

To: Mayor and Members of Township of Norwich Council

From: Amy Hartley, Development Planner, Community Planning

Applications for Official Plan Amendment, Draft Plan of Subdivision and Zone Change OP 25-11-3, SB25-10-3 & ZN 3-25-13 – 1730882 Ontario Inc.

REPORT HIGHLIGHTS

- The purpose of the Official Plan Amendment is to redesignate the subject lands from Open Space to Medium Density Residential and Open Space to permit the development of approximately 14 two-storey townhouse units and recognize an environmental buffer from Otter Creek.
- The purpose of the Draft Plan of Subdivision application is to create two residential blocks, one containing approximately six (6) townhouse units, and the other containing (8) units which are proposed to be further divided at a later date. The draft plan also includes three blocks that are to be conveyed to the Township for road widenings.
- The purpose of the Zone Change application is to rezone the subject lands from 'Restricted Industrial Zone (MR)' and 'Development Zone (D)' to a 'Special Residential Type 3 (R3-sp)' to permit the proposed development with site specific provisions to increase lot coverage.
- Planning staff are recommending approval of the applications as they are consistent with the policies of the Provincial Planning Statement and are generally in-keeping with the strategic initiatives and objectives of the Official Plan respecting medium density residential development in a serviced village.

DISCUSSION

BACKGROUND

OWNERS: 1730882 Ontario Inc. (c/o Bruce Barnim)
311 Ingersoll Street South, Ingersoll, ON N5C 3J7

AGENT/APPLICANT: Build Ontario Developments (c/o Ushdeep Sandhu)
15 Kenview Boulevard, Unit 2, Brampton, ON L6T 5G5

LOCATION:

The subject lands are described as Lots 572 & 574, Plan 955, save and except Parts 1 & 2, Plan 41R-8035 (North Norwich), in the Village of Norwich. The subject lands are located at the southwest corner of Avery's Lane and Main Street West and are municipally known as 85 & 87

Main Street West and 6 Avery's Lane.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "C-1"	County of Oxford Environmental Features Plan	Significant Valleylands
Schedule "C-2"	County of Oxford Development Constraints Plan	Erosion Hazard
Schedule "N-1"	Township of Norwich Land Use Plan	Settlement
Schedule "N-2"	Village of Norwich Land Use Plan	Open Space

Proposed:

Schedule "C-1"	County of Oxford Environmental Features Plan	Significant Valleylands
Schedule "C-2"	County of Oxford Development Constraints Plan	Erosion Hazard
Schedule "N-1"	Township of Norwich Land Use Plan	Settlement
Schedule "N-2"	Village of Norwich Land Use Plan	Medium Density Residential and Open Space

TOWNSHIP OF NORWICH ZONING BY-LAW 07-2003-Z:

Existing Zoning: 'Restricted Industrial Zone (MR)' and 'Development Zone (D)'

Proposed Zoning: 'Special Residential Type 3 Zone (R3-sp)'

PROPOSAL:

Applications for Official Plan Amendment, draft plan of subdivision approval, and zoning bylaw amendment have been received by the County of Oxford and Township of Norwich to facilitate a residential townhouse development in the Village of Norwich.

The purpose of the Official Plan Amendment is to re-designate the subject lands from Open Space to Medium Density Residential and Open Space to permit a net residential density of approximately 23 units per hectare (10 units per acre). A portion of the lands will remain designated as Open Space to reflect a vegetated buffer setback from the top of the existing slope of Otter Creek, as recommended by a geotechnical investigation.

The proposed draft plan of subdivision consists of two residential blocks (Block 1 and 2), that are proposed to contain 14 street fronting townhouse units and three blocks that are proposed to be conveyed to the Township of Norwich and County of Oxford for future road widenings. The proposed draft plan of subdivision will front onto Avery's Lane.

The purpose of the zone change application is to rezone the subject lands from 'Restricted Industrial Zone (MR)' and 'Development Zone (D)' to 'Special Residential Type 3 Holding Provision (RM-sp(H))' and 'Open Space Zone (OS)'. Site-specific provisions have been requested to increase the permitted lot coverage from 35% to 44% to accommodate the proposed development after the road widening conveyances have occurred.

The majority of the lands are regulated by Long Point Conservation Authority (LPRCA), additionally the subject lands are considered an erosion hazard and contain significant valleylands as per the Oxford County Natural Heritage Systems Study (ONHSS). An Environmental Impact Study has been submitted in support of the application that has been peer reviewed by a third party consultant with the recommendations being implemented through the draft plan conditions.

In support of the applications, the following studies were submitted:

- Environmental Impact Study;
- Hydrogeological Report;
- Geotechnical and Slope Stability Assessment;
- Environmental Site Assessment;
- Functional Servicing Report;
- Traffic Impact Study;
- Planning Justification Report.

The subject lands are comprised of approximately 0.83 ha (2.04 ac) that is currently developed as a mechanic shop and has contained several industrial uses over time. Surrounding land uses include existing low density residential development to the west and an approved plan of subdivision to the east containing semi-detached and single detached dwellings, the Township of Norwich Firehall is located to the east. Otter Creek is located immediately adjacent to the west and Norwich Conservation Area being located to the north. The Norwich Village Cemetery is located to the south of the subject lands.

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

Plate 2, Aerial Map (2025) with Existing Zoning provides an aerial view of the subject property and surrounding uses with the existing zoning.

Plate 3, Existing Official Plan Designations illustrates the land use designations of the subject property and surrounding area

Plate 4, Proposed Draft Plan of Subdivision illustrates the proposed draft plan of subdivision layout and lot configurations.

Plate 5, Buffer and Fencing for the Proposed Draft Plan of Subdivision illustrates the proposed vegetated buffer along Otter Creek and proposed fencing.

APPLICATION REVIEW

PLANNING ACT

Section 2 of the *Planning Act* respecting Provincial Interests, provides that a municipal Council, in carrying out their responsibilities under the Planning Act, shall have regard to, among other matters, matters of provincial interest such as (but not limited to):

- the protection of ecological systems an agricultural resource;
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the adequate provision of a full range of housing, including affordable housing;
- the resolution of planning conflict involving public and private interests;
- the protection of public health and safety;
- the appropriate location of growth and development;
- the promotion of development that is designed to be sustainable, to support public transit and be oriented to pedestrians; and
- the promotion of built form that, among other matters, is well designed and encourages a sense of place.

