

Municipality of Lakeshore - Report to Council

Community & Development Services

Development Services



To: Mayor & Members of Council

From: Aaron Hair, Planner III

Date: January 15, 2021

Subject: Zoning By-law Amendment ZBA-15-2020 - King Developments

Recommendation

Approve Zoning By-law Amendment Application ZBA-15-2020 (By-law 10-2021), to Lakeshore Zoning By-law 2-2012, as amended), to rezone 990 County Road 22 and 193 Puce Road, indicated as the “Subject Lands” on the Key Map, Appendix 1 from “Residential –Low Density (R1)” and “Mixed Use (MU)” to a site specific “Mixed Use Zone Exception 36 (MU-36)”, with a holding provision regarding entering into a site plan agreement and the need for expansion at the Denis St. Pierre Water Pollution Control Plant.

Background

The proposed site plan affects two properties located at the intersection of County Road 22 and Puce Road, as shown on the Key Map (Appendix A), in the Community of Maidstone. The applicant wishes to construct a 12 unit stacked town house and two detached garages. The proposed stacked townhouse, would require a new definition to be added to the Municipality’s Zoning By-law. The proposed stacked townhouse will consist of 6 units on the ground level, with 6 units on the second storey.

A re-zoning is required because the property located at 193 Puce Road is zoned R1, Residential - Low Density which does not permit townhouse dwellings, only single detached dwellings. The property located at 990 County Road 22, is zoned mixed use and does allow for townhouse, but the existing definition does not contemplate them being stacked.

Subject Land <i>Note: In December 2020 the proponent started the process to consolidate the property PIN's</i>	Lot Area - 4,350m ² (1.07acres) Existing Use – residential – single detached dwellings Proposed Use – stacked townhouse dwellings (12 units) Access – access off of East Puce River Road Services – municipal water, municipal sewage system
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Neighbouring Land Uses	North – Single Detached Dwellings East – Single Detached and Commercial (Gas Station) South – Single Detached Dwellings & Public Utility West – Puce River and Single Detached Dwellings
Official Plan	Mixed Use, Floodplain, and Limit of Regulated Area (ERCA)
Existing Zoning	Residential – Low Density and Mixed Use

Comments

Provincial Policy Statement (PPS), County Official Plan and Lakeshore Official Plan

There are no issues of Provincial, County or municipal significance raised by this application.

The PPS, issued under Section 3 of the *Planning Act* provides policy direction on matters of provincial interest related to land use planning. All planning applications are required to be consistent with applicable policies. The applicable PPS policies are found in: 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns; 1.6 Infrastructure and Public Service Facilities; 2.1 Natural Heritage; 2.6 Cultural Heritage and Archaeology; and 3.0 Protecting Health and Safety.

This application promotes the development of healthy, livable and safe communities, and the efficient use of land and infrastructure through higher densities, mix of housing types, infill and intensification. Section 1.1.3.1 of the PPS states that settlement areas are to be the focus of growth. The site is within a settlement area, as designated in the County of Essex Official Plan and Municipality of Lakeshore Official Plan. The site is further designated 'Mixed Use' in the Municipality of Lakeshore Official Plan which promotes a variety of housing types to meet the demands and characteristics of the population. Medium residential land uses are permitted in the Residential designation, including townhouse dwellings subject to Section 6.6.1 b) of the Official Plan:

b) Medium density residential uses will be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, subject to the following criteria:

i) the density, height and character of the development will be compatible with adjacent uses;

ii) the height and massing of the buildings at the edge of the medium density residential development will have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate transition;

iii) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;

iv) the watermains and sanitary sewers will be capable of accommodating the development, or the proponent will commit to extending services at no cost to the Town, save and except where private septic systems will be permitted;

Note: conveyance of the sanitary to the Dennis St. Pierre Pollution Control Plant (Sanitary treatment facility) is not an issue for the proposed development, that being said the existing Control Plant does not have capacity at this time to treat the sanitary. As such a Holding Provision is being proposed by administration, which would be lifted once capacity at the plant becomes available.

v) the development is adequately serviced by parks and school facilities;

vi) the development will be designed and landscaped, and buffering will be provided to ensure that the visual impact of the development on adjacent uses is minimized;

vii) all required parking will be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 7.2.2.2 of this Plan, will not be needed by the Town;

viii) in developments incorporating walk-up apartments, block townhouse dwellings and similar medium profile residential buildings, on-site recreational facilities or amenities such as private open space or playground equipment may be required;

ix) except for a triplex dwelling, fourplex dwelling or other similar small scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows and the adequacy of water and sewer services may be required to be prepared by the proponent and approved by the Town; and

x) triplexes, fourplexes, freehold street townhouses or other similar small scale developments, may be subject to site plan control, in accordance with the policies of Section 8.3.4 of this Plan.

