



Planning Justification Report

PLAN 331 LOTS 21-22 Shakespeare, Ontario

Ron and Brenda Hyde

March 18, 2025



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1.0 INTRODUCTION AND SUMMARY

This Planning Justification Report has been prepared in support of a concurrent application for an Official Plan Amendment and a Zoning By-law Amendment by Ron and Brenda Hyde to permit residential development of the lands legally described as Plan 331 Lots 21 and 22 (the “subject lands”) in the Town of Shakespeare.

BACKGROUND

A pre-application meeting was held between Zelinka Priamo Ltd. and Municipal staff on November 15, 2023, to determine the scope of the application and outline complete application requirements to create three (3) new residential lots on a vacant parcel within the Town of Shakespeare. The consent application proposed to sever two new lots for residential purposes, each with a lot frontage of 15.0m on William Shakespeare Street and a lot area of 482m². The retained lands have a lot frontage of 21.5m on William Shakespeare Street and a lot area of 690m². The retained lands also included an easement with a width of 3.0m to accommodate existing sanitary services. The applications for consent to sever the subject lands were submitted on August 22, 2024, and were approved with conditions on November 25, 2024.

The purpose of the Planning Justification Report is to evaluate the Official Plan and Zoning By-law Amendment applications within the context of the existing land use policies and regulations including the Provincial Planning Statement 2024 (PPS), the current and Council-adopted County of Perth Official Plans, and the Township of Perth East Zoning By-Law No. 30-1999.

SUMMARY

This report concludes that the proposed Official Plan and Zoning By-law Amendment applications to permit the proposed residential use are appropriate and desirable for the following reasons:

- The proposed Official Plan Amendment and Zoning By-Law Amendment are consistent with the Provincial Planning Statement and the current and new Council-adopted Perth Official Plans, and the Township of Perth East Zoning By-Law No.30-1999;
- Existing municipal sanitary services have capacity to service the proposed development. As part of the consent approval on the subject lands, extensions of the municipal watermain and storm sewer are required to ensure new development occurs on full municipal services; and,
- The proposed development will make efficient use of vacant lands within a Settlement Area to provide appropriate residential intensification in a compact form that respects the existing neighbourhood character, which is predominantly residential.

2.0 SUBJECT LANDS

2.1 SITE DESCRIPTION

The subject lands are located on the north side of William Shakespeare Street, in the Town of Shakespeare. The subject lands are regularly-shaped, with a total lot frontage of approximately 51.5m on William Shakespeare Street, a total lot depth of approximately 32.0m, and a total lot area of approximately 1,651m² (Figures 1 and 2). The subject lands are currently vacant of buildings or structures. Access to the subject lands is available from William Shakespeare Street.

Figure 1 – Subject Lands Aerial (outlined in red)

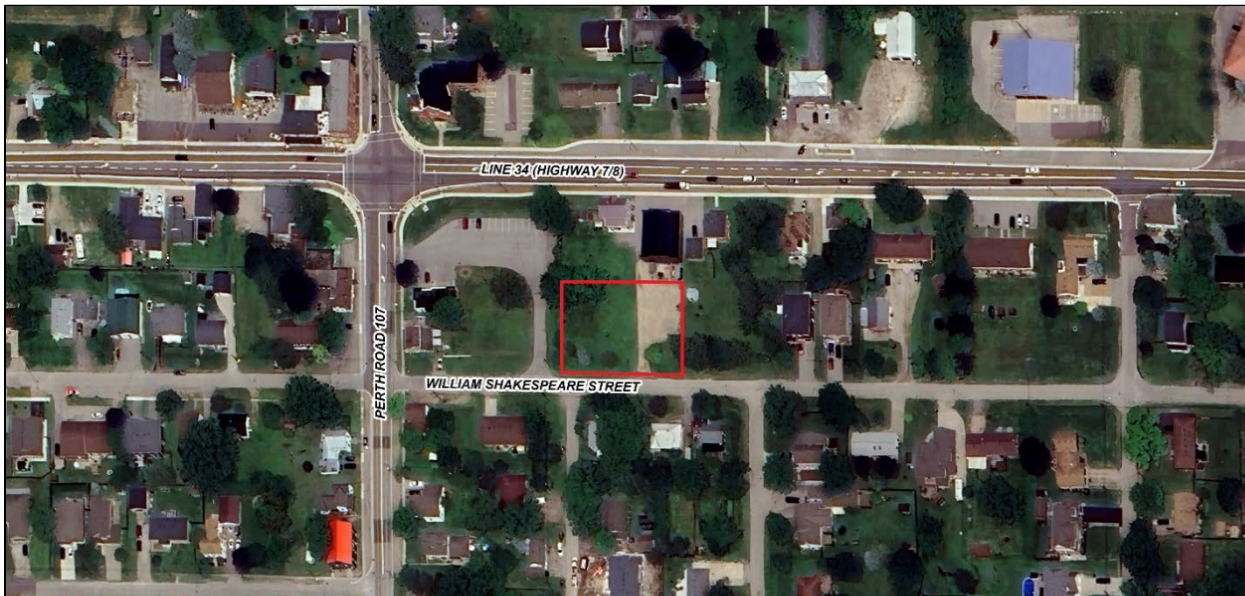


Figure 2 – Subject Lands Street View (facing north from William Shakespeare Street)



