



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: September 6, 2022

FROM: Planning Services Department

DATE: August 23, 2022

SUBJECT: Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, Star Oak Developments Limited, 90 Burnhamthorpe Road West, File No. Z.1316.10, 24T-21002/1316, By-law 2022-096

LOCATION: Southwest corner of Burnhamthorpe Road West and Sixth Line

WARD: Ward 7

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RECOMMENDATION:

1. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Star Oak Developments Limited (File No. File No.: Z.1316.10, 24T-21002/1316), as revised, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated August 23, 2022.
2. That By-law 2022-096, an amendment to Zoning By-law 2009-189, be passed.
3. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-21002/1316) submitted by KLM Planning Partners Inc. dated June 29, 2022, subject to the conditions contained in Appendix A of the staff report prepared by Planning Services Department dated August 23, 2022.
4. That notice of Council's decision reflects that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

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5. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.
 6. That staff be authorized to enter into agreement(s) as required with one or more property owners near or adjacent to Sixth Line in order to facilitate any financial compensation to the town for the design, construction and approval of local municipal services and utilities for works that would otherwise be carried out by the developer, provided such agreements are at nominal cost to the Town and on terms satisfactory to the Town Solicitor and the Director, Transportation & Engineering.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The subject report recommends approval of a Zoning Bylaw Amendment and Draft Plan of Subdivision application submitted by Star Oak Developments Limited.
- The proposal has the effect of permitting the development of approximately 23.5 hectares of land for 196 residential units consisting of 128 townhouse units (street and rear lane), 68 detached dwellings, a stormwater management facility and two natural heritage system block associated with the West Morrison Creek.
- Access to the site will be from Sixth Line, Burnhamthorpe Road West and future Preserve Drive.
- Land for road widening purposes is required abutting Sixth Line and Burnhamthorpe Road West to facilitate the future road re-construction works by the town.
- The Zoning By-law Amendment proposed for approval has been attached as Appendix “C”.
- Draft plan conditions have been recommended addressing the conditions of approval based on agency comments and are attached as Appendix “D” to this report.
- The subject lands are designated Neighbourhood Area and Natural Heritage System Area within the North Oakville East Secondary Plan (Figure NOE2).
- The lands are currently zoned Future Development (FD) within Zoning By-law 2009-189, as amended.

Staff recommend approval of the Zoning By-law Amendment and Draft Plan of Subdivision application as the proposed development conforms to the NOESP and Master Plan. The proposal is also consistent with the Provincial Policy Statement 2020, conforms to all applicable Provincial plans and the Region of Halton Official Plan, as they establish applicable policies to guide development including the

conveyance and protection of the Natural Heritage System in accordance with the Town's established urban structure and aid in the achievement of complete communities.

BACKGROUND:

The purpose of this report is to provide a full staff review of the application and a recommendation on the proposed Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision application.

The Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision application was submitted on February 24, 2021. The appeal period ended on June 24, 2021.

The statutory public meeting was hosted by Council on May 10, 2021. No members of the public were in attendance or made submissions.

Proposal

The proposal reflects a Zoning By-law Amendment and Draft Plan of Subdivision.

The proposal relates to the development of approximately 23.5 hectares of land as set out below and as seen on Figure 1a below:

- 68 detached dwellings and 128 multiple attached dwellings;
- a stormwater management facility;
- two natural heritage system blocks associated with the West Morrison Creek; (Core 7 and creek) and,
- the road network.

Access to the site will be from Burnhamthorpe Road West, Sixth Line and future Preserve Drive, once developed.

The applicant's revised ZBA proposes to rezone the property from Future Development (FD) to site specific Neighbourhood Centre (NC), General Urban (GU), Natural Heritage System (NHS) and Storm Water Management Facility (SMF) zones.

The draft plan of subdivision excerpt, Figure 1a below and contained within Appendix B, illustrates the proposed development for the site.

