

Subject: Recommendation Report – Applications for Draft Plan of Subdivision & Zoning By-law Amendment – Maplewood Estates

Recommendation:

BE IT RESOLVED THAT Council receive Report #2024-207 - Recommendation Report – Applications for Draft Plan of Subdivision & Zoning By-law Amendment – Maplewood Estates, for information as it pertains to File Nos. 26T19-02-2024 & AM-04-2024;

AND THAT Council directs Planning staff to prepare the necessary Zoning By-law amendment for Council consideration at the next Regular Meeting of Council;

AND THAT Council approve the Draft Plan of Subdivision, attached as Appendix A, subject to the conditions in Appendix B.

Executive Summary:

The purpose of this report is to provide Council with a recommendation regarding applications for Draft Plan of Subdivision and Zoning By-law amendment for the development known as Maplewood Estates, located at 729, 735, and 743 Quaker Road.

Location:

The lands are located on the south side of Quaker Road, lying approximately 100 metres east of Pelham Street (Figure 1). The lands are comprised of three (3) existing parcels. The subject lands are 1.215 hectares in area and have approximately 92 metres of frontage along Quaker Road. There are currently three (3) single detached dwellings located on the lands. The lands are generally flat in topography and are sparsely vegetated. The surrounding land uses include:

North: Residential uses comprised of single detached dwellings and townhouse dwellings.

East: Residential uses and future vacant development lands (Bauer Landing).

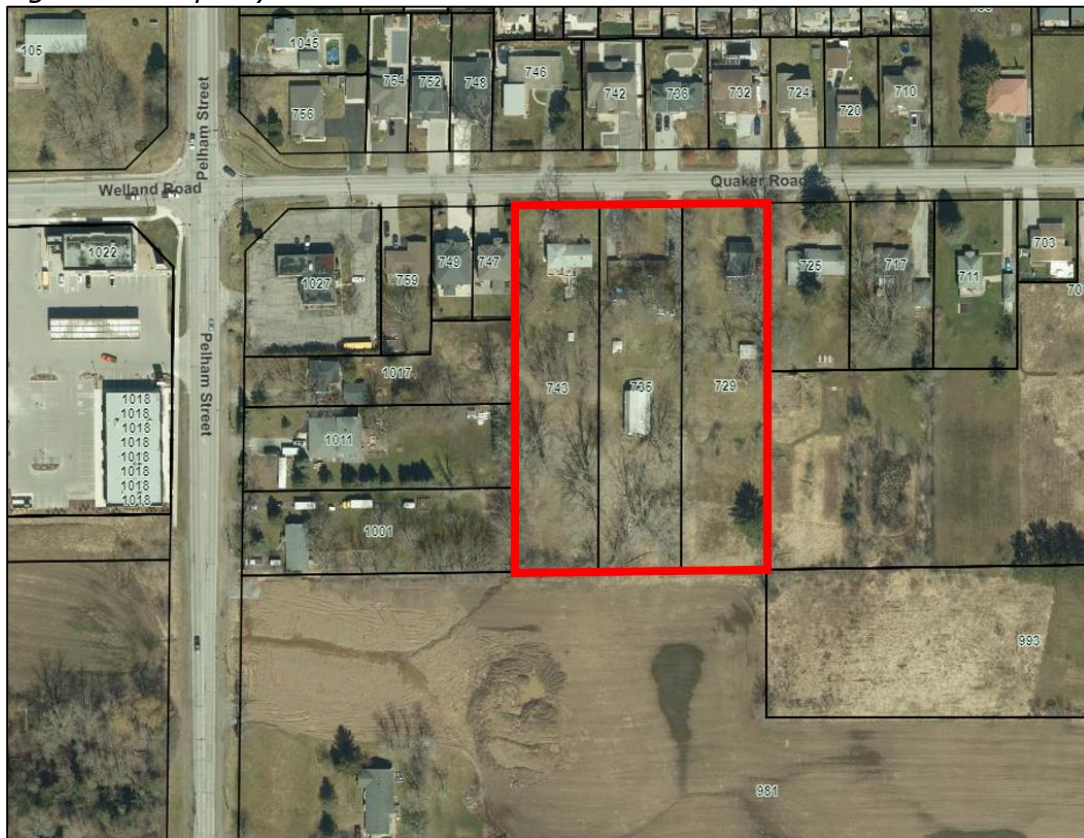
South: Vacant agricultural lands recently brought into the urban settlement area.

