan of Subdivision Application submitted by P Budd Developments (Owner) and Odan Detech (Agent) for the property legally described as Lot 1, Plan M94. (File No.: 2000-89-19 - Draft Plan of Subdivision) (File No.: 1601-21-19 - Zoning Amendment)

The Chair asked the Planner II, Gerrit Boerema, to explain the purpose and reason for the proposed Draft Plan of Subdivision and Zoning By-law Amendment.

The Planner II, Gerrit Boerema provided an overview of the application.

The Chair asked if the applicant or their authorized agent present to speak to the application.

Mr. Oz Kemal authorized agent provided a PowerPoint presentation (attached as **Schedule A**) related to the proposed application and was available to answer any questions from the public.

The Chair acknowledged that there were a large number of members of the public who were in attendance and in order to ensure all public members in attendance have their comments heard that each member would be called upon based on a list provided. The Chair also noted that if written comments have been submitted those comments have been added to the staff report and attached to the agenda, however, if public members wish to comment further on their written submission they can do so tonight.

The Chair asked if there were any oral or written submissions from any members of the public present as part of the Zoom meeting that wished to provide comments at this time with respect to the P Budd application for the Draft Plan of Subdivision and/or Zoning By-law Amendment (File No.: 2000-89-19 - Draft Plan of Subdivision) (File No.: 1601-21-19 - Zoning Amendment). The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as LPAT may not consider comments made during any other Council and/or Committee meetings.

1. Kathy Bertrim & Jeff Bearing

Ms. Bertrim and Mr. Bearing asked why access roads to Spring Creek Road

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have been removed. Ms. Bertrim also stated that they had concerns with the existing storm water pond expansion.

2. Rick & Angie Bowles

Mr. Bowles stated that he has concerns about having Van Woudenberg Way as a through access road and the amount of traffic and volume that is going to come through that area. Mr. Bowles suggested taking the lot that's there now and possibly making it an entrance to the new park and have the new survey exit out to Grimsby Road 5 and keep it as two separate areas.

3. Earl Clint

Mr. Clint put forward a few concerns and suggestions that included development density planning, drainage and traffic concerns. Mr. Clint stated that he feels like the development is a bit backwards and suggested starting with the higher density development in the west with the lower density abutting up to the existing subdivision.

4. Dave Crawford

Mr. Crawford stated that he has written down his concerns and they have been submitted; however, Mr. Crawford noted that his biggest concern is the traffic on Van Woudenberg Way and vehicles speeding on this street if it's open as well as the drainage being looked into further.

5. Brad Dixon

Mr. Dixon echoed other comments that have been made about traffic and drainage concerns.

6. Robert Donaldson

Mr. Donaldson stated that he has concerns with the high density development and that the higher density should be moved more west of the proposed development.

7. Chris Duff

Mr. Duff stated that one suggestion that he did not provide in his letter and would like to put on record, was that using Van Woudenberg Way as part of a proposed trail system along with the greenspace behind Las Road through the park, and use Van Woudenberg Way as a trail way instead of the road way to eliminate new traffic from Station Meadows. He also noted that higher density should be moved more West.

8. Lindsay Frith

Ms. Frith stated that she has concerns about traffic, location of the

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recreational trail, noise and concerns about not receiving mailed notification at 27 Las Road as indicated previously.

9. Sloan Halliday

Mr. Halliday stated that he is not directly affected by the development, however, still has concerns about the high density development. Mr. Halliday also noted that having a walkway instead of a throughway on Van Woudenberg Way is a great suggestion and the amount of traffic would raise a lot of concern.

10. Henrietta Ross

Ms. Ross stated that she has concerns with the high density development and does not feel it is appropriate to have this beside the single detached homes and would also like to see the higher density moved as suggested from others tonight.

11. Amy Smith

Ms. Smith made comments regarding the traffic in the area and stated that the traffic is already quite high, adding 1,000 cars is going to be even higher. Ms. Smith noted that she is still looking for answers from the traffic analyst from the open house. Ms. Smith also noted that the density is too high and feels that there is a technology barrier getting information out to the residents.

12. Burt and Mary Thombs

Mr. Thombs asked Mr. Oz Kemal about the map that was presented tonight and if the map of the park has changed since the last time the map was proposed. Mr. Oz Kemal stated that the Park is generally located in the same location, but noted that the difference would be the size of the park as it was originally .7 hectares and has changed to 1 hectare and south to Van Woudenberg Way. Mr. Thombs noted that he is worried about the trail crossing over the train track.

13. Bryan Veldhuizen

Mr. Veldhuizen stated the concerns with the proposed medium density being too close to the single residential and agreed with the suggestion of moving the higher density development west. Mr. Veldhuizen also noted concerns with regards to the standing water and property value of the homes.