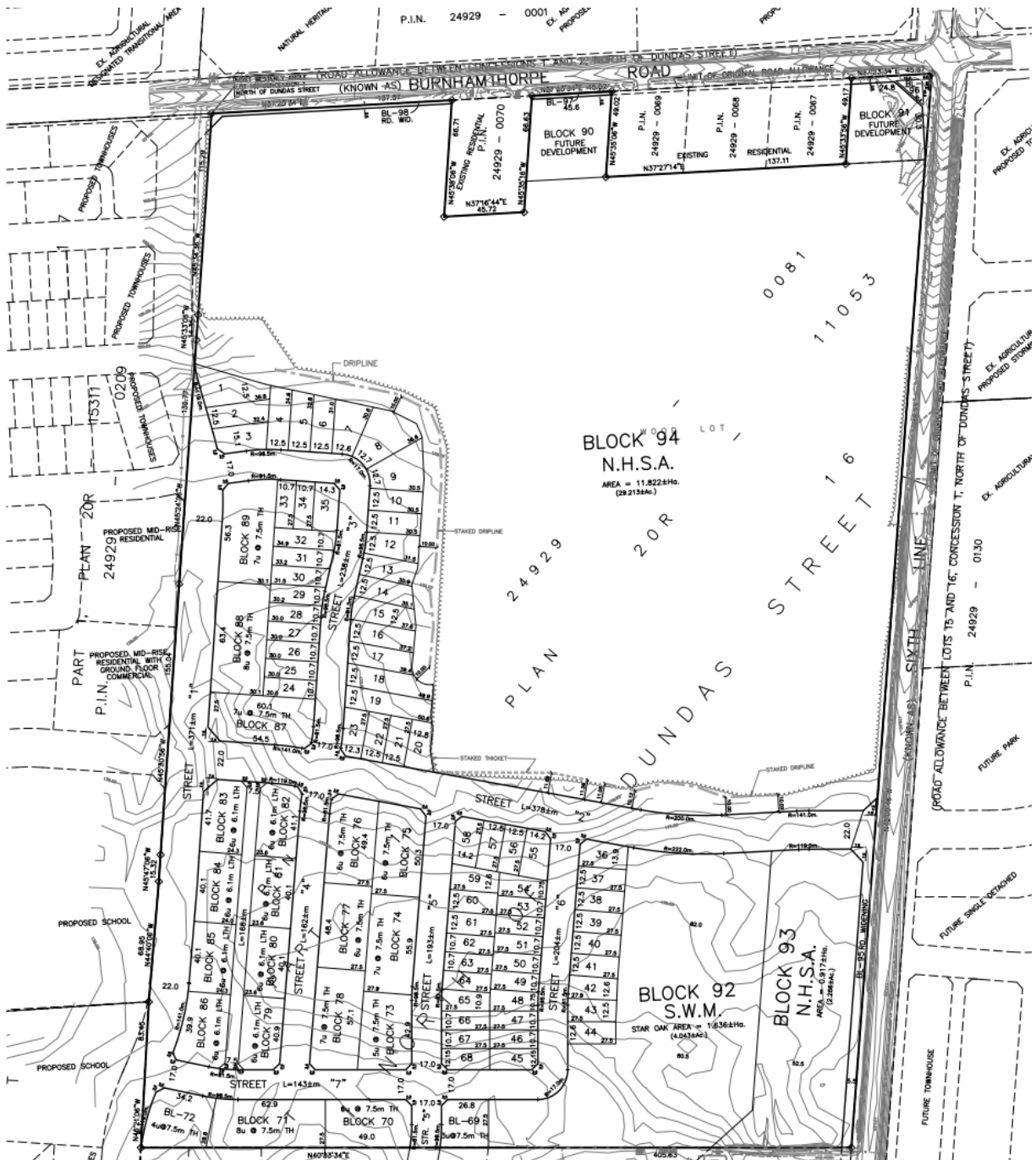


Figure 1a – Proposed Draft Plan Excerpt NTS

For contextual purposes, Figure 1b identifies the property in relation to Neighbourhoods 10 and 11, which reflects the area between Sixth Line and Neyagawa Boulevard. The Star Oak property is identified as #1. Digram, Argo, Timsin and Lower Fourth/Pendent (#2 – #5) have already been draft approved at a

previous Planning and Development Council meeting and are necessary for the orderly development of the subject lands.

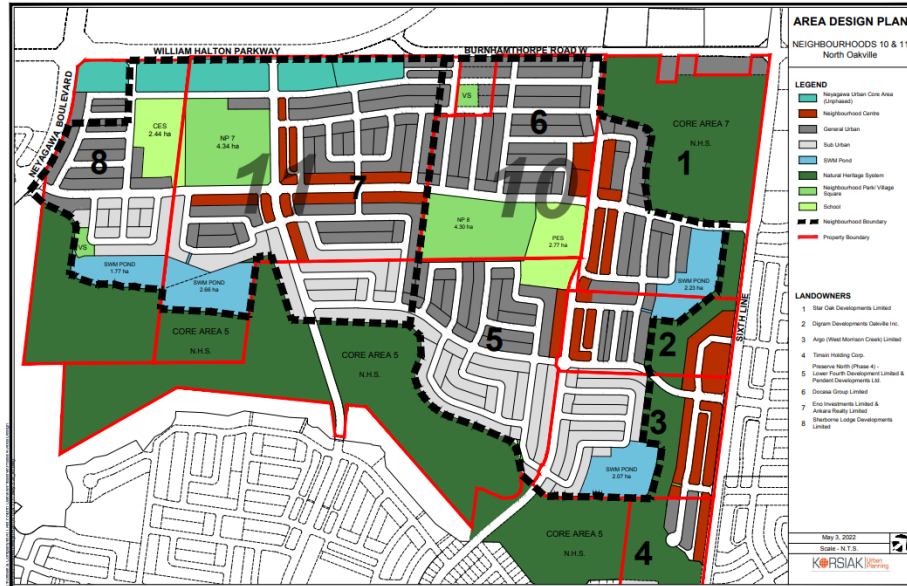


Figure 1b – Context plan

The draft plan of subdivision proposes the following:

Draft Plan Feature	Number of Units	Area (ha)
Detached Dwellings	68	2.57
Multiple-attached Dwellings	128	2.67
NHS		12.74
SWM Pond		1.64
Roadways		3.37
Road widening		0.20
TOTAL	196	23.58

The NHS area, as shown on the draft plan, reflects 54% of the total area of the draft plan and would reflect the entire Core 7 and the upper end of the West Morrison Creek, as envisioned by the North Oakville Creeks Subwatershed Study and the North Oakville East Secondary Plan.