Section 51 (24) of the *Planning Act* provides 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:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) whether the proposed subdivision is premature or in the public interest;
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) the suitability of the land for the purposes for which it is to be subdivided (including affordable housing units, if any);
- e) 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;
- f) the dimensions and shapes of the proposed lots;
- g) 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;
- h) conservation of natural resources and flood control;
- i) the adequacy of utilities and municipal services;
- j) the adequacy of school sites;
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- m) 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.

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, “shall be consistent with” all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Chapter 2 focuses on fostering sustainable, inclusive and competitive communities by ensuring well planned growth that meets the needs of current and future populations. Section 2.1 establishes the importance of maintaining sufficient land for housing and employment growth, supporting diverse land uses, and creating complete communities that are accessible and equitable.

Section 2.2 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1, General Policies for Settlement Areas, directs that Settlement Areas shall be the focus of growth and development. Further, land use patterns within Settlement Areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and,
- e) are freight supportive.

Section 3.6 Sewage, Water and Stormwater, notes that planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services.

Section 4.1 provides that natural features and areas shall be protected for the long term and that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored, or, where possible, improved, recognizing linkages between and among natural heritage features and areas.

Section 5.2 of the PPS addresses natural hazards and states that development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland systems which are impacted by flooding hazards and/or erosion hazards.

OFFICIAL PLAN

The subject lands are located within the Village of Norwich, designated as a 'Serviced Village' according to Schedule "C-3", County of Oxford Settlement Strategy Plan and Schedule "N-1" Township of Norwich Land Use Plan, respectively, and further designated as 'Open Space' according to Schedule "N-2" Village of Norwich Land Use Plan. Further, the subject lands contain a significant valleyland as identified on Schedule "C-1", County of Oxford Environmental Features Plan, and an erosion hazard as identified by Schedule "C-2", County of Oxford Development Constraints Plan.

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

Section 4.2.2.4 (Serviced Villages) directs that serviced villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized wastewater and water supply facilities.

Section 6.2.1 (Objectives for Rural Settlement Residential Designations) states that compact urban form and residential infilling, as well as a range of housing types, shall be promoted in all rural settlement areas where appropriate given the level of infrastructure available.

Section 6.2.3 (Medium Density Residential Areas) directs that Medium Density Residential areas in serviced villages are those lands primarily developed or planned for low profile multiple unit development that exceeds densities established for Low Density Residential areas, and further, all proposed for Medium Density Residential development shall be subject to Site Plan Control.

Developments proposed for Medium Density Residential areas require an amendment to the Official Plan, subject to the following criteria:

- The property abuts a major road, such as a County Road or Provincial Highway, or will be situated such that movements from the site do not flow through any adjoining Low Density Residential areas;
- The property will be in close proximity to community serving facilities such as schools, shopping facilities and recreational and open space areas;
- The proposal shall be fully serviced by centralized water and wastewater facilities and storm sewers, power and gas distribution facilities will be available to accommodate the proposed development;
- Stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;

- The size, configuration and topography of the site is such that there is sufficient flexibility in site design to mitigate adverse impacts on the amenities and character of any adjacent Low Density Residential areas through adequate buffering and screening;
- The location of vehicular access points and the likely impacts of traffic generated by the proposal on adjacent streets has been assessed and is acceptable;
- Adequate off-street parking and outdoor amenity areas can be provided; and,
- The effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated.

The Official Plan establishes densities for Medium Density Residential areas with a minimum net residential density of 22 units per hectare (9 units per acre) and a maximum net residential density of 50 units per hectare (20 units per acre).

The subject lands are designated as 'Open Space', according to Schedule "N-2" Village of Norwich Land Use Plan, as contained in the Official Plan. Lands designated as Open Space typically include regulatory floodplain and floodway lands, Conservation Authority owned lands, Earth Science Areas of Natural and Scientific Interest, and parks, pathways, recreation areas, and stormwater management facilities.

It is the intent of the Plan to maintain ecological functions, conserve environmental areas and to provide opportunities for both active recreation and passive enjoyment of the environment in its natural state. Permitted uses within lands designated for Open Space include active and passive recreation and structures that are accessory or ancillary to the Open Space use.

Section 10.3.3 (Plans of Subdivision and Condominium) identifies that County Council and Area Councils will evaluate applications for a plan of subdivision on the basis of the requirements of the *Planning Act* as well as criteria, including, but not limited to:

- The plan effectively accommodates environmental resources and mitigates environmental constraints in accordance with the relevant Official Plan policies;
- The plan is designed to reduce negative effects on surrounding land uses, including transportation networks and significant environmental features;
- The plan is designed to be integrated with adjacent developments; and,
- The plan is designed to be compatible with the natural features and topography of the lands, extensive areas of cut and fill will be discouraged.

As a condition of draft plan approval, County Council will require an applicant to satisfy conditions prior to final approval and registration of the plan. The applicant will be required to meet the conditions of the draft approval within the specified time period, failing which, draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, County Council shall require the applicant to enter into a subdivision agreement with the area municipality and, where necessary, the County, prior to final approval of the plan.

ZONING BY-LAW

The subject lands are currently zoned 'Restricted Industrial Zone (MR)' and 'Development Zone (D)' in the Township Zoning By-law. The zone change application proposes to rezone the subject lands to 'Special Residential Type 3 (R3-sp)' and 'Open Space Zone (OS)'.

The 'R3' zone permits a maximum of 8 dwelling units per townhouse building, minimum 3 m (9.8 ft) interior side yard, maximum 35% lot coverage, minimum 30% landscaped open space, maximum 11 m (36.1 ft) height, and establishes minimum lot area and frontages for interior units, exterior units, and corner units.

Site-specific provisions are proposed to permit an increased lot coverage of 44%. The applicant has indicated that once the three blocks required for road widenings are removed there is limited area available for the proposed footprints in addition to the environmental buffer required. Additionally, relief is required from Section 2.3 whereby each zone is not treated as a separate lot for the purposes of zoning compliance. Due to the size of the site, environmental buffer required and proposed building foot print staff are satisfied that the relief is necessary to avoid additional site-specific provisions for each zone.