West: Residential and commercial uses.

Staff note the adjacent lands to the south were recently brought into the urban area boundary per the 2022 Niagara Region Official Plan. Town staff will be preparing a Secondary Plan for the urban boundary expansion area. The application includes the potential for a future street connection to the lands to the south to ensure that future development can be integrated and will not be negatively impacted.

Staff note that the Quaker Road reconstruction project is currently underway and in the construction phase. To support existing and future flows and system connectivity associated with growth, improvements are currently being undertaken from the intersection of Rice Road and Quaker Road, westward to the intersection of Quaker and Pelham Street. As part of the scope of work, the following is included as part of the project: local sanitary sewer replacement, watermain replacement, and urbanization including storm sewers, curb and gutter, sidewalks (both sides of the road between Pelham Street and Line Avenue), and bike lane. The subject lands are along a portion of Quaker where the road reconstruction is being completed. Construction is anticipated to be complete by May 2025.

Figure 1: Property Location



Project Description and Purpose:

The original draft plan of subdivision that was the subject of the statutory public meeting proposed the following:

- 14 Lots (Lots 1-14) for Single Detached Dwellings;
- 2 Blocks (Blocks 15-16) for eight (8) Street Townhouse Dwellings;
- 3 Blocks (Blocks 17-19) for six (6) Semi-Detached Dwellings;
- 1 Block (Block 20) for a future pedestrian walkway;
- 1 Block (Block 21) for a 0.3m reserve; and,
- 0.267 hectares for future roadways (Street 'A').

In an effort to address the concerns raised by Town staff, Council and members of the public, the applicant has provided a revised draft plan of subdivision (Figure 3), which now proposes:

- 10 Lots (Lots 1-10) for Single Detached Dwellings;
- 3 Blocks (Blocks 11-13) for eight (8) Semi-Detached Dwellings;
- 3 Blocks (Blocks 14-16) for twelve (12) Street Townhouse Dwellings;
- 1 Block (Block 17) for a future vehicular connection to the adjacent condominium development to the east;
- 1 Block (Block 18) for a 0.3m reserve; and,
- 0.309 hectares for future roadways (Street 'A').

This change results in a reduction of four single detached dwellings lots, the addition of four additional street townhouse dwellings, a new vehicular connection to the adjacent condominium development to the east (Bauer Landing), and a redesigned interface with the lands to the south. The revised proposal provides a cul-de-sac bulb with a reserve block that has the potential to be opened should connection to the lands to the south be contemplated in the future.

The originally proposed Zoning By-law Amendment would rezone the lands from the existing Residential Development (RD) zone to a site-specific R2 (Residential Two), a site specific RM1 (Residential Multiple 1) zone and site-specific OS (Open Space) zones. The zoning change would permit the use of the lands for single detached dwellings, semi-detached dwellings, street townhouse dwellings and accessory uses subject to special regulations (please refer to Zoning By-law No. 4481(2022) section of this report). Staff note the site-specific Open Space zone is no longer necessary with the removal of the pedestrian walkway and replacement with the block for condominium roadway.

The development is proposed to be serviced via the existing 300mm watermain on Quaker Road, and existing 300mm diameter municipal sanitary sewer on Quaker Road. A 375mm diameter storm sewer stub will be constructed to the development entrance as part of the proposed Quaker Road Reconstruction Project.

Policy Review:

Planning Act, 1990

Section 3 of the *Planning Act* requires that, in exercising any authority that affects a planning matter, planning authorities, i.e., decisions of Council, "shall be consistent with the policy statements" issued under the Act and "shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be".