The proposed housing types are as follows:

Proposed Unit Type	Total
Detached Dwellings (12.5m)	39
Detached Dwellings (10.7m)	29
Townhouse Dwellings (7.5m)	80
Townhouse Dwellings (6.1m, lane based)	48
TOTAL	196

All application submission material are found on the town's website site at <https://www.oakville.ca/business/da-37461.html>.

Location / Site Description / Surrounding Land Uses (Figure 2)

The subject property, being approximately 23.5 hectares in size, is located on the southwest corner of Burnhamthorpe Road West and Sixth Line.

These lands are remnant agricultural lands with a portion that is wooded (Core 7 as identified by the North Oakville Creeks Subwatershed Study).

The West Morrison Creek traverses the subject land, both in the agricultural field and within the Sixth Line roadside ditch.

Lands to the west, east and south are proposed for residential development. To the south of this site are the Digram, Argo and Timsin development applications, which were approved at the May 16, 2022 Planning and Development/Council meeting.



Figure 2: Air Photo NTS

PLANNING POLICY & ANALYSIS:

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- North Oakville East Secondary Plan
- Zoning By-law 2009-189, as amended.

Provincial Policy Statement

The Provincial Policy Statement (2020) (PPS), which came into effect on May 1, 2020, continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas, and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS (2020) promotes the integration of land use planning, growth management and transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

On this basis, the proposed development is consistent with the PPS (2020).

Growth Plan (2019)

The Growth Plan for the Greater Golden Horseshoe ('Growth Plan') is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1). The subject lands are located within a "Designated Greenfield Area".

The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities, provide a diverse range and mix of housing options, expand convenient access to transportation options.

On this basis, the proposed development is consistent with the Growth Plan.

Halton Region Official Plan

The subject lands are designated “Urban Area” in the Regional Official Plan (ROP) with portions of “Regional Natural Heritage System” (RNHS). The Urban Area is “planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities”. The policies of the Urban Area designation support a form of growth that is compact and supportive of transit, the development of vibrant and healthy mixed-use communities, which afford maximum choices for residence, work and leisure. Policy 76 notes that the range of permitted uses is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

The proposed development is subject to the 2020 Regional Servicing Allocation program.

Halton Region advised Town staff that it has no objection to the proposal subject to recommended conditions of draft plan approval and the inclusion of a Holding Provisions in the proposed zoning by-law related to installation of regional municipal servicing. A copy of the Region’s August 9, 2022 letter is found in Appendix A.

Livable Oakville Plan

Urban Structure

Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town and identifies the site as *Residential Areas* and *Natural Heritage System*. Official Plan Amendment 317 to the *North Oakville East Secondary Plan*, confirms the Town’s existing urban structure. OPA 317 was approved by Halton Region on April 26, 2018 and deemed to conform to the Growth Plan and is consistent with the PPS.

North Oakville East Secondary Plan

Land Use Policies

The North Oakville East Secondary Plan provides a planning framework for the lands north of Dundas Street and south of Highway 407 between Ninth Line in the east and approximately the Sixteen Mile Creek valley in the west. The North Oakville Plans are not part of the Livable Oakville Plan but endure as amendments to the town’s 2006 Official Plan.

The development of the North Oakville community is premised on a sustainable, design-first philosophy which promotes the protection of the natural environment, mixed use development, and a modified grid road system that enhances transportation options for transit and pedestrians

The North Oakville East Secondary Plan (NOESP) was approved by the Ontario Municipal Board in 2008 through OPA 272 and was prepared to be consistent with the 2005 PPS and in conformity with the 2006 Growth Plan.

The subject land is designated *Neighbourhood Area and Natural Heritage System Area* as illustrated on Figure 3a below.



Figure 3a – North Oakville East Secondary Plan - Figure NOE2

The subject property is located with the Phase 2 lands as outlined within the NOESP.

OPA 321

In September 2018, Halton Region approved OPA 321, which was subsequently approved at the LPAT in July 2019, with modifications. The effect of OPA 321 was to implement policy directions focused on areas of concern identified through the North Oakville Secondary Plans Review.

Prior to OPA 321, the majority of Neighbourhood Centre Areas were being predominately developed with only residential uses. In these areas, the planned vision was to provide for a mix of small-scale retail and service commercial uses in close proximity to the neighbourhoods which was not being achieved. OPA 321, revised the policies and Section 7.6.7.1 states that the intention is to accommodate a range of medium density residential, mixed use, and limited commercial and civic uses to serve neighbourhood residents from a central neighbourhood activity node. An additional policy was included as part of OPA 321 that requires at least one mixed use or non-residential buildings at the intersection of each activity node.