It was identified in the Traffic Impact Study that the proposed driveway for Lots 5 and 6 will not comply with the driveway setbacks from an intersection. Section 5.21.1.7.5 requires a 9 m (29.5 ft) setback from a driveway to an intersection. The proposed driveways will be in line with Front Street and act as a fourth leg of a three leg intersection.

Additionally, the proposed environmental buffer will be rezoned to an 'Open Space Zone (OS)' to ensure that the lands remain identified as part of the natural feature/hazards within the area and are not used for residential purposes.

AGENCY COMMENTS

Thames Valley District School Board, Hydro One, Township of Norwich Fire Department indicated no concerns with the subject proposal.

Southwestern Public Health provided comments in support of the proposed development which are attached to the report hereto.

Canada Post indicated that mail delivery for these properties will fall under PO Box at the Norwich Post Office (70 Main St W, Norwich, ON N0J 1P0)

Long Point Regional Conservation Authority (LPRCA) commented that the floodplain on-site has been altered over time and through the proposed development application the floodplain will be re-established as it existed historically and all proposed structures will be located outside of the 100-year floodplain. Further, all habitable floor space must be above the 100-year flood elevation, additional engineering may be required to ensure there is no risk of structural failure due to potential hydrostatic/dynamic pressures. A detailed Stormwater Management and Erosion & Sediment Control Plan has been included as a condition of approval to ensure the above noted comments are addressed.

The County of Oxford Public Works Department has provided a number of conditions of draft approval, which have been incorporated as recommended conditions of draft approval.

Township of Norwich Building Department noted the following:

- Prior to demolition, demolition permits are required for each of the buildings proposed to be demolished.
- Building permits required for each proposed building.
- Development Charges will apply and will be calculated at the time of building permit issuance. A credit will be applied to buildings for which a building permit has been issued within 5 years from the date a demolition permit is issued.

- Clearances to above ground electrical conductors shall be as per OBC subsection 3.1.19., article 9.1.1.5., article 3.15.5.2., or 9.38.3.4. as applicable. (Conform to the requirements of CAN/CSA-C22.3 No.1, "Overhead Systems", for electrical conductors carrying voltages greater than 69 kV.)
- A Record of Site Condition must be filed in the Registry with the Ministry of the Environment, Conservation and Parks for the change in use of property. Written acknowledgment of filing and a certificate of property use from the Ministry of Environment, Conservation and Parks is required as part of a building permit application.

PUBLIC CONSULTATION

Notice of complete application and notice of public meeting were circulated to surrounding neighbours on August 12, 2025 and September 29, 2026, respectively, in accordance with the requirements of the Planning Act. As of the writing of this report, one letter of concern has been received from neighbouring property owners outlining concerns regarding flooding and alteration of the floodplain.

Planning Analysis

The Township of Norwich and the County of Oxford have received applications to amend the Official Plan and Township Zoning By-law and for draft approval of a Plan of Subdivision to facilitate the construction of 14 street fronting town house units. The applicant has further requested site-specific zoning provisions to increase the permitted maximum lot coverage and facilitate the development of the townhouse units.

In support of the applications a Planning Justification Report, Environmental Impact Study, Functional Servicing Report, Geotechnical and Hydrogeological Reports, Phase II Environmental Site Assessment, and a Traffic Impact Study were submitted and are discussed below.

Supporting Studies

Environmental Impact Study

A Scoped Environmental Impact Study (EIS) was prepared by Vroom & Associates dated July 2025. The County subsequently had the EIS peer reviewed by a third party consultant. Amendments to the EIS were required and a second version was submitted for review. The peer review consultant provided conditions of draft approval in order to implement the recommendations of the EIS, conditions include:

- Provide detailed drawing for fill and debris removal and vegetation removal mitigation;
- Prepare a tree inventory including preservation and protection;
- Prepare a landscape plan which includes native trees, shrubs and groundcover within a vegetated buffer and disturbed areas along the slope of the creek; and
- That a vegetated buffer be placed into an Open Space zoning to protect the area along the Creek.

The peer review consultant did recommend a 10 m vegetated buffer from the Top of Bank, however, due to the size and layout of the site, in conversation with the applicant, staff are agreeable to accepting a variable 5-10 m vegetated buffer which includes a chain link fence set at 5 m from the top of bank to minimize encroachments and disturbances from the residents of the dwelling units into the Creek and the buffer area.

Functional Servicing Report

A functional servicing report was prepared by K. Smart Associates Limited dated June 17, 2025, which provides detailed site engineering design including a Functional Site Servicing and Stormwater Management Report. The report recommended infrastructure size requirements, estimated daily flows, required sanitary servicing and storm servicing solutions for quantity and quality to connect to the municipal storm infrastructure. The recommendations and findings of this document will be implemented through the conditions of draft approval and subsequent subdivision agreement.

Geotechnical/Hydrogeological Investigation

A geotechnical and slope stability assessment and hydrogeological investigation report were prepared by Englobe Corporation dated June 14, 2024 and May 28, 2025 respectively. The report reviewed and addressed site preparation, excavations and groundwater control, building design and construction, stormwater management considerations and geotechnical inspection and testing results. The hydrogeological report noted that due to the proximity of the floodplain no basements are proposed.

It is recommended that supplemental boreholes and additional geotechnical and hydrogeological consultation be anticipated during the detailed design stage. The recommendations of this report will be implemented through the conditions of draft approval and subsequent subdivision agreement.

Phase II Environmental Site Assessment

An Environmental Site Assessment was conducted by Rubicon Environmental (2008) Inc. dated August 26, 2024. The Assessment reviewed the surface and subsurface soils and groundwater conditions in order to consider the conversion of the lands from industrial/commercial use to a residential. The samples that were collected from the site showed that each of the locations and depths of the samples submitted were below the applicable site condition standards and no concerns were present within the sampling locations.

As a result of the Phase II ESA, a Record of Site Condition was filed with the Ministry of Environment, Conservation and Parks for review a condition of draft approval has been included to ensure the Record of Site Condition is finalized and filed against the property prior to the residential use being established.