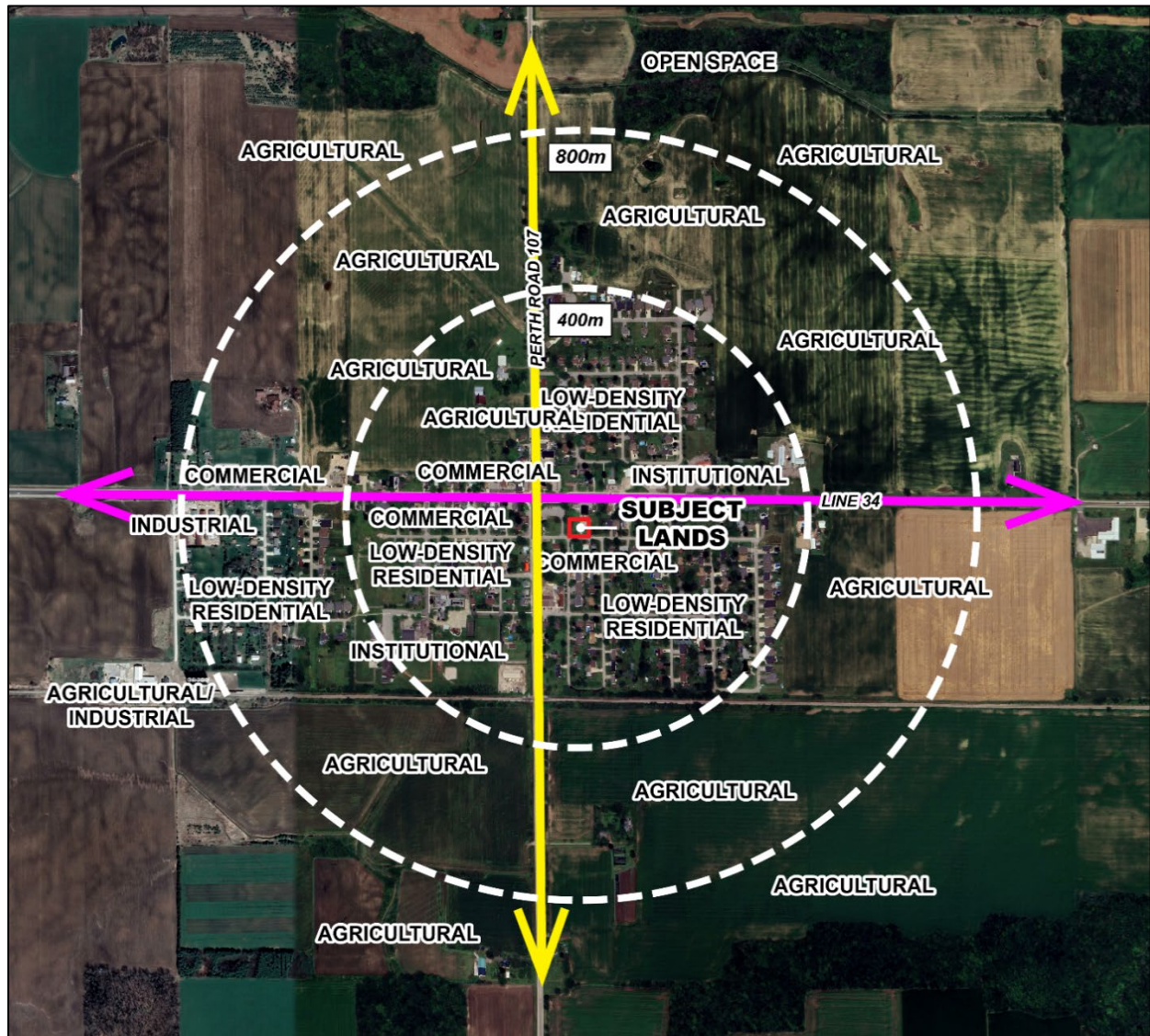
2.2 SPATIAL ANALYSIS AND NEIGHBOURHOOD CHARACTER

The subject lands are located within the Shakespeare Settlement Area and are surrounded by a mix of residential, commercial, and institutional uses. Immediately to the north of the subject lands

are occupied by a single-detached dwelling and a commercial establishment. Residential lands are located to the east, and south across William Shakespeare Street, consisting of one- and two-storey single-detached dwellings. A low-rise multi-unit commercial establishment is located to the west of the subject lands, at the intersection of Line 34 (Highway 7/8) and Perth Road 107.

Figure 3 below shows the subject lands, and notable features and land uses within 400m and 800m radii of the site. The two radii represent walking distances of approximately 5 and 10 minutes, respectively, although due to incomplete sidewalk networks and other barriers, the radii may not represent true walking times. Road designations in the County of Perth Official Plan are depicted on Figure 3 as: “Provincial Highway” in purple; and, “County Road” in yellow.

Figure 3 – Spatial Analysis



400m Radius

Areas within 400m (approximately 5 minutes walking distance) of the subject lands are comprised of a mix of residential, commercial, institutional, and agricultural uses. Low-density residential uses, primarily in the form of 1- to 2-storey single-detached dwellings, are located in all directions from the subject lands. Lands to the north also include commercial uses such as retail stores, restaurants, and breweries (i.e. Shakespeare Variety, Moo's Ice Cream Shop, Shakespeare Brewing Company), with agricultural uses located towards the northerly extent of the 400m radius. Institutional uses, such as Shakespeare Presbyterian Church and a Canada Post outlet, are found north and east of the subject lands along high-traffic roads. Uses to the east also include residential uses such as semi-detached and townhouse dwellings. The southerly extent of the 400m radius consists of low-density residential uses, and institutional uses including Sprucedale Public School and Optimist Park. To the west, there are various commercial and institutional establishments located along Line 34.