14. Brenda Walker

Ms. Walker stated that she is worried about the high density development in West Lincoln. Ms. Walker also questioned the berm that is currently located in

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the proposed area and if that will be flattened and noted concerns about drainage.

15. Jeff Whattam

Mr. Whattam stated parking issues need to be addressed.

16. Antony Wilchiwsky

Mr. Wilchiwsky thanked the developer and township for putting in a park and stated that he is worried about the traffic.

17. Mark Yeatman

Mr. Yeatman stated that he is concerned about the high density as well as the traffic in the area and stated that if Van Woudenberg Way opens it will cause big traffic issues.

18. Laura Thompson

Ms. Thompson raised concerns about the drainage especially with the high density being proposed and with existing drainage issues in the subdivision. Ms. Thompson also noted concerns about the high density proposal and traffic issues. Ms. Thompson wanted to put on public record if an endangered species or ecological survey has been conducted on that property or will be prior to the proposed development.

19. Elisa & Mike Galle

Echoed others comments.

20. Jim Wheeler

Mr. Wheeler stated in the Zoom Chat that he was having audio issues; however his comments echoed those addressed by other residents during the meeting.

The Chair asked if any Members of the Council had any oral or written submissions on the proposed Draft Plan of Subdivision and/or Zoning By-law Amendment. The Chair advised that this may be the only Public meeting being held with respect to this application; therefore, he noted that if any Members of the Council had any comments they should state them now as the Local Planning Appeal Tribunal (LPAT) may not consider comments made during any other Council and/or Committee meetings.

Councillor Reilly thanked the public for attending the Zoom meeting tonight and recognised that this is an unusual way to conduct a public meeting, but appreciates everyone's time and comments. Councillor Reilly also stated that he

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has traffic concerns and suggests adding speed bumps or other means to stop the speed of traffic.

Mayor Bylsma noted that he received a call from one of the residents named Bob Hignett who was not able to attend tonight's meeting, but expressed similar concerns about the traffic on Van Woudenberg Way as well as density issues. Mayor Bylsma stated the previous proposal had three exits, but the new proposal has eliminated one of those exits and now only shows two exits, Mayor Bylsma noted that he would like to see something restored on Spring Creek Road.

Councillor Trombetta noted that the suggestions and concerns that have been submitted from the public have been heard and hopes that the consultants and developer are taking these concerns into consideration.

Councillor Jonker stated that he likes to see that the Township is trying to accommodate some of the diversity of development; however he would like to see the apartment proposal moved and agrees with the public comments and concerns regarding this issue. Councillor Jonker thanked the developers for looking into a development like this as well as the residents for taking the time to voice their concerns.

Councillor Rehner thanked everyone for voicing their concerns; there was a lot of echoing of comments which shows that there is a common concern. Councillor Rehner asked if we could have the concerns addressed tonight itemised so that the Councillors are able to work with the residents in the area in order to alleviate a lot of these concerns.

Councillor Ganann thanked everyone for their patience, kindness and their time. Biggest concerns that she heard was drainage, traffic and situation of the development density.

The Director of Planning & Building asked if he could put forward some points and stated that the density of the current development is approximately 10 units to the hectare, and this proposal is considerably lower than what the Township's policy currently allows for development. Increased density is going to be part of the picture, but how the developers do it is something that they will have to work on. The Director of Planning & Building also stated that the Administrative Office is now open to appointments and therefore, anyone who does not or cannot access this information technologically is welcome to make an appointment with planning staff in order for them to voice their concerns and collect any information about planning issues or developments. In response to Councillor Rehner, the Director of Planning & Building stated that there will be a summary of

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public responses put together so that the Township has a full understanding of all the issues raised and so that the consultants and the Township can communicate accordingly with the concerns made.

Mr. Hecimovic provided an overview of the drainage proposal for the development. Some of the drainage issues that are occurring north of the subdivision that's all funnelling down to the lots south of the development as well as ponding occurring on the vacant lands. Mr. Hecimovic stated that the plan is to divert the current flow to the storm water management pond which is being expanded to accommodate all of the flow from the existing subdivision including the proposed subdivision. Mr. Hecimovic noted that areas to the north will be intercepted with a pipe and will convey the flow to the newly expanded pond.

In response to Councillor Reilly's comments regarding having a barrier placed separating the rail and a number of blocks, Mr. Hecimovic stated that there is a noise wall being proposed along the south edge and the trail is located on the north side of that wall, therefore there would be some protection along that route.

The Chair stated that a Technical Report was being considered by Council later, as part of this evening's Council meeting and that a recommendation report would be forthcoming to a future Committee and/or Council Meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the Draft Plan of Subdivision and Zoning By-law Amendment and if approved by Council, a notice of its passing will be circulated with an appeal period. The Chair stated that if there was anyone who wished to be notified of Council's decision, they should email the Township Clerk, Joanne Scime at jscime@westlincoln.ca.

The Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested that you watch the Township's web site for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that agendas for meetings are posted on the Township Web Site after 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township's website for the public to view. The Chair stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of your request and include your email address along with your mailing address and phone number.

4. Adjournment

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The Chair advised that this public meeting with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment is concluded at the hour of 8:37 p.m.

(B) ZONING BY-LAW AMENDMENT - PARKING, DRIVEWAYS, BOULEVARDS, CULVERT BY-LAW REVIEW

1. Application for Zoning By-law Amendment

PROPOSED AMENDMENT TO THE TOWNSHIP OF WEST LINCOLN'S ZONING BY-LAW - Zoning By-law Amendment – Township of West Lincoln – Parking, Driveways, Boulevards & Culvert By-law Review – File No. 1601-007-20

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln's Zoning By-law under Section 34 of the Planning Act as submitted by staff for the Township of West Lincoln's Zoning By-law Amendment for Parking, Driveways, Boulevards & Culvert By-law Review (File No.1601-007-20).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The Township of West Lincoln has commenced a review of the Township's Zoning Bylaw, Boulevard Alteration Bylaw, Culvert Bylaw and On Street Parking Bylaw in response to a growing number of issues including increased on-street parking during winter maintenance operations, unauthorized driveway alterations and widening's and Township boulevard alterations.

2. Purpose of the Public Meeting Being Held This Evening

The Chair advised that the purpose of this meeting was to give an opportunity for the public and Council Members to provide comments and/or ask questions regarding a Zoning By-law Amendment Application submitted by the Township of West Lincoln for a Zoning By-law Amendment for Parking, Driveways, Boulevards & Culvert By-law Review (File No.1601-007-20).

The Chair stressed that, at this point, no decision had been made on the proposed amendment being considered this evening and that any comments received would be taken into account by Council in their consideration. The Chair advised that the Planning Act requires in Section 34(13) that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision

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of Council for the Township of West Lincoln to the Local Planning Appeal Tribunal (LPAT).

3. Public Meeting

The Chair requested that the Deputy Clerk advise the method and dates by which notice of the public meeting was given.

The Deputy Clerk advised that proper notice was given by way of advertising in local newspaper and by way of a flyer distribution to households within West Lincoln as well as being posted on the Township's website.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment Application submitted by the Township of West Lincoln for the Zoning By-law Amendment – Parking, Driveways, Boulevards & Culvert By-law Review – File No. 1601-007-20.

The Chair asked the Planner II, Gerrit Boerema, to explain the purpose and reason for the proposed subdivision and zoning by-law amendment.

The Planner II, Gerrit Boerema provided an overview of the application.

The Chair asked if there were any oral or written submissions from any members of the public present as part of the Zoom meeting that wished to provide comments at this time with respect to the Zoning By-law Amendment – Township of West Lincoln – Parking, Driveways, Boulevards & Culvert By-law Review – File No. 1601-007-20. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as LPAT may not consider comments made during any other Council and/or Committee meetings.

(i) Sloan Halliday

Mr. Halliday sent in comments on September 28th and wanted to confirm that the Planning Department did receive these comments. Planner II, Gerrit Boerema and Director of Planning & Building, Brian Treble confirmed that they have received Mr. Halliday's comments and that they could be found on page 184 of tonight's Planning/Building/Environmental Agenda. Mr. Halliday noted that his main concern was the parking by-law and stated that as soon as the Township gets rid of that overnight parking, it will remove the need for widening of driveways.

The Chair asked if any Members of the Council had any oral or written submissions on the proposed Zoning By-law Amendment. The Chair advised that this may be the only Public meeting being held with respect to this application;

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therefore, he noted that if any Members of the Council had any comments they should state them now as the Local Planning Appeal Tribunal (LPAT) may not consider comments made during any other Council and/or Committee meetings.

Mayor Bylsma raised concerns about property greenspace and stated that he does not want to put too much pressure on the Township's storm system when paving over yards to enlarge driveways. The Director of Planning & Building stated that there will need to be a balance of widening the driveways to our storm water issues and that Planner II, Gerrit Boerema has been leading with Planning, Public works and By-law staff to come up with a joint solution and hope to report back to Council soon.

Councillor Reilly thanked everyone for coming to tonight's meeting and for speaking on behalf of their community. As they go to review and make the changes to the overnight parking, it may reduce the need to widen their driveway.

In response to Councillor Trombetta's question regarding the culvert by-law, the Director of Planning & Building stated that the culvert by-law is more of a rural issue, whereas the lot coverage concern is more of an urban issue.

The Chair stated that a Technical Report was being considered by Council later, as part of this evening's Council meeting and that a recommendation report would be forthcoming to a future Committee and/or Council Meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the Zoning By-law Amendment and if approved by Council, a notice of its passing will be circulated with an appeal period. The Chair stated that if there was anyone who wished to be notified of Council's decision, they should email the Township Clerk, Joanne Scime at jscime@westlincoln.ca.

The Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested that you watch the Township's web site for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that agendas for meetings are posted on the Township Web Site after 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township's website for the public to view. The Chair stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of your request and include your email address along with your mailing address and phone number.

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4. Adjournment

The Chair advised that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 8:56 p.m.



JESSICA DYSON, DEPUTY CLERK

**COUNCILLOR CHERYL GANANN,
CHAIR**

Statutory Public Meeting

ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION
STATION MEADOWS WEST, SMITHVILLE (WEST LINCOLN)

Presentation by Oz Kemal
MHBC Planning
Tuesday, October 13, 2020



ODAN-DETECH
CONSULTING ENGINEERS



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Agenda

What we'll be covering and what we hope to achieve



Site Location and Context



ODAN-DETECH
CONSULTING ENGINEERS

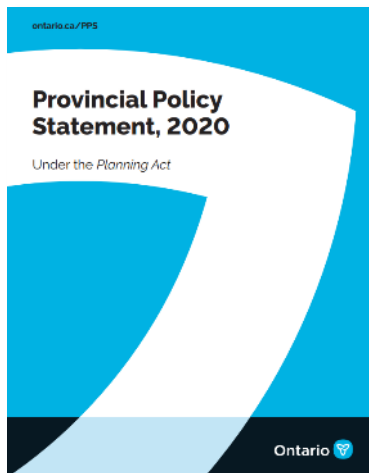
MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Policy Context



PPS (2020)



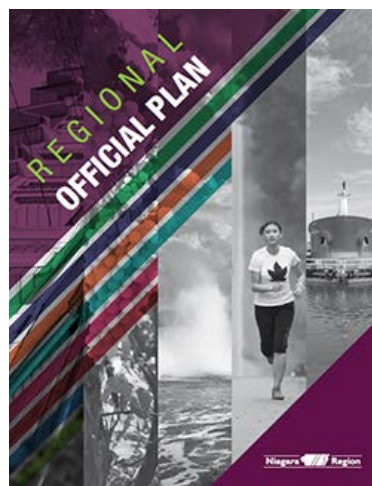
- Urban Area
- Greenfield Area

Growth Plan (2019)



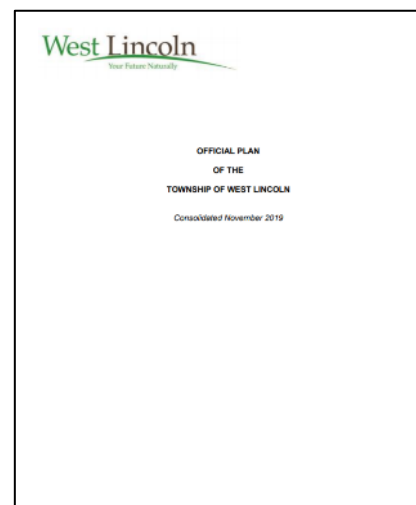
- Urban Area
- Greenfield Area

Niagara Region Official Plan



- Urban Area
- Greenfield Area

West Lincoln Official Plan



- Urban Area
- Greenfield Area
- Secondary Plan Area

Northwest Quadrant Secondary Plan



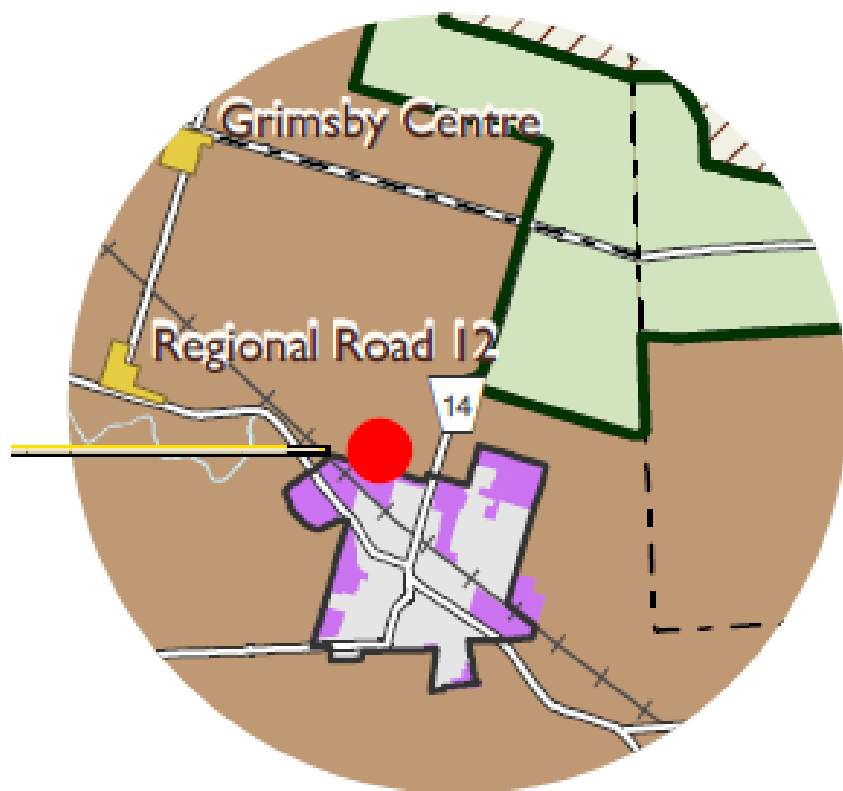
- Low Density Residential
- Medium Density Residential
- Future Development
- Park- .7 ha (Conceptual)
- Stormwater Management Area- 1.3 ha (Conceptual)