Traffic Impact Study

A traffic impact study was prepared by Paradigm Transportation Solutions Limited dated November 28, 2024 which assessed the current and proposed traffic conditions and noted that the redevelopment of the lands is forecasted to generate seven weekday trips in the AM peak hour and eight weekday trips in the PM peak hour. The study assessed the intersections at Avery's/Main, Avery's/Front and Avery's/Carman, no off-site transportation network improvements are required as a result of the development.

It is noted that the driveways for Lot 5 and 6 are within 9 metres of the intersection for Front Street and Avery's Lane which is not in compliance with Section 5.21.1.7.5 of the Township Zoning By-law. It is not anticipated that that these connections will impact operations due to the low traffic volumes on Front Street and Avery's Lane.

Provincial Planning Statement (PPS) 2024

Planning staff are of the opinion that the proposal is consistent with the policies of the PPS, as the development is considered to be an efficient use of land and municipal services within a fully serviced settlement area. The proposal will increase the housing supply to help address the full range of housing needs and will assist the Township with providing and building homes that respond to changing market needs and local demand, to support a diverse and growing population and workforce in the Township and broader region. The development is also consistent with Sections 2.1.4, 2.2.1 and 2.3.1 of the PPS as it will permit and facilitate housing options required to meet the social, health, economic and well-being requirements for current and future residents, facilitate residential intensification, represents the development and introduction of new housing options within previously developed areas and redevelopment, which results in a net increase in residential units and supports a modern economy by providing broader mixed uses to support the achievement of complete communities.

Additionally, staff are satisfied that the Environmental Impact Study and proposed conditions of draft approval will address the policies contained in Sections 4.1 and 5.2 respecting natural features and hazards.

Official Plan

With respect to the proposed Official Plan amendment to redesignate the lands from Open Space to Medium Density Residential and Open Space, it is the opinion of Planning staff that the Official Plan criteria respecting medium density residential developments within the Serviced Village of Norwich have been satisfactorily addressed and are assessed below.

As noted, the subject lands have been used for industrial or commercial uses for a significant amount of time and do not appear to comply with the Open Space designation policies. The removal of the lands from Open Space to redesignate them as Medium Density Residential will result in the development of the subject lands that is more compatible with the surrounding area and provide additional housing opportunities within the Township. The proposed vegetated buffer noted in the Environmental Impact Study will remain designated as Open Space to ensure the long-term protection of the environmental features and hazards abutting the development.

The Official Plan recognizes the importance of increasing the supply of housing through residential intensification, particularly within Serviced Settlement Areas. As previously noted, the Official Plan establishes minimum and maximum densities for Medium Density Residential areas of 22-50 units per hectare (9-20 units per acre). The proposed development would result in an overall net density of approximately 23 units per hectare (10 units per acre) for the residential development. Planning staff consider the proposed density appropriate in this instance as the lands will be served with full municipal services, the development will respect the natural heritage features and natural hazards associated with Otter Creek and the site will be well integrated into the existing and planned residential development in the vicinity.

With respect to the Medium Density Residential policy criteria, the size of the subject site is adequate and of a sufficient size to accommodate the proposed development. The subject lands are a total of 0.83 ha (2.04 ac) in size, are generally flat. The subject lands are in close proximity to existing and draft approved residential development. Planning staff are satisfied that the subject lands are in close proximity to community serving facilities, specifically the downtown core of the Village and within walking distance of a neighbourhood park (7 minute walk) and Emily Stowe Public School (9 minute walk).

The design of the subject proposal has taken into consideration the surrounding lower density neighbourhood. The design of the site has positioned the building outside of the natural hazard area and long-term stable slope area. As recommended by a geotechnical investigation, the residential development will not include basements to avoid impacts to the floodplain area. Appropriate buffering and fencing are required as part of the site design to implement the recommendations of the EIS. Planning staff are satisfied that no adverse impacts on the natural hazard and heritage features will be caused by the proposed development.

While the subject lands do not have direct access to a major road, the site is directly adjacent to Main Street West, a County road on the Transportation Network Plan (Schedule C-4), and will not cause traffic from the subject development to travel through a surrounding low density residential area. As noted in the Traffic Impact Study, no off-site transportation network improvements are required as a result of the development, and the traffic generation is not anticipated to cause adverse effects to the surrounding area.

With respect to servicing capacity for the proposed development, it is noted by Oxford County Public Works that wastewater capacity within the Township of Norwich is limited, and capacity may not be available. Approval of the Official Plan Amendment and draft plan of subdivision does not imply the reservation or allocation of wastewater servicing capacity. As such, Planning staff are recommending that a Holding Provisions be implemented through zoning to ensure that servicing capacity is reviewed at the time the development decides to proceed, in accordance with the Oxford County Water and Wastewater Capacity Allocation Policy.

Township of Norwich Zoning By-law

The applicant has requested to increase the maximum permitted lot coverage for each unit from 35% to 44%. The requested increase is due to the required road widening blocks which have reduced the total lot area available for development of the townhouse units. Staff are in support of the proposed increase and that the intent of the lot coverage provisions will be maintained and supported by the findings in the Functional Servicing Report with respect to pre and post development conditions.

As noted previously, the Traffic Impact Study identified that the driveway entrances for Lots 5 and 6 are not compliant with Section 5.21.1.7.5 which requires a distance of 9 m (29.5 ft) between a driveway and an intersection of street lines. The proposed driveways are in line with Front Street. As noted by the traffic engineer the driveway locations are not expected to impact operations because of the lot traffic volumes on Front Street and Avery Street and the existing traffic control stop sign on Front Street would allow these driveways to be consistent with other connections at T-intersections and the driveway will form a fourth leg of three leg intersection. Staff are satisfied that the proposed driveway locations will not cause adverse impacts to the road network and can be supported.

For Council's information, the capacity within the Norwich Wastewater Treatment Plant is undergoing detailed design to prepare for an upgrade in the future based on the County's 2024 Water & Wastewater Masterplan and Development Charges Background Study. At this time there is a limited capacity for new development, and a servicing allocation protocol (the "Protocol") has been established in order to facilitate development based on available servicing. As such, County Public Works has requested that a Holding Provision be placed on the subject lands to ensure that development can only occur once the development is ready to proceed. The proposed number of units will not be required to go through site plan control, accordingly, Planning staff are satisfied with the placing of a holding provisions at this time to monitor capacity within the system.