Section 51 of the *Planning Act* allows for consideration of a plan of subdivision. Section 51 (24) of the *Act* states that 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 present and future inhabitants of the municipality and to:

- The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
 - ✓ See Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe analysis in sections below.
- Whether the proposed subdivision is premature or in the public interest;
 - ✓ The application is not considered premature and is able to uphold the public interest as it is within the Urban Area Boundary where development is to be directed. The development maintains a potential connection to the south should the lands develop in the future.
- Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
 - ✓ See Official Plan discussion below.
- The suitability of the land for the purposes for which it is to be subdivided;
 - ✓ The lands and surrounding neighbourhood are predominately low to medium density residential dwellings. The development would facilitate the construction of similar housing types on lands suitable for such use.
- The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
 - ✓ The proposed road system is adequate as shown on the neighbourhood plan submitted by the applicant. Connections to adjacent properties are included.

- The dimensions and shapes of the proposed lots;
 - ✓ The dimensions and shapes of the proposed lots will be able to comfortably site future dwellings.
- The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
 - ✓ N/A
- Conservation of natural resources and flood control;
 - ✓ No natural resources or flood concerns have been identified.
- The adequacy of utilities and municipal services;
 - ✓ The subdivision will be connected to municipal infrastructure and have access to the full range of public services. Utilities have provided no objections to the applications.
- The adequacy of school sites;
 - ✓ Available nearby. School Boards were circulated and did not provide objections to the applications.
- The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
 - ✓ Land being conveyed for roadways is adequate.
- The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,
 - ✓ See Official Plan discussion below.
- The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this *Act*.
 - ✓ The development is not subject to site plan control.

Greenbelt Plan, 2017

The subject parcel is in an identified settlement area that is outside of the Greenbelt Plan Area; therefore, the policies of the Greenbelt Plan do not apply.

Niagara Escarpment Plan, 2017

The subject parcel is not located in the Niagara Escarpment Plan Area; therefore, the Niagara Escarpment Plan policies do not apply.

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the *Act*. The PPS recognizes the diversity of Ontario and that local context is important. Policies are outcome-oriented, and some policies provide flexibility provided that provincial interests are upheld. PPS policies represent minimum standards.

The subject land is located in a ‘Settlement Area’ according to the PPS. Policy 1.1.3.1 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and mix of land uses that efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities, minimize negative impacts to air quality and climate change and promote energy efficiency, prepare for the impacts of a changing climate, support active transportation and are transit and freight supportive.

Policy 1.1.3.3 provides for the promotion of intensification and redevelopment accommodating a significant supply and range of housing options where it can be accommodated taking into account the building stock, availability of existing and planned infrastructure and public service facilities required to accommodate the needs of the development. The development provides for the redevelopment of the lands, and will contribute to the housing stock of the settlement area.

The proposed draft plan of subdivision will add new housing types (townhouses and semi-detached dwellings) to the surrounding area, and within the Settlement Area of Fonthill as a whole. The applications will contribute to available housing options at varying price points.

The density of the development provides for the efficient use of land and planned/existing infrastructure that minimizes land consumption and costs of servicing. There are adequate public service facilities, including commercial uses and the Steve Bauer Trail within a short walking distance. Additional parkland will be included in the South Fonthill Secondary Plan Area in future. Active transportation

options will be available with the provision of bicycle lanes and sidewalks on Quaker Road.

Based on this information, the proposed draft plan of subdivision and zoning by-law amendment are consistent with the Provincial Policy Statement subject to approval of the recommended conditions of draft plan approval.

Growth Plan for the Greater Golden Horseshoe, 2020

The subject parcel is identified as being within a Delineated Built-up Area according to the Growth Plan for the Greater Golden Horseshoe, 2020. The Growth Plan policies aim to build stronger, prosperous communities by directing growth to built-up areas, promoting transit-supportive densities and a healthy mix of residential and employment land uses, preserving employment areas, planning for community infrastructure, and supporting the conservation and protection of natural systems, prime agricultural areas, and cultural heritage.