Regional Official Plan



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& LANDSCAPE
ARCHITECTURE

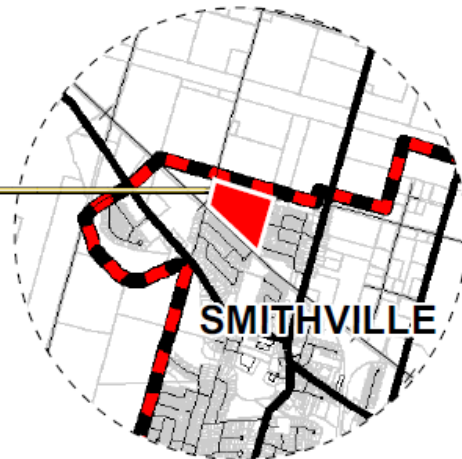
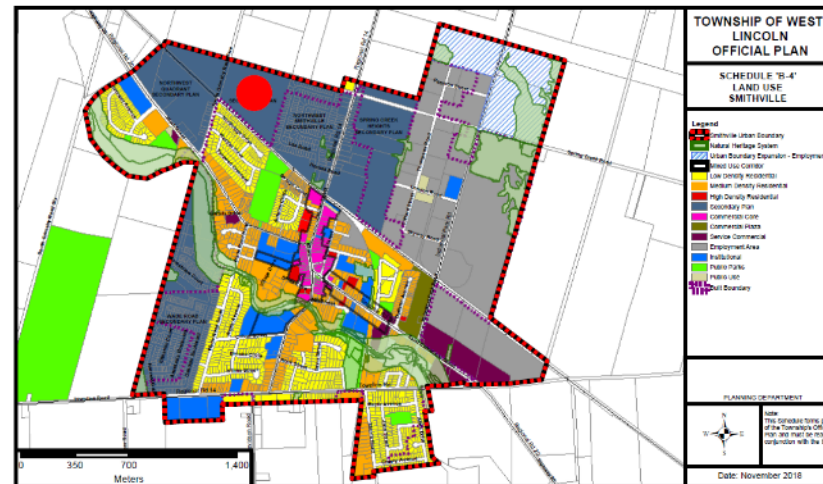
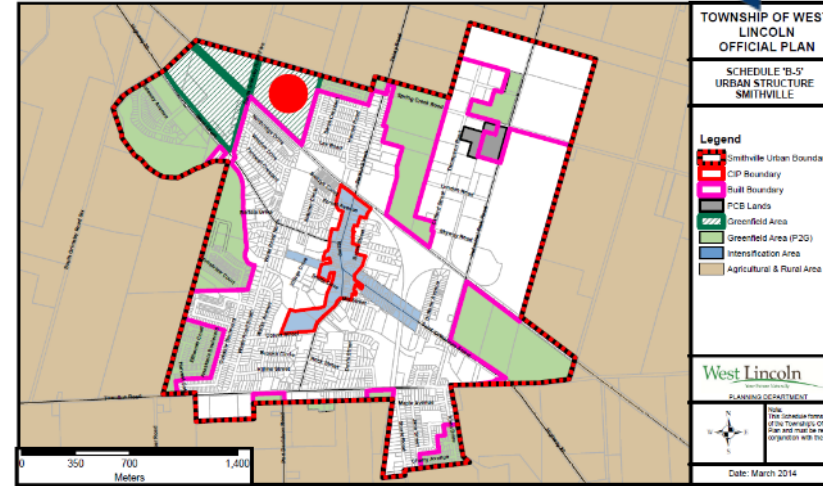
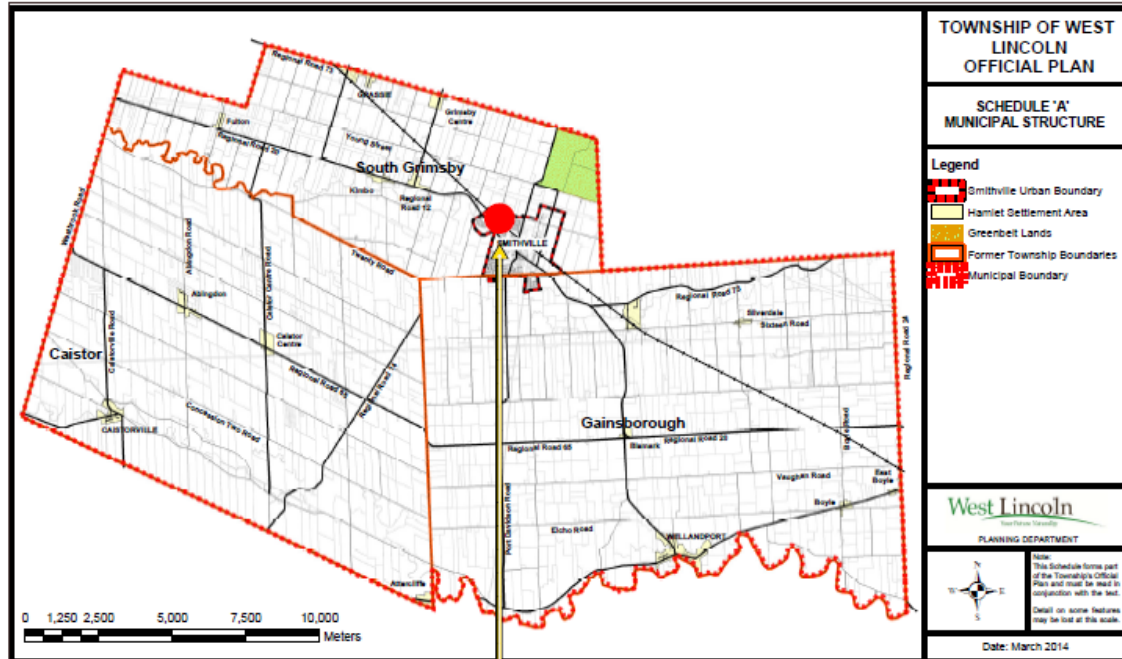