Additionally, the definition of Medium Density Residential Development was revised to remove detached, semi-detached and duplex dwelling and added apartments as permitted building types.

Appendix 7.3 - Master Plan

The North Oakville Master Plan, Appendix 7.3 of the NOESP, illustrates the conceptual design and land use categories for the North Oakville East planning area. Development applications are reviewed in the context of the Master Plan in order to evaluate consistency. Minor variations from the Master Plan may be considered, assuming the general intent and direction of the Master Plan is maintained.

It should be noted that the Master Plan is not part of the operative sections of the NOESP.

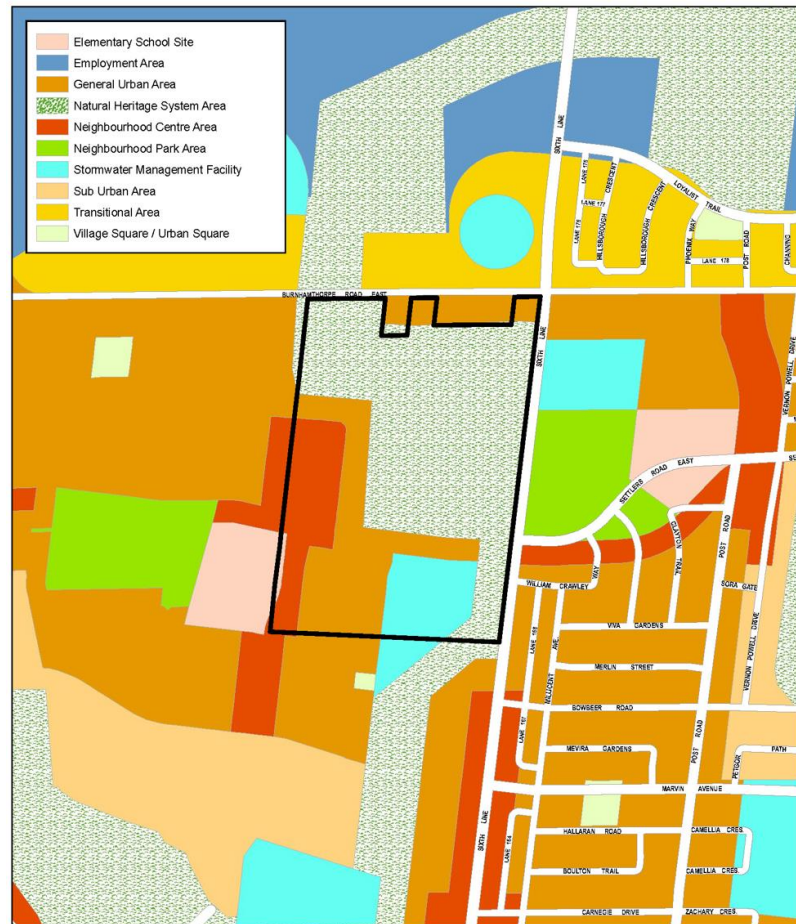


Figure 3b – North Oakville Master Plan Excerpt

Within the North Oakville Master Plan (Figure 3b, excerpt above), the lands are further identified as *Natural Heritage System Area*, *General Urban Area*, *Neighbourhood Centre Area* and *Stormwater Management Facility*.

Zoning By-law (By-law 2009-189)

The North Oakville Zoning By-law (By-law 2009-189) sets zoning standards with the establishment of general regulations and zones reflecting the North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning By-law on November 23, 2009.

The subject lands are zoned *Future Development (FD)*, as illustrated on Figure 4 below. The *Future Development (FD)* zone only allows uses that legally existed on the date of the parent by-law came into effect.