The subject lands are subject to Section 2.6 Cultural Heritage and Archaeology of the PPS. The subject lands are not designated under the *Heritage Act*, or listed in the Town of Lakeshore Municipal Register, nor are any adjacent properties. A Stage 1 Archaeology study has been prepared. Documentation from the Ministry of Tourism, Culture and Sport that the Archaeological report has been accepted into the Ontario Public Register of Archaeological reports was provided to the Municipality and according to the Ministry "The Stage 1 and 2 Archaeological Assessment did not result in the identification of any archaeological sites and as such, no further archaeological assessments are recommended for the Study Area."

Section 3.0 of the PPS speaks to Protecting Public Health and Safety. The subject lands are located within a Floodplain and are within the Conservation Authorities Limit of Regulated Area. Permits are required from the Conservation Authority prior to

development in regulated areas. ERCA advises that the subject lands are subject to ERCA Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Puce River and East Puce River Rd Drain West Side. The property owner will be **required to obtain a Permit** from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

Noise and vibration

A Noise & Vibration report prepared by Valcoustics Canada Ltd. dated October 14, 2020 was completed for the proposed development due to the proximity to the rail line. VIA Rail has reviewed the report and has indicated that they run an additional two trains a day above what was contemplated in the assessment and requested that Valcoustic to review their calculations using the additional trains. VIA Rail has also requested that the following clause be inserted into future purchase agreements or leases.

"Warning: VIA Rail Canada Inc. or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof: There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). VIA will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

Note: The recalculation to include the additional trains can be finalized prior to the site plan being approved, and a site plan agreement being executed.

Zoning By-law

The property located at 990 County Road 22 is currently zoned Mixed Use, which allows for Townhomes, the property located at 193 Puce Road is currently zoned "R1, Residential – Low Density" which permits the single detached dwellings. A re-zoning to "Mixed Use," zone will permit the townhouse development in a site specific zone. A new definition is also being proposed to allow for the townhouse units to share both horizontal and vertical common walls.

Official Plan

The Official Plan identifies the subject property for future mixed use development, therefore rezoning the subject land to mixed use would be consistent with the Official Plan's direction.

Concerns from Public Consultation

In October 2020 administration notified adjacent properties of the proposed development and requested comments or concerns to be returned to the Municipality. These comments were summarized and shared with the applicant.

These comments focussed around the following topics:

- Parking – will all the parking be onsite.
- Traffic – will the amount of units create traffic safety i.e. will vehicles be backing out of the driveway onto Puce Road.
- Stormwater Management/Drainage – with all the additional hard surfacing will that negatively impact adjacent properties.
- Sanitary capacity – can the sewers handle the additional capacity, as surcharging currently occurs.
- Privacy & enjoyment – will the number of units impact, the surrounding neighbours privacy and enjoyment of their property.

The applicant has advised that he has had conversations with the surrounding landowners and he believes their concerns have been addressed, where appropriate to do so.

The applicant has had a new break-wall installed which will address some of the existing drainage issues. The onsite parking is designed so vehicles can enter and exit the property in a forward motion. The applicant is proposing to locate the AC units away from adjacent dwellings to reduce noise impacts.

Conclusion

Administration recommends Council approve Zoning By-law Amendment with the Holding Provision for Site Plan Approval and the need for the Dennis St. Pierre Pollution Control Plant be expanded prior to development proceeding.

Others Consulted

In addition to the October public notification, a notice was given to agencies and the general public as required under the provisions of the *Planning Act* and Regulations.

Financial Impacts

There are no budget impacts resulting from the recommendation.

Attachments:

Appendix "A" Key Plan

Appendix "B" Site Plan & Elevations

Appendix "C" Sanitary Holding Provision

Appendix "D" Alternatives under the *Planning Act*

Report Approval Details

Document Title:	Zoning By-law Amendment ZBA-15-2020 - King Developments.docx
Attachments:	<ul style="list-style-type: none">- Appendix "A" Key Plan.pdf- Appendix "B" Site Plan and Elevations.pdf- Appendix "C" Sanitary Holding Provision.pdf- Appendix "D" Alternatives under the Planning Act.pdf
Final Approval Date:	Jan 28, 2021

This report and all of its attachments were approved and signed as outlined below:

Tammie Ryall

Rosanna Pellerito

Kristen Newman

Truper McBride