- Located within the Region's Urban Area and identified as a **Designated Greenfield Area**

SCHEDULE "A"

To the Public Meeting Under the Planning Act Minutes of October 13, 2020

Official Plan



- Located within the Township's **Urban Area Boundary** and **Designated Greenfield Area**
- Designated as a **Secondary Plan Area**

Northwest Quadrant Secondary Plan



A variety of designations apply

- Low Density Residential
- Medium Density Residential
- Future Development
- Park- .7 ha (Conceptual)
- Stormwater Management Area- 1.3 ha (Conceptual)

Permitted uses include:

- Single detached
- Semi detached
- Townhouse
- Low-rise apartments

Overall Maximum Density for the entire development:
20-30 units per hectare

Low Density Residential Permissions: Maximum 2.5 storeys (height) and 30 units per hectare (density)
Medium Density Residential Permissions: 4 storeys (height) and 45 units per hectare (density)

Zoning By-law 2017-70



- Current Zoning: Development (D)
- The Development zone recognizes the area as appropriate for future residential development and permits only existing uses on the site until such time as a Zoning By-law Amendment application to implement intended uses on the site is made

The Proposal



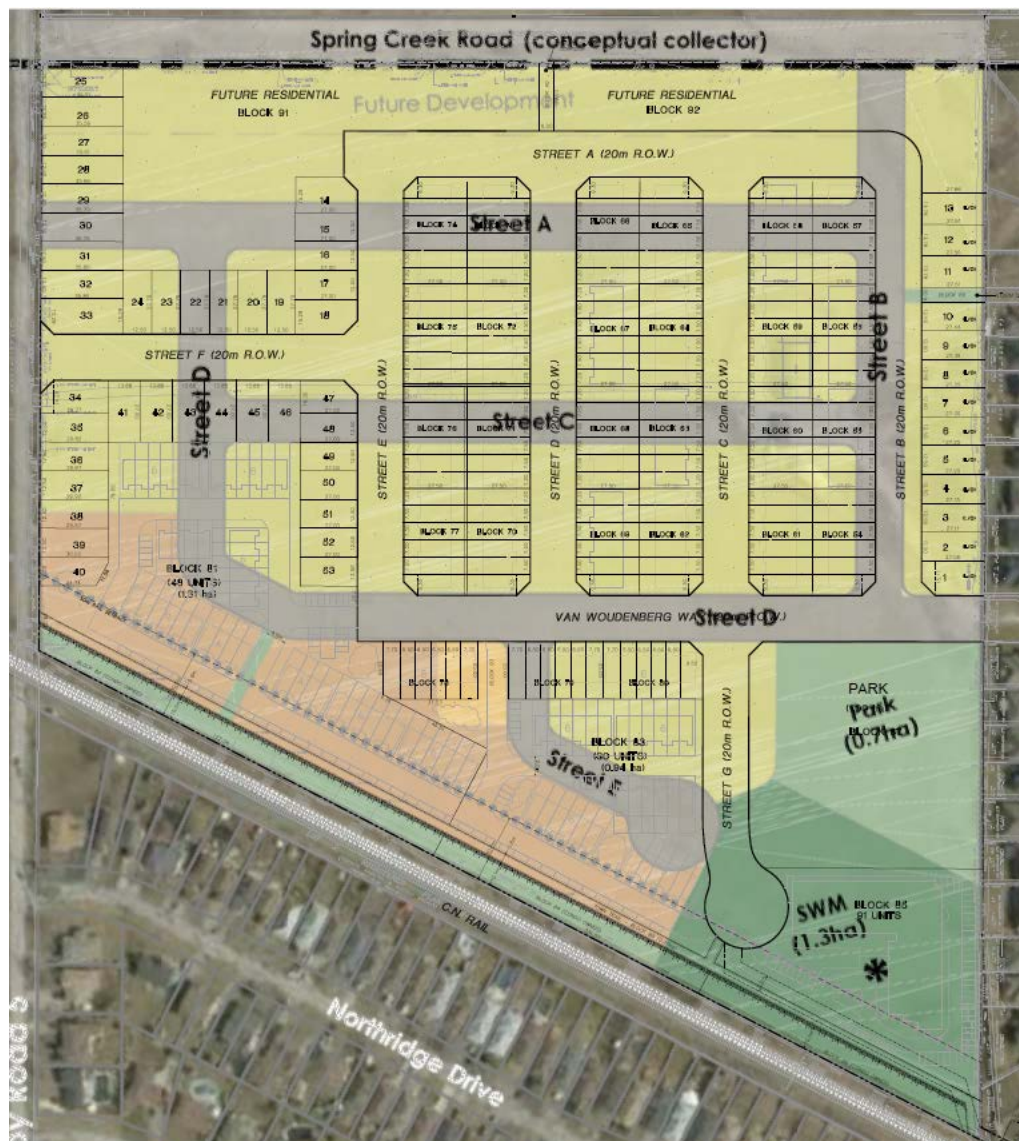
Unit Type/ Element	Number of Units/ Site Area	Height
Single Detached	53	Up to 2.5 storeys
Townhouse	240	2.5- 3 storeys, depending on location
Low Rise Apartment	91	3 storeys
Open Space (Park)	1 hectare (2.47 acres)	n/a
Linear Trail	.2 hectares (.49 acres)	n/a

Total site area: 13.14 hectares

Total unit count: 384

Overall site density: 29.223 units per hectare

The Proposal