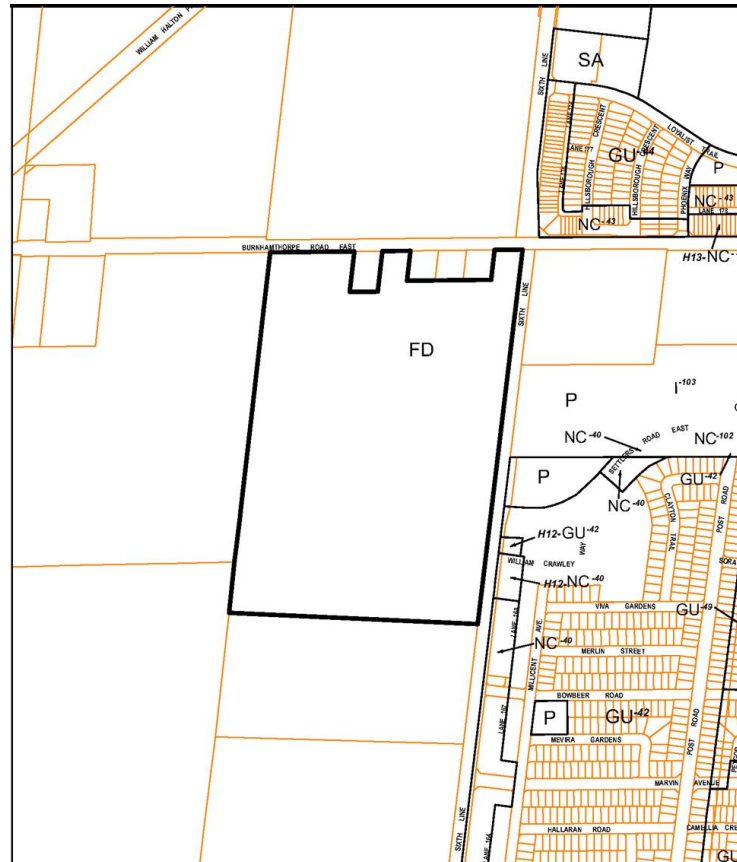


Figure 4 – Zoning By-law Excerpt

The applicant's proposed Zoning By-law Amendment was previously reviewed with Council at the Statutory Public Meeting on May 10, 2021.

Proposed Zoning Bylaw Amendment

Staff have prepared a Zoning By-law (By-law 2022-096) for Council's consideration that rezones a portion of the lands from *Future Development (FD)* to site specific *Neighbourhood Centre (NC)*, *General Urban*, *Natural Heritage System (NHS)* and *Stormwater Management Facility (SWM)*.

In addition to the map change reflecting the parent zones, staff's zoning by-law amendment proposes to:

Permit bay, box and bow windows widths of 4 metres and for porches in Section 4.27 amending the percentage and clarifying the vertical plane.

These are dwelling design related elements.

Amend the 7 metre rear yard setback regulation for the detached dwellings in the General Urban zone to 6 metres for only lots with depths of 28 metres or less

At present, the zoning for such lots requires a 7 metre rear yard, but permits the potential for a one storey addition for 45% of the rear dwelling wall to encroach into the rear yard up to three metres. The applicant has requested an amendment to reflect a six metre rear yard and no additions into the rear yard. Staff consider this acceptable as appropriate separation distances between dwellings are maintained and the future homeowners will have a full backyard that is not encumbered by an addition. Encroachments captured in the Zoning By-law (Table 4.21) are still permitted.

In addition, staff are proposing to prohibit additional floor area extending into the 6 metre rear yard. Staff consider this appropriate, as it will maintain an open and unencumbered backyard to each dwelling, now and in the future. Variances for further reductions to the rear yard setback would not be possible. Encroachments as set out in Table 4.21 of the N.O. Zoning By-law are still permitted.

Holding Provision 55

At the request of Halton Region, existing Holding Provision (#55) is being introduced for the residential area related to regional servicing. These services will be brought to the site through the Argo and Digram subdivisions. This is the same holding provision as previously reviewed by Council for the Digram, Argo, Timsin and Lower Fourth/Pendent subdivisions previously approved.

Blocks 90 and 91 – Zoning Unchanged

It should be noted that the Blocks 90 and 91 abutting Burnhamthorpe Road West are not being rezoned at the present time, as coordination with the abutting properties is necessary. The zoning for these two block will remain as FD as shown on the proposed amendment schedule. A future ZBA application will be required to develop these lands.

The proposed Zoning By-law Amendment can be found in Appendix C.

Resolution of Issues

Confirmation of being a member of the North Oakville East Developers Group and party to the Cost Sharing Agreement

The landowner has been confirmed as a member in good standing with the North Oakville East Development Group. A condition has also been included within the draft

plan conditions to ensure that prior to registration the landowner is still a member in good standing with the landowners group.

Consistency with the Provincial Policy Statement, 2020 and conformity to the 2019 Growth Plan for the Greater Golden Horseshoe, Region of Halton Official Plan, North Oakville East Secondary Plan.

The proposed development is an extension of the draft plans to the south and east and the uses are contemplated by the NOESP. It is staff's opinion that the proposal is consistent with the Provincial Policy Statement 2020 and conforms to the 2019 Growth Plan, the Region of Halton Official Plan, and the NOESP.

Does the EIR/FSS appropriately implement the North Oakville Creeks Subwatershed Study? Have the Natural Heritage System limits (the West Morrison Creek) been appropriately defined?

Both Conservation Halton and Town staff have reviewed the West Morrison Creek EIR/FSS. It has been deemed acceptable as related to the subject property and is consistent with the North Oakville Creeks Subwatershed Study.

Urban design - built form, lot sizes, transitions and compatibility with adjacent properties, interface with public realms and vehicular access.

The applicant has submitted an Urban Design Brief that complies with the Livable by Design Manual. Conditions of draft plan approval are included that requires the applicant to submit elevation drawings (all façades), typical floor plans (all levels) including garage floor plans showing vehicle spaces and storage areas, and typical lotting plans for all models on lots not subject to Site Plan approval for review by the Planning Services Urban Design staff, prior to marketing or selling on any units. The applicant is also required to select a control architect who shall ensure all development that is exempt from the Site Plan approval process, proceeds in accordance with the Town-approved Urban Design Brief.

Vehicular access to this subdivision will be from Sixth Line, Burnhamthorpe Road and the future Preserve Drive.

Justification for the proposed modifications to the parent zoning by-law ensuring the proposed zoning by-law amendment appropriately implements the vision of the North Oakville East Secondary Plan.