Conclusion

This office is of the opinion that the proposed amendment to the Official Plan to accommodate the proposed development of the subject lands generally conforms with the relevant policies of the Official Plan, and the draft plan of subdivision and zoning by-law amendment are appropriate and can be given favourable consideration.

RECOMMENDATIONS

That the Council of the Township of Norwich advise County Council that the Township supports the application for Official Plan Amendment (File No. OP 25-11-3), submitted by 1730882 Ontario Inc. whereby a portion the lands described as Lots 572 & 574, Plan 955 (North Norwich), Township of Norwich, to redesignate a portion of the subject lands from 'Open Space' to 'Medium Density Residential' and 'Open Space';

And further, that the Council of the Township of Norwich advise County Council that the Township supports the Draft Plan of Subdivision (File No. SB 25-01-3), submitted by 1730882 Ontario Inc. whereby a portion the lands described as Lots 572 & 574, Plan 955 (North Norwich), Township of Norwich, consisting of 2 blocks for residential developments and 3 blocks for road widenings purposes fronting Avery's Lane, subject to the conditions included as Attachment A to report CP 2026-314 being met prior to final approval of the plan for registration:

And further, that the Council of the Township of Norwich approve-in-principle the zone change application (File No. ZN 3-25-13) submitted by 1730882 Ontario Inc. whereby a portion the lands described as Lots 572 & 574, Plan 955 (North Norwich), Township of Norwich, be rezoned from 'Restricted Industrial Zone (MR)' and 'Development Zone (D)' to 'Special Residential Type 3 Holding Zone (R3-sp (H))' and 'Open Space Zone (OS)' to facilitate the proposed draft plan of subdivision.

SIGNATURES

Authored by:

Original Signed By

Amy Hartley
Development Planner

Approved for submission: Original Signed By

Eric Gilbert, MCIP, RPP
Manager of Development Planning





Legend

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

Notes



0 48 96 Meters

NAD_1983_UTM_Zone_17N



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

October 2, 2026



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Environmental Protection**
- Flood Overlay**
 - Flood Fringe
 - Floodway
- Environmental Protection (EP1)**
- Environmental Protection (EP2)**
- Zoning Floodlines**
- Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**
- 100 Metre Buffer Ingersoll**
- Site Specific Policy Areas**
- Village Land Use Designation**
 - Village Core
 - Service Commercial
 - Low Density Residential
 - Medium Density Residential
 - Industrial
 - Minor Institutional
 - Major Institutional
 - Future Urban Growth
 - Open Space
 - Environmental Protection
 - School
 - Requiring Secondary Planning

Notes



Lots 572 & 574, Plan 955, S&E Parts 1 & 2, Plan 41R-8035 (North Norwich); 85 & 87 Main St W and 6 Avery's Lane

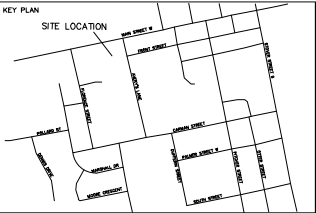
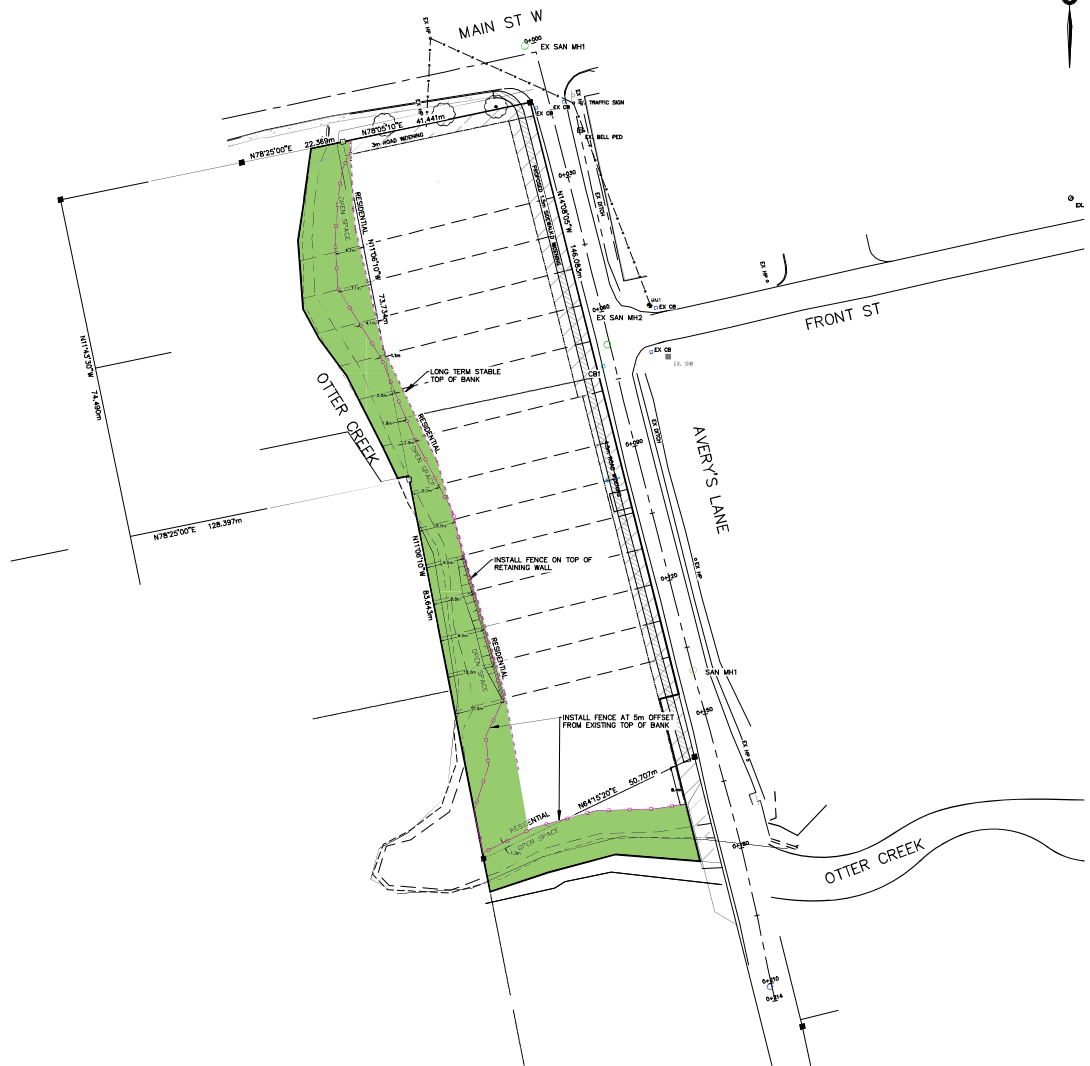
LAND USE SUMMARY			
BLOCK	AREA (sq.m.)	AREA (%)	NOTES
BLOCK 1 (Residential)	2049.59	37.47	FUTURE 6-07 TOWNHOUSE COMPLEX
BLOCK 2 (Residential)	<291.63	5.23	FUTURE 6-07 TOWNHOUSE COMPLEX
BLOCK 3 (3m Road Widening)	147.31	1.81	ROAD CONVEYANCE
BLOCK 4 (5.5m Road Widening)	338.59	4.16	ROAD CONVEYANCE
BLOCK 5 (4.5m Road Widening)	304.49	3.74	ROAD CONVEYANCE
BLOCK 6 (0.2m Road Widening)	7.87	0.10	ROAD CONVEYANCE
TOTAL	8139.50	100.00	

SCALE

1:500



Plate 5: Buffer and Fencing for the Proposed Draft Plan of Subdivision
File Nos.: OP25-11-3, SB25-01-3 & ZN3-25-13 (1730882 Ontario Inc.)
ots 572 & 574, Plan 955, S&E Parts 1 & 2, Plan 41R-8035 (North Norwich); 85 & 87 Main St W and 6 Avery's Lane



NOTES:

- PROPOSED FENCE
- LONG TERM STABLE TOP OF BANK

AREA OF OPEN SPACE = 2,113.5m²
AREA OF RESIDENTIAL = 6,026.0m²

BM#1
SPINE IN WEST FACE OF HP#5328 NORTHEAST CORNER OF FRONT STREET &
AVERY'S LANE.
ELEV. 258.766

No.	REVISIONS	BY	DATE
	CONSTRUCTION		
	TENDER		
	ISSUE FOR APPROVALS		
	ISSUE BLOCK		

**85 MAIN STREET W
& 6 AVERY'S LANE**
COUNTY OF OXFORD TOWNSHIP OF NORWICH
5m FENCE OFFSET

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY



DESIGNED BY: SL	0 10 20	DATE: OCT 2, 2026
CHECKED BY: SS	SCALE: 1:500	SHEET
DRAWN BY: SL		OF
CHECKED BY: SS		
FILE No. 23-146	REVISION No.	

Schedule “A”

To Report No. CP 2026-314

CONDITIONS OF DRAFT APPROVAL – SB25-01-3 – 1730882 Ontario Inc.

1. This approval applies to the draft plan of subdivision submitted by Build Ontario Developments on behalf of 1730882 Ontario Inc., (File No. SB 25-01-3) and prepared by Build Ontario Developments, as shown on Plate 4 of Report No. CP 2026-314 and comprising lands described as Lots 572 & 574, Plan 955, save and except Parts 1 & 2, Plan 41R-8035 (North Norwich), Township of Norwich, consisting of 2 blocks for residential developments and 3 blocks for road widenings purposes fronting Avery's Lane.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, including payment of development charges, of the Township of Norwich regarding the construction of roads, installation or services, including the stormwater management, water, sewer and electrical distribution systems, sidewalks, and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of Norwich.
3. A subdivision agreement shall be registered to the satisfaction of the Township of Norwich against the lands to which it applies, at the expense of the owner.
4. The subdivision agreement shall make provision for the dedication of parkland or cash-in-lieu thereof, in accordance with the relevant provisions of the Planning Act, R.S.O. 1990, as amended, to the satisfaction of the Township of Norwich.
5. The owner shall agree, in writing, that the road allowances included in the draft plan of subdivision shall be dedicated to the Township of Norwich as public highways, to the satisfaction of the Township of Norwich.
6. Prior to the approval of the final plan by the County of Oxford, all lots/blocks shall conform to the zoning requirements of the Township of Norwich Zoning By-Law. Certification of lot areas, lot frontages, and lot depths shall be obtained from an Ontario Land Surveyor retained by the owner to the satisfaction of the Township of Norwich.
7. The subdivision agreement shall contain provisions indicating that prior to grading and issuance of building permits, that a Stormwater management report, grading plan, and an erosion and sediment control plan be reviewed and approved by the Township of Norwich. Further, the subdivision agreement shall include provisions for the Owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports.

8. The Owner agrees in writing to plant street trees, including the preparation of a detailed landscape/street tree planting plan, to the satisfaction of the Township of Norwich, if required.
9. The Owner agrees in writing that all existing overhead and underground services will be removed and/or abandoned to the satisfaction of the Township of Norwich.
10. The owner shall submit a street lighting plan as per Township servicing standards, to the satisfaction of the Township of Norwich and ERTN Power.
11. The owner shall reconstruct Avery's Lane to a full urban cross section, complete with sidewalk from the terminus of the urban cross section southerly to the bridge on Avery's Lane, to the satisfaction of the Township of Norwich.
12. The owner shall agree, in writing, that all services shall be installed to the satisfaction of the Township of Norwich.
13. The Owner shall demonstrate/implement to the satisfaction of the Township of Norwich that the proposed stormwater management design and works have appropriate regard for the subdivision lands and any external lands to be served by the proposed infrastructure.
14. The Owner agrees in writing that prior to the approval of the final plan by the County of Oxford, that a Record of Site Condition is required to be filed with the Ministry of Environment, Conservation and Parks (MECP) over the entirety of the subject lands prior to the registration of the first phase of development, to the satisfaction of the Township of Norwich.
15. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, required 0.3 m reserves and road widenings shall be conveyed to the Township or County, free of all costs and encumbrances, to the satisfaction of the Township and/or County.
16. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, such easements as may be required for utility, servicing, access and drainage purposes shall be granted to the appropriate authority, to the satisfaction of the Township of Norwich and County of Oxford.
17. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, the Owner shall implement the recommendations (and any amendments/upgrades required thereto by the County/Township) contained in the Transportation Study, prepared by Paradigm Transportation Solutions Limited, dated November 2024, to the satisfaction of the Township of Norwich and County of Oxford.

18. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, the Owner shall implement the recommendations (and any amendments/upgrades required thereto by the County/Township) of the Functional Design/Servicing Report, prepared by K.Smart Associated Limited dated June 2025, to the satisfaction of the Township of Norwich and County of Oxford.
19. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, the Owner shall implement the recommendations (including mitigation measures, monitoring programs, fencing requirements etc. and any amendments/upgrades required thereto by the County/Township) contained in the Environmental Impact Study, prepared by Vroom & Associates dated July 2025, to the satisfaction of the Township of Norwich and County of Oxford.
20. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, the Owner shall implement the recommendations (including mitigation measures, monitoring programs, etc.) of all other applicable technical studies submitted as part of the draft plan of subdivision application (including but not limited to: geotechnical, hydrogeological, environmental impact studies, etc.), all to the satisfaction of the Township of Norwich and County of Oxford.
21. Storm water drainage proposed to be directed to any County Road allowance shall be managed/attenuated to pre-development conditions to the satisfaction of Oxford County Public Works and Township.
22. The Owner shall demonstrate/implement to the satisfaction of the County of Oxford/Township of Norwich that the entire subdivision, and external lands that may in future be serviced through the proposed subdivision, can be serviced with the proposed services.
23. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, the Owner shall undertake flow monitoring of the downstream sanitary sewer at a location designated by the County to ensure adequate sanitary capacity is available within the sanitary sewer gravity system, to the satisfaction of County of Oxford Public Works.
24. Water modelling shall be completed during detailed design to ensure that the Norwich water system can provide the required water flows and pressures to properly service the subdivision, to the satisfaction of County of Oxford Public Works.
25. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, that where existing municipal infrastructure (roads, sidewalks, sewers, watermains, etc. located external to the development land) is insufficient to accommodate the proposed development, the Owner shall be required to improve and/or relocate/extend the existing infrastructure. These costs shall be borne solely by the Developer.

26. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, to prepare and submit for approval from County of Oxford Public Works, detailed servicing plans designed in accordance with the County Design Guidelines, to the satisfaction of County of Oxford Public Works.
27. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, to satisfy all requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford Public Works regarding installation of the water and wastewater distribution systems, and other matters pertaining to the development of the subdivision, to the satisfaction of the County of Oxford.
28. The subdivision agreement shall make provision for the assumption by the County of Oxford of the water and wastewater distribution systems within the draft plan of subdivision, to the satisfaction of the County of Oxford.
29. The Owner shall demonstrate/implement to the satisfaction of the County of Oxford Public Works that the entire subdivision, and each phase of development, shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection services.
30. The requested water capacity for the draft plan of subdivision, to a maximum of 14 residential dwelling units, will be conditionally committed for a period of three (3) years at the time of draft approval by the County of Oxford, consistent with the duration of conditional draft plan approval. Prior to the final approval of the plan of subdivision (or phase thereof), the Owner shall obtain written confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Oxford South water distribution system and Village of Norwich Wastewater treatment system to service (i.e. commit capacity to) the plan of subdivision (or permitted phase thereof). The confirmation of committed capacity shall be considered in accordance with the latest County approved "Water and Wastewater Capacity Allocation Policy" and the following phasing requirements, to the satisfaction of the County of Oxford Public Works Department.
31. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Department of Public Works.
32. The owner agrees in writing that prior to the approval of the final plan by the County of Oxford, to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.

33. Prior to the approval of the final plan by the County of Oxford, the owner shall agree in writing, to satisfy the requirements of Enbridge Gas and other applicable utility providers, that the owner/developer provide Enbridge Gas Limited and other applicable utility providers, with the necessary easements and/or agreements required for the provisions of gas services or other utilities.
34. The owner shall agree, in writing, to satisfy all the requirements of the appropriate authority regarding the installation of a fibre optic high speed internet distribution system and any other matters pertaining to the development of the subdivision.
35. Prior to the approval of the final plan by the County of Oxford, the owner agrees, in writing, to satisfy all requirements of Canada Post with respect to advising prospective purchasers of the method of mail delivery, the location of temporary Centralized Mail Box locations during construction, and the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations.
36. Prior to the final approval of the plan by the County of Oxford, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority to the satisfaction of County of Oxford.
37. Prior to final approval by the County of Oxford, the County shall be advised by applicable utility companies that condition 33 and 34 have been met to the satisfaction of each applicable utility provider. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
38. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from the Township of Norwich that Condition Numbers 2-22 have been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
39. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from the County of Oxford Department of Public Works that Condition Numbers 15-31 have been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
40. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from Canada Post that Condition Number 35 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.

Amy Hartley

From: Amy Hartley
Sent: Tuesday, September 29, 2026 9:02 AM
To: Planning
Subject: FW: Upcoming Meeting

From: Mike [REDACTED]
Sent: Monday, September 28, 2026 3:55 PM
To: Amy Hartley <ahartley@oxfordcounty.ca>
Subject: Upcoming Meeting

Good afternoon Amy.

Hope all is well.

I am contacting you in regards to File OP 25-11-3, SB 25-01-3 & ZN 3-25-13 Build Ontario Developments.. I understand there is meeting coming up on October 13 for this file. I have a property that is connected with this proposed development. I spoke with you about year ago when I first learned about this. I do have many concerns about this development. This Property is on sensitive floodplain and has quietly had its original grade built up over the last 15 years. When the grade was at its original level a large portion of that property would flood regularly. Since the grade alteration my property floods more often and at a much greater level. For the record I have asked the township and Long Point to look into this matter several times. They did not deny wrong doing, but felt the cost to pursue would be too expensive. I do have documentation. Is there any information I can get before the meeting so I can be more informed? What typically happen at the meeting? I have never been involved in anything like this so it's all new to me.

Thanks for your help.

*Mike Leitch,
5 Florence St.
Norwich Ontario*

[REDACTED]

AMENDMENT NUMBER [REDACTED]
TO THE COUNTY OF OXFORD OFFICIAL PLAN

DRAFT

the following Plan designated as Schedule "A", attached hereto, constitutes
Amendment Number [REDACTED] to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to re-designate certain lands in the Township of Norwich from 'Open Space' to 'Medium Density Residential', to facilitate the proposed draft plan of subdivision containing fourteen street fronting townhouses.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at The subject lands are described as Lots 572 & 574, Plan 955, save and except Parts 1 & 2, Plan 41R-8035 (North Norwich), in the Village of Norwich. The subject lands are located at the southwest corner of Avery's Lane and Main Street West and are municipally known as 85 & 87 Main Street West and 6 Avery's Lane.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to re-designate certain lands in the Township of Norwich from 'Open Space' to 'Medium Density Residential', to facilitate the proposed draft plan of subdivision.

It is the opinion of Council that the amendment is consistent with the policies of the PPS as the development is an efficient use of land served by municipal serviced within a fully serviced settlement area.

Council is also of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the proposed development will create an infilling opportunity that is considered an efficient use of underutilized lands and facilitate development that will be similar to and compatible with surrounding low density residential uses.

Further, the proposed use is considered to be appropriate with the recently draft approved and existing low density residential development in the area. The subject lands are located within close proximity to community facilities including the downtown core, public schools and a neighbourhood park. The subject proposal is not expected to negatively impact any of the surrounding environmental features and natural hazards the west and draft conditions of approval will require recommended mitigation measures to be completed prior to development.

In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of PPS and meets the general intent and purpose of the County Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule "N-2" – Village of Norwich Land Use Plan, is hereby amended by changing the land use designation of those land identified as 'ITEM 1' on 'Schedule A' attached hereto from 'Open Space' to 'Medium Density Residential'.

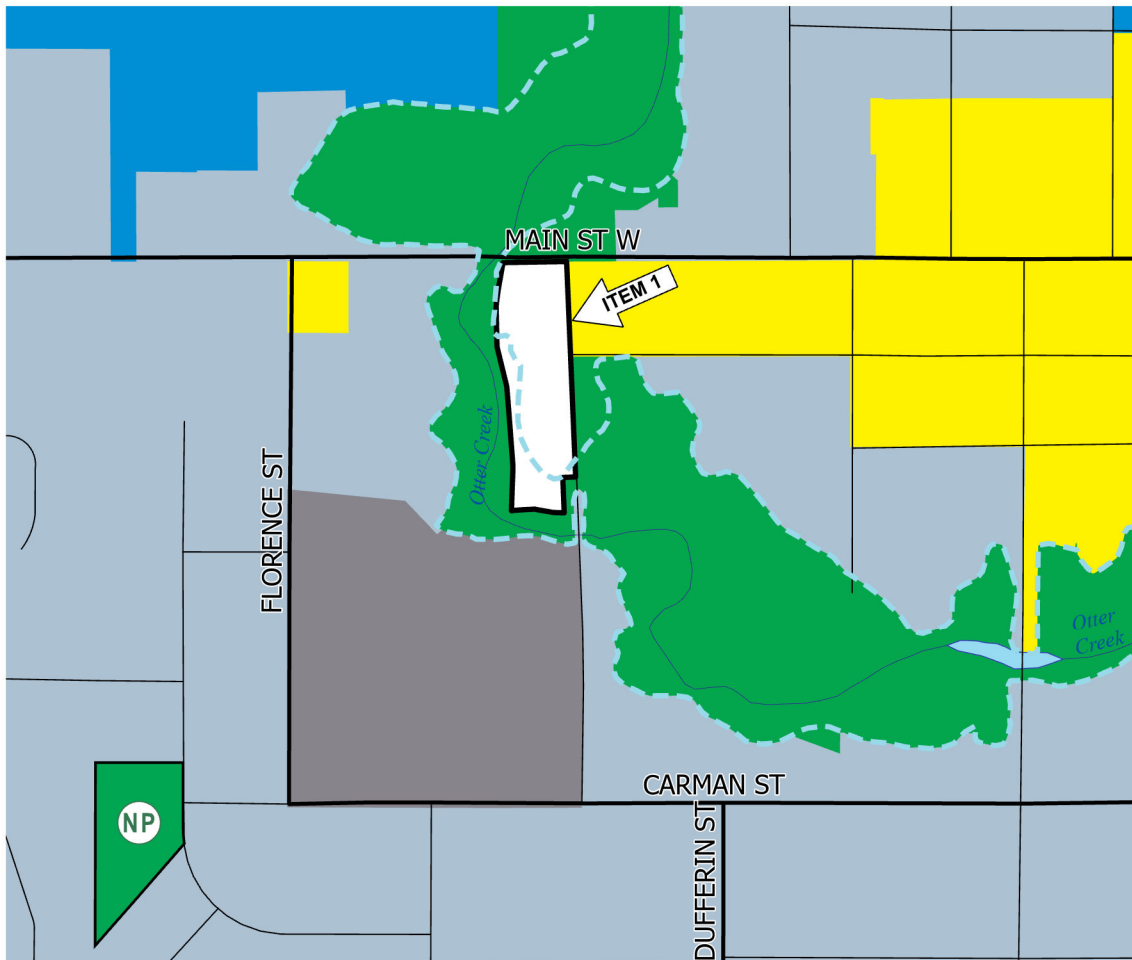
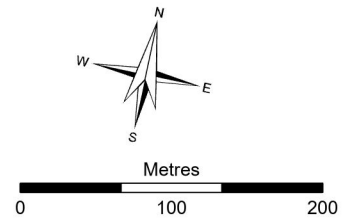
5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policy of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policy of the Official Plan.

SCHEDULE "A"
 AMENDMENT No. 371
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "N-2"
VILLAGE OF NORWICH
LAND USE PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL

**LAND USE PLAN
LEGEND**

	VILLAGE CORE
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	MAJOR INSTITUTIONAL
	OPEN SPACE
	NEIGHBOURHOOD PARK
	FLOODLINE