Secondary Plan Designation	Permitted Uses	Permitted Density Range and height maximum	Proposal (uses, unit count and density)
Low Density Residential (yellow)	Single detached Semi detached Duplex Linked semi-detached Townhomes	Maximum 30 units per hectare and 2.5 storeys	Single detached and townhouse dwellings proposed 218 units total, representing a density of 24.168 units per hectare
Medium Density Residential (orange)	Single detached Semi detached Duplex Linked semi-detached Townhomes Low rise apartments	Maximum 45 units per hectare and 4 storeys and subject to site plan control	Townhouse dwellings and low rise apartment proposed 166 units total, representing a density of 40.291 units per hectare
Overall Site Density	-	30 units per hectare over entire site	The entire development area provides 384 units total, representing a density of 29.223 units per hectare

Stormwater Management- the Secondary Plan provides a general strategy for stormwater management, noting the location and size to be approximate, with the ultimate size and location to be determined through detailed study submitted with a development application

The Secondary Plan also includes a policy which states “Where the general intent of this Secondary Plan is maintained to the satisfaction of the Municipality, adjustments to the size and location of the land use designations and adjustments to the location of new streets will not require an amendment to this Secondary Plan.”

This policy permits the adjustment of the location of the SWM pond to allow for the expansion of the park block and extension of the medium density residential designation along the rail corridor. It also permits the adjustment of streets and their alignments