Policy 2.2.2.1(a) requires a minimum of 50 percent of all new residential development to occur within the delineated built-up area.

Policy 2.2.2.3(b) encourages intensification generally throughout the built-up area and investment in services that will support intensification.

The development of additional single detached, townhouse and semi-detached dwellings on the property will intensify the Built-Up Area from the currently existing three single detached dwellings. The varying built form (single detached, semi-detached and street townhouses) in the subdivision will support the formation of a vibrant neighbourhood and contribute to available housing choice and ownership options (Bauer Landing condominium adjacent).

The proposed draft plan of subdivision will increase the development density of 23.05 units per hectare, ensuring that the overall minimum of 50 jobs and persons per hectare density is achieved.

It is Planning staff's opinion that the applications are consistent with the policies of the Growth Plan for the Greater Golden Horseshoe.

Niagara Region Official Plan, 2022

The lands are designated as Built-Up Area in the Niagara Region Official Plan. The lands are designated as Urban Area (Built-Up Area) in the Niagara Region Official Plan.

Policy 2.2.2.5 requires that across the Region 60% of all residential units occurring annually are to be in the Built-Up Areas of the Region. In Pelham, this translates into an annual intensification rate of 25% of new residential units. The objective of intensification is to increase housing choice and housing affordability across the

Region to meet future housing needs while at the same time making efficient use of infrastructure, community services and urban lands.

Policy 2.2.1.1 states that development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support:

- a) the intensification targets in Table 2-2 and density targets outlined in this Plan (note: Pelham's intensification target is 25%);
- b) a compact built form, a vibrant public realm, and a mix of land uses, including residential uses, employment uses, recreational uses, and public service facilities, to support the creation of complete communities;
- c) a diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market-based and affordable housing needs.

Policy 2.3.1 provides the direction with regards to a mix a housing options and specifically Policy 2.3.1.1 states that the development of a range and mix of densities, lot, and unit sizes, and housing types, including affordable and attainable housing, will be planned throughout settlement areas to meet housing needs at all stages of life.

Policy 2.3.1.4 also provides that new residential development and residential intensification are encouraged to be planned and designed to mitigate and adapt to the impacts of climate change by:

- a) facilitating compact built form; and
- b) incorporating sustainable housing construction materials or practices, green infrastructure, energy

The subdivision and zoning by-law amendment will increase housing choice with different unit types and sizes in the Town. The development will contribute to the annual intensification rate for the Town. The draft plan shows a compact built form, as promoted in Provincial, Regional, and local policy documents. New construction will be required to meet energy efficiency and accessibility requirements in the Ontario Building Code.

Accordingly, the draft plan of subdivision conforms to the policies of the Niagara Region Official Plan.

Town of Pelham Official Plan, 2014

The lands are designated Urban Living Area/Built Boundary in the Town's Official Plan. The permitted uses in this designation are a full range of residential uses including single detached, semi-detached and townhouse dwellings.

Policy B1.1.3 requires the Town to accommodate at least 15% of projected housing growth within the existing built boundaries of Fonthill and Fenwick (note: this is now superseded by the approved intensification target in the Region of Niagara Official Plan of 25%).

Further, Policy B1.1.3 (a) permits and encourages intensification on sites abutting arterial and collector roads or located on a local road on a site that is no further than 100 metres from an intersection with an arterial or collector road; Quaker Road is identified as a Collector Road on Schedule C to the Town of Pelham Official Plan. The applications will result in intensification and redevelopment within the Built Boundary and on a Collector Road.

Policy B1.1.3 (b) states that residential intensification and redevelopment proposals are encouraged to achieve a unit density and housing type in keeping with the character of the density of the neighbourhood where it is proposed; Policy B1.1.3(f) encourages affordable housing in intensification areas.

The applications propose a mix of residential uses including single detached, semi-detached, and townhouse dwellings which is typical of the surrounding neighbourhood. The subject property is not located in an identified intensification area. While the policy base in the Official Plan encourages affordable housing, there is no specific policy that requires housing be affordable. The applications will facilitate housing types at varying price points and second dwelling units are also permitted to provide for an additional rental housing option.

Official Plan Policy D5.3 requires that prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:

- a) The approval of the development is not premature and is in the public interest;
 - ✓ The development is not premature and is in the public interest. The policies contained in the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Niagara Region Official Plan and Town Official Plan are meant to further the public interest. As noted in the analysis, the applications meet the policies contained in these documents.
- b) The lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;
 - ✓ Adequate services are existing or planned to service the development. The development will be served by existing schools, parkland and community facilities.
- c) The density of the development is appropriate for the neighbourhood as articulated in the policies of these Plan that relate to density and intensification;
 - ✓ The density of the development is compatible with surrounding developments and is similar to that of the existing neighbourhood.
- d) The subdivision, when developed, will be easily integrated/connected with other development in the area through the use of roadways, natural corridor linkages and trails to accommodate active transportation;
 - ✓ The draft plan of subdivision will be easily integrated with the surrounding area in terms of road network and pedestrian linkages.
- e) The subdivision conforms with the environmental protection and management policies of this Plan; and,

- ✓ The lands do not contain identified environmental features and no uses are proposed that would be cause for environmental concern
- f) The proposal conforms to Section 51 (24) of the *Planning Act*, as amended.
 - ✓ The proposal confirms to Section 51(24) of the *Planning Act*.

Based on this analysis, Policy D5.3 is satisfied. As a result, the applications conform to the policies of the Town of Pelham Official Plan.

Town of Pelham Comprehensive Zoning By-law 4481 (2022)

The lands are currently zoned Residential Development (RD) according to Schedule 'C' of Zoning By-law 4481. The intent of the Residential Development zone is to restrict development to existing uses until approval of a Zoning By-law Amendment that allows specific development. The RD zone permits existing single detached dwellings and existing uses at the date of passing of the Zoning By-law.

The applicant is requesting to rezone the lands from the existing Residential Development (RD) zone to site-specific R2 (Residential Two), and RM1 (Residential Multiple 1) zones. The zoning change would permit the uses proposed by the draft plan of subdivision (single detached dwellings, semi-detached dwellings, street townhouse dwellings, and accessory uses subject to special regulations). Several site-specific provisions are requested including reduced lot frontages and lot areas. Staff note the site specific OS zone is no longer requested due to replacement of the pedestrian walkway with the future condominium roadway block.

The site-specific zoning requested as part of the proposed Zoning By-law Amendment is provided below:

Table 1. Requested Site Specific R2 Zone

R2 Requirements	Standard R2 Requirement	Requested R2 Requirement
Minimum Front Yard	12.0 metres	11.4 metres
Minimum Lot Area	360 square metres	350 square metres

Table 2. Requested Site Specific RM1 Zone

RM1 Requirements	Standard RM1 Requirement	Requested RM1 Requirement
Minimum Lot Frontage	6.0 m per dwelling unit, except in the case of an interior lot containing a dwelling attached on one side only, the minimum lot frontage required shall be 8.0 m	7.3 metres in the case of an interior lot containing a dwelling attached on one side only.
Minimum Lot Area	230 m ² per unit	200 m ² per unit

Landscape Strip	A landscape strip of 1.5m minimum in width shall be provided where the boundary of a RM1 Zone abuts an R1, R2 or R3 Zone	1.2 metres
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Staff nor Council raised any concerns with the requested zoning regulations. In the opinion of staff, the requested provisions are appropriate for the development of the lands and will continue to facilitate functional residential lots.

Based on this analysis, the requested zoning regulations can be supported.

Submitted Reports:

The applicant provided digital copies of the following reports in support of the application:

- *Planning Justification Report prepared by Upper Canada Consultants, dated May 2024*
 - The report concludes that in the author’s opinion, the proposed development is consistent with the Provincial Policy Statement, conforms with the Growth Plan, Niagara Region Official Plan and the Town of Pelham Official Plan, represents good planning and should be supported.
- *Functional Servicing Report and Stormwater Management Plan prepared by Upper Canada Consultants, dated March 2024*
 - *Addresses the servicing needs and requirements as part of Draft Plan of Subdivision submission for the proposed development and outlines the servicing strategy. The report concludes there exists adequate municipal servicing for this development, from a water, sanitary, and stormwater perspective.*
- *Archaeological Assessment prepared by Detritus Consulting, dated May 21, 2024*
 - The report details the archaeological assessment undertaken on the subject property and indicates that it is the professional opinion of the archaeologist that the Study Area has been sufficiently assessed and is free of further archaeological concern.

Copies of the reports are available through the following link: <https://engagingpelham.ca/729-735-743-quaker-road-maplewood-estates>

Agency Comments:

The applications were circulated to commenting agencies and Town Departments. At the time of writing, the following comments have been received:

Town Community Planning and Development

- Provide a revised draft plan to reflect a temporary turnaround/cul-de-sac on Blocks 18 and 19. The temporary turn around access will be in place until such time as the permanent connection to the lands to the south are developed.
- Staff recognize that the Quaker Road reconstruction project is currently under way. Please refer to Public Works comments.

Public Works

- Town staff will require a comprehensive lot grading and drainage plan demonstrating that storm water runoff will not negatively impact nor rely upon neighboring properties, to the satisfaction of the Director of Public Works or his designate.
- Servicing plan required with plan and profile.
- *Per to Planning Justification Report, The site requires a temporary turn around access over Blocks 18 and 19 as the lands to the south where Street 'A' is to extend, have yet to be developed. **The temporary turn around access will be in place until such time as the permanent connection to the lands to the south is developed.***
- All proposed lots to be individually serviced with its own sanitary and water connections. This work is to be done by the owner, at the owner's expense, and will require a Temporary Works Permit. Associated Costs to be borne by the developer for the future construction of water, sanitary and storm infrastructure on 'Street A'. Please be advised, new lots shall be serviced with a 125mm sanitary and storm laterals and 25mm water lateral in accordance with Town of Pelham Engineering Standards.
- Conditional Draft Plan of Subdivision approval is required to the satisfaction of the Director of Public Works or his designate in order to include the proposed services as part of the Quaker Road Reconstruction Project. The Developer will be responsible for any cost associated to the works.

Fire and By-law Services

- None to date.

Enbridge Gas Inc.

- No objection.

Niagara Region Growth Strategy & Economic Development

- The proposal is generally consistent with the Provincial Policy Statement and conforms to Provincial and Regional policies relating to development within the Urban Area. As such, Regional Growth Strategy and Economic Development staff do not object to the applications, in principle, provided the proposed

servicing can be coordinated with the current reconstruction works on Quaker Road.

- Included conditions of draft plan approval

Niagara Peninsula Conservation Authority

- No NPCA interests in applications.

Bell Canada

- No objection. Included standard conditions of approval.

Public Comments:

On June 24, 2024, a public meeting notice was circulated to all property owners within 120 metres of the property's boundaries. In addition, a public notice sign was posted facing Quaker Road. A public meeting was held on July 17, 2024. Approximately 5 members of the public attended the meeting virtually and in person. One (1) written comment was received which is summarized below:

Lucchetta Homes

- *Neighbouring property owner to the south expressed concern with the subdivision showing a future connection to their lands in advance of concepts being developed for the secondary plan area; Expressed the proposed Street A should be shown as a cul-de-sac or bulb; Object to the proposal until such time as issues related to future access are addressed.*

Verbal submissions were received and are summarized as follows:

Danny Kasunic

- *Expressed concerns with respect to increased traffic volumes and issues of safety along Quaker Road; Concern with new intersection and possibility for conflict with dwellings on north side of Quaker; Concern with new driveway entrances onto Quaker and proximity of entrance to adjacent development.*

Kyle Sager

- *Mirrored concerns of those above.*

Staff Comments:

Council raised several concerns, which are summarized below.

Council expressed concern with the number of new driveways and access points on Quaker Road and the potential for traffic conflicts. Council encouraged coordination with the landowner to the south to achieve connectivity to the lands that were recently brought into the settlement area through the Region's 2022 Official Plan. Council expressed concern with safety/traffic impacts along Quaker, recognizing the impact of the recent settlement area expansion in the City of Welland. Council expressed concern with the prematurity of the plan moving ahead before a

secondary plan to the south is completed. Council expressed concern with snow maintenance. Expressed concern a temporary turnaround could become permanent. Council expressed support for the variation in unit types.

As noted earlier in this Report, the lands to the south have recently been brought into the urban area through the Niagara Region's 2022 Official Plan. The lands have yet to come into the settlement area in the Town's Official Plan as a future secondary plan will be required to bring the lands into the settlement area and ultimately lay the framework for how the lands are envisioned to develop. During the public meeting, Council expressed concern with the subject lands being developed in advance of the future secondary plan being in place. The neighbouring property owner to the south also expressed objection to the originally submitted application as it showed a 20-metre road connecting to the south. It is the neighbouring property owner's opinion that a plan showing access to the lands to the south is premature in advance of consultation between the two parties. In written comments, the neighbouring property owner expressed they are unwilling to commit to a street on the lands to the south until such time as a concept plan for the area as a whole is developed.

Staff acknowledge the concerns of the neighbouring property owner and Council and provide the following comments. The lands subject to the applications are located within the settlement area and outside of the future Secondary Plan Area. They do not rely on lands to the south and are able to be developed independently. The draft plan of subdivision has been revised to include both a cul-de-sac/turnaround bulb with potential for future access to the lands to the south through a 0.3 metre reserve block and connectivity to the adjacent lands to the east (Bauer Landing). The design as currently proposed will allow for the lands to develop independent from the lands to the south, while still maintaining potential for a future access and connectivity with those lands should it be necessary and/or desirable in the future.

Further, staff note the lands to the south have since been listed for sale at the time of writing this report. Concept plans included with the listing show an access to the Maplewood Estates development.

With respect to safety concerns on Quaker Road, the subject lands currently contain four driveway entrances. The originally submitted draft plan proposed 6 driveways and a new road connection (Street A) to Quaker Road. The draft plan has been revised to reorient the units to front on the proposed future road in an effort to reduce the number of accesses/driveway conflicts on Quaker Road. In total this represents a reduction of 3 accesses to Quaker Road. In addition, Planning staff have recommended a condition of approval requiring a lot priority plan for corner lot fencing details and enhanced urban design for the sides of the units along Quaker Road to minimize impacts on the streetscape due to reorientation of the lots.

The proposed subdivision is not anticipated to result in adverse traffic impacts within the surrounding area. Based on traffic studies, and the existing road capacity

following the Quaker Road reconstruction. The projected increase in vehicle trips is expected to be minimal and can be accommodated by the existing transportation network. Town Public Works staff have reviewed the application and not expressed concern with the capacity of the road. The developer revised the draft plan to include a new private road connection to the adjacent Bauer Landing development which will ensure connected development, redistribute traffic and reduce the potential for congestion and other conflicts. The proposed future road (Street A) will be constructed to municipal standards including sidewalks which will contribute to pedestrian safety.

All requested conditions from commenting agencies and utilities have been included in Appendix B.

In light of the above analysis, it is Planning staff's opinion that the proposed draft plan of subdivision and zoning by-law amendment are consistent with Provincial policy and plans, conform to the Regional and Town Official Plans and represent good planning and therefore, should be approved subject to the recommended conditions of draft plan approval contained in Appendix B.

Alternatives:

Council could choose not to approve the applications for draft plan of subdivision and amendment to the Zoning By-law.

Council could choose to approve the applications as submitted originally.

Council could choose to approve the applications subject to modifications.

Attachments:

Appendix A Revised Draft Plan of Subdivision

Appendix B Recommended Conditions of Draft Plan Approval

Prepared and Recommended by:

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Planner

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Dr. Pamela Duesling, MCIP, RPP, EcD, CMM3
Director of Community Planning and Development

Prepared and Submitted by:

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Chief Administrative Officer