Staff consider the proposed modifications to the zoning to both maintain and support the vision of the NOESP.

Appropriate on-street parking and visitors parking

The applicant has located the on-street parking in relation to the future driveways and on-site parking. This plan will assist the detailed engineering stage, where this matter will be confirmed. Space is also being provided in the garages for storage.

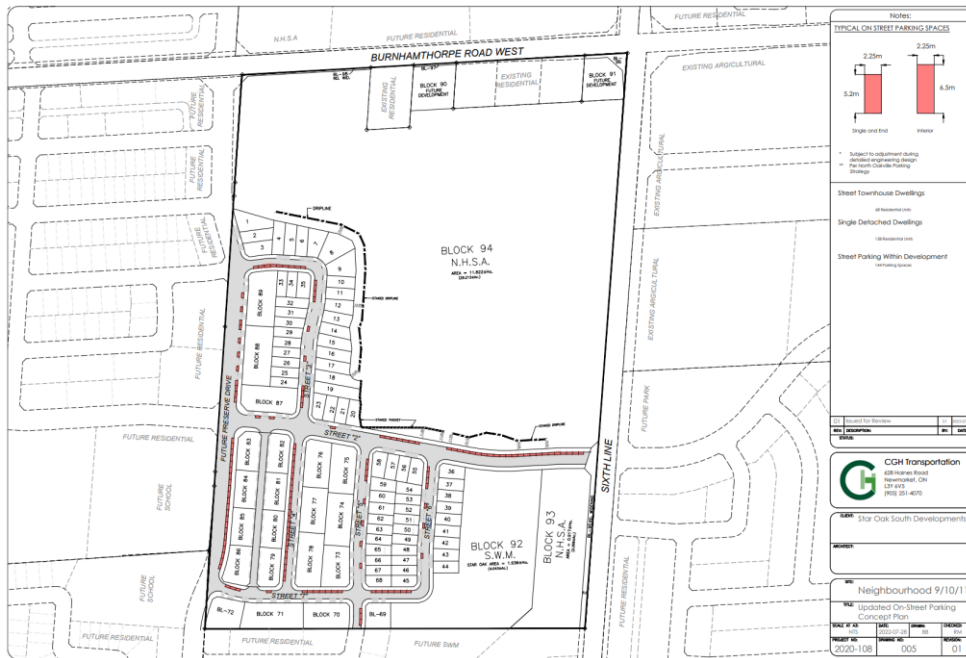


Figure 5a – Conceptual On Street parking in relation to proposed driveways

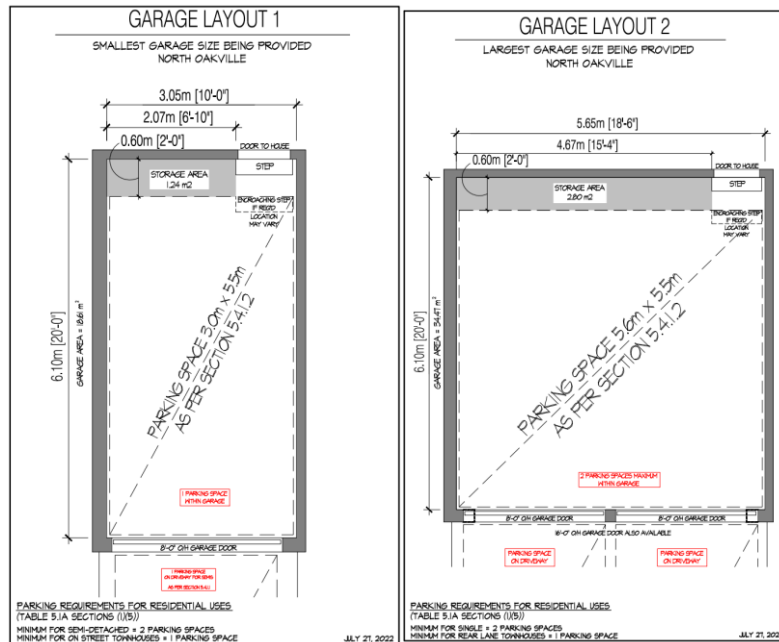


Figure 5b – Parking garage Layouts

Comprehensive Transportation Impact Study for Neighbourhoods 9, 10 and 11.

All concerns of Transportation Services staff have been addressed through the coordinated review of the various draft plans

The Neighbourhood Activity Node is located at the intersection of Street 1 and Street 2. Only half of the activity node is on this site. How will the activity node function?

On the northwest corner of the intersection of Settlers Road (Street 2) and Preserve Drive (Street 1), Docasa is proposing a six storey mixed use building containing ground floor commercial. The activity node function, as highlighted by the oval on Figure 6 below, will be captured by the school on the Docasa lands (southwest corner of same intersection), the proposed Docasa mixed-use block and the proposed neighbourhood park, just to the west of the school on the Docasa lands.

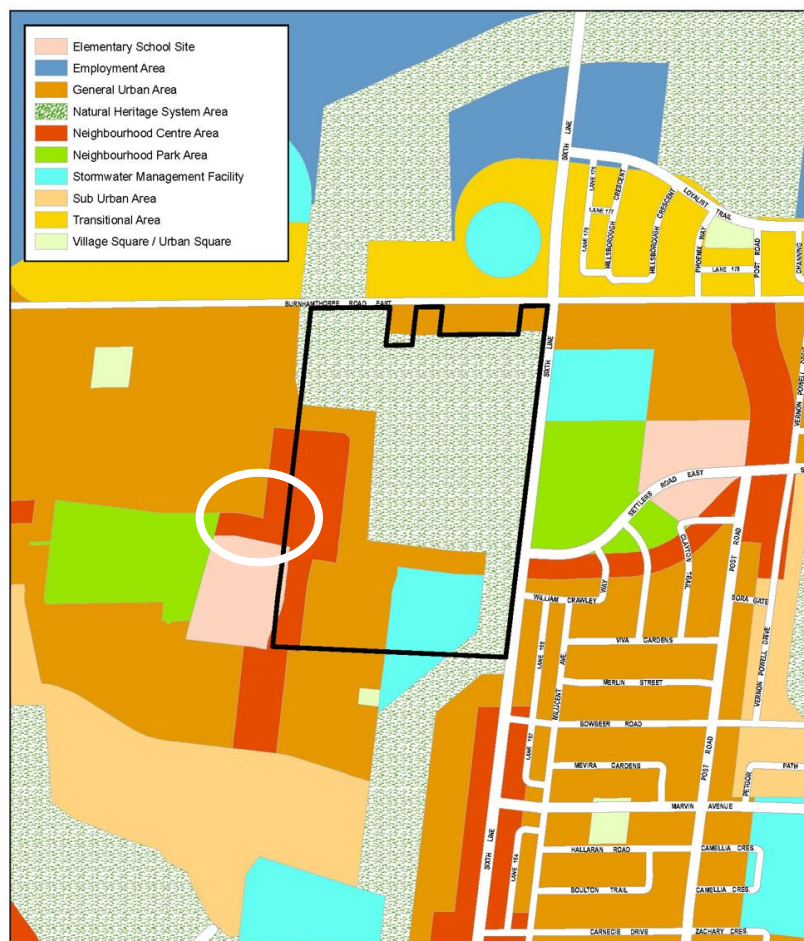


Figure 6 – Neighbourhood Activity function area

Coordination is necessary with the town's Sixth Line reconstruction project.

Phasing for construction is shown in Figure 7 below.

Phase 1 of the road reconstruction is presently underway and is targeted for completion in Fall 2022.

Phase 2 engineering drawings are nearing completion. The project is targeted to commence with the relocation of hydro services in the Fall 2022. The target startup date for the reconstruction of the road is Summer 2023.

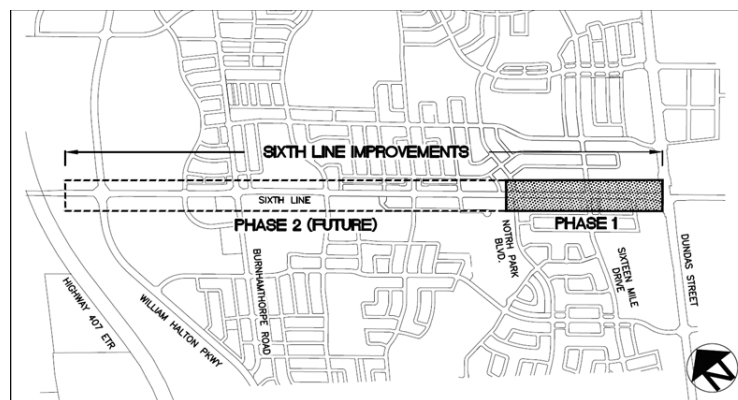


Figure 7 – Sixth Line Reconstruction Phases

As part of the previous Emgo III subdivision that was reviewed by Council at the September 13, 2021 Planning and Development meeting, the following recommendation was approved:

That staff be authorized to enter into construction access agreements or easements with this owner and any other owners within the Sixth Line corridor which are necessary to complete the Sixth Line Road Widening project in respect of the future road widening lands not yet conveyed to the Town, or acquire such road widening lands prior to subdivision registration, provided such agreements, easements or transfers are at a nominal cost to the Town and on terms satisfactory to the Town Solicitor.

This allowed staff to address the matter of additional lands (future road widenings shown on abutting draft plans) that are necessary to reconstruct Sixth Line.

Regarding the Phase 2 road reconstruction, local municipal services and utilities that benefit the individual developments are the expense of the affected developer(s) and traditionally are built by that developer. However, with Sixth Line being a town road project and its reconstruction in the near future, staff have put forth a recommendation below. This recommendation allows for the coordination of local servicing with the timing of the town's capital project in order to reduce the amount

and duration of construction activity on Sixth Line, avoids future disruptions for the installation of local services and ensures financial compensation for installation of local municipal services and utilities that would benefit the individual developments in Phase 2. This is a road reconstruction coordination matter.

That staff be authorized to enter into agreement(s) as required with one or more property owners near or adjacent to Sixth Line in order to facilitate any financial compensation to the town for the design, construction and approval of local municipal services and utilities for works that would otherwise be carried out by the developer, provided such agreements are at nominal cost to the Town and on terms satisfactory to the Town Solicitor and the Director, Transportation & Engineering.

Identification of proposed widenings along Burnhamthorpe Road West

Required road widenings for Burnhamthorpe Road West and Sixth Line have been appropriately shown.

Proposed development of Blocks 89 and 90, now Blocks 90 and 91

While the blocks are technically created with the creation of NHS limits and use of existing property boundaries, the blocks are to remain zoned as Future Development. The intent of this is to review all six lots abutting the Burnhamthorpe Road West frontage in a coordinated manner to determine appropriate future development. Matters for consideration include, but not limited to, grading and drainage matters related to Burnhamthorpe Road West and from the future high school site, access to/from Burnhamthorpe Road West and Sixth Line, protection of NHS Core 7 and appropriate built form.

Alignment with the Climate Emergency

The proposed subdivision provides opportunities for various non-motor vehicle options including walking, cycling, transit usage (along Sixth Line, Settlers Road and future Preserve Drive) and trails through the NHS and around the proposed stormwater management pond. In addition to trails and transit, the town will be conveyed 54% of the subdivision for inclusion into the town's Natural Heritage System. The options for electric rough-ins for electric vehicles will be offered to the perspective homeowners.

Ensuring the long-term integrity of the NHS

As mentioned above, the NHS (Core 7 and creek block) will be conveyed to the town as part of North Oakville's overall Natural Heritage System.

Opportunities to enhance green building options, and other measures for sustainable community design

The applicant has been made aware of the town's desire to include green building technologies into the development of the dwelling units. The *Ontario Building Code* provides a minimum standard.

Public Comments

No public comments were submitted to staff related to the previous Public Meeting report. No public comments have been received at the time of writing this report.

The Statutory Public Meeting was held on May 10, 2021.

CONCLUSION

Staff recommends approval of Draft Plan of Subdivision and Zoning By-law Amendment, which has the effect of developing approximately 23.5 hectares of land consisting of 128 townhouse units, 68 detached dwellings, two Natural Heritage System blocks and a stormwater management pond. The proposed subdivision is appropriate and compatible with the adjacent land uses and in keeping with the intent of the land use policies of the North Oakville East Secondary Plan.

Staff is satisfied that the proposed development is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan (2019) and the Halton Region Official Plan, has regard for matters of Provincial interest and represents good planning. Further, the application conforms to the Town's approved Urban Structure, and the principles and overall policy direction of the North Oakville East Secondary Plan.

Staff recommend approval of the ZBA and revised Draft Plan of Subdivision subject to the conditions in Appendix "D" and that By-law 2022-096 be passed as the following additional requirements have been satisfied:

- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved. Matters raised by the Conservation Halton and the Region of Halton have been addressed through conditions of approval.
- The proposal implements the vision, development objectives, community design strategy and land use strategy of the North Oakville East Secondary Plan.

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- The draft plan of subdivision is necessary to facilitate future land division into individual residential lots, and is appropriate for the orderly development of the lands.
 - The proposed draft plan of subdivision and zoning by-law amendment reflects a logical extension of the draft plan of subdivision to the south.
 - The proposed plan of subdivision meets the criteria established in Section 51(24) of the *Planning Act*.
 - Comments from Council have been appropriately addressed.

By-law 2022-096 is attached as Appendix “C”.

CONSIDERATIONS:

(A) PUBLIC

The Public Meeting notice for May 10, 2021 meeting was mailed out to all properties within 120 metre radius of the site and placed on the sign on the property. Resident Associations were notified along with property owners in accordance with the *Planning Act* regulations and Town practices. No concerns were raised by the public at the Public Meeting.

Resident Associations were notified along with property owners in accordance with the *Planning Act* regulations and Town practices. At the time of writing this report, no additional public comments were received.

(B) FINANCIAL

Development Charges are applicable to this development. Parkland dedication is applicable and may be satisfied following confirmation that the developer is in good standing with the North Oakville East Developers Group and party to the Cost Sharing Agreement.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for comment.

Draft plan conditions have been provided in Appendix D to this report. Additional review will be required prior to registration of the draft plan.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- be the most livable town in Canada

(E) CLIMATE CHANGE/ACTION

The proposed development generally complies with the Town's sustainability goals and objectives of the North Oakville East Secondary Plan. The proposal has also been reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019 to provide opportunities to reduce the development footprint of the proposal.

APPENDICES:

- Appendix A – Regional comments
- Appendix B – Draft Plan of Subdivision
- Appendix C – By-law 2022-096
- Appendix D – Conditions of Draft Approval

Prepared by:

Robert Thun, MCIP, RPP, Senior Planner, Current Planning, West District

Recommended by:

Charles McConnell, MCIP, RPP, Manager, Current Planning, West District

Submitted by:

Gabe Charles, MCIP, RPP, Director, Planning Services