Proposed Amendment

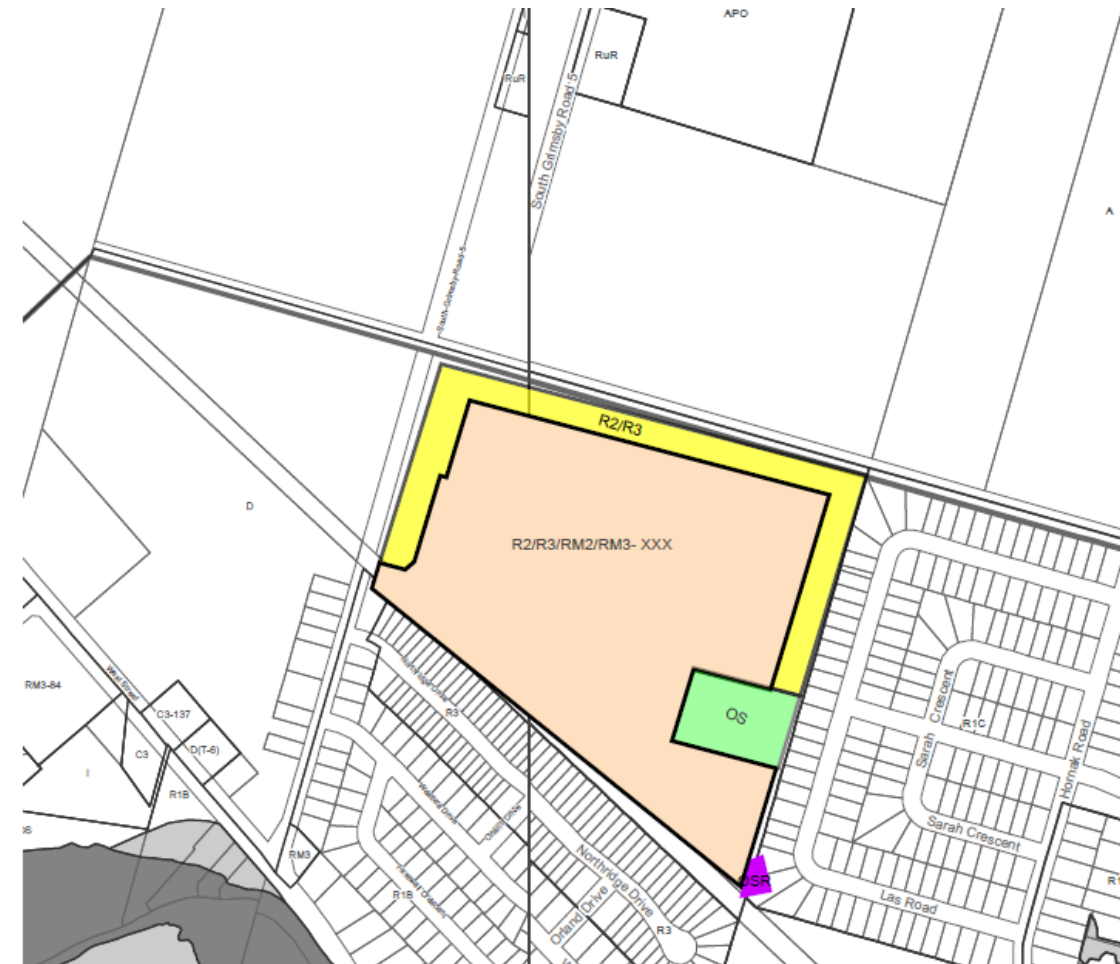
Zoning By-law Amendment:

The proposed Zoning By-law Amendment will apply a number of zoning standards to the Subject Lands, to account for the range and mix of dwelling types provided and allow for flexibility to respond to shifts in market demand. The image on the right shows the proposed zoning submitted with the application; however, The project team is currently working with Township Staff to address preliminary comments on the Draft By-law submitted and it is anticipated refinements will be made in advance of a formal recommendation to address comments from staff as well as any comments from stakeholders and citizens, as applicable.

Zones to apply to residential areas: R2, R3, RM2, RM3

Additionally, an Open Space (OS) zone will be applied to the proposed park block and multi-use trail

An Open Space Recreation (OSR) zone will also be applied to the lands recently severed from Lot 12 and Lot 13 of Registered Plan 30M-300 through Consent Application B15.2019WL to provide for a servicing corridor to the stormwater management pond consistent with the existing OSR zoning applied to the balance of the stormwater management pond.



Supporting Technical Studies



ODAN-DETECH
CONSULTING ENGINEERS

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Reports:

- Planning Justification Report
- Stormwater Management Report
- Functional Servicing Report
- Transportation Impact Study
- Noise Study
- Traffic Impact Study
- Archaeological Study

Plans:

- Draft Plan of Subdivision
- Phasing Plan
- Landscape Plan
- Site Servicing & Grading Plans
- Drainage Plan



Process So Far

Submission # 1: December, 2019

Return of Technical Comments: February 13, 2020

Meeting with Township and Regional Staff to Discuss Technical Comments: April 2020

Revised Submission to Address Preliminary Comments: September 2, 2020

Open House: September 29, 2020

Public Meeting: October 13, 2020

Questions and Feedback Received to Date



- Density
- Permitted uses
- Location of apartment building
- Stormwater management and flooding
- Traffic and parking
- Property values
- Park space (not enough)
- Location of trail connections into Station Meadows
- Noise
- Existing berm
- Phasing and timing of construction/ full buildout

Next Steps

- **Receive and review additional comments from stakeholders and the public**
- **Revise/ Update draft plan and zoning amendment, as necessary**
- **Recommendation of staff: TBD**

Thank You

Questions? Comments? We're here to answer them!

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Thank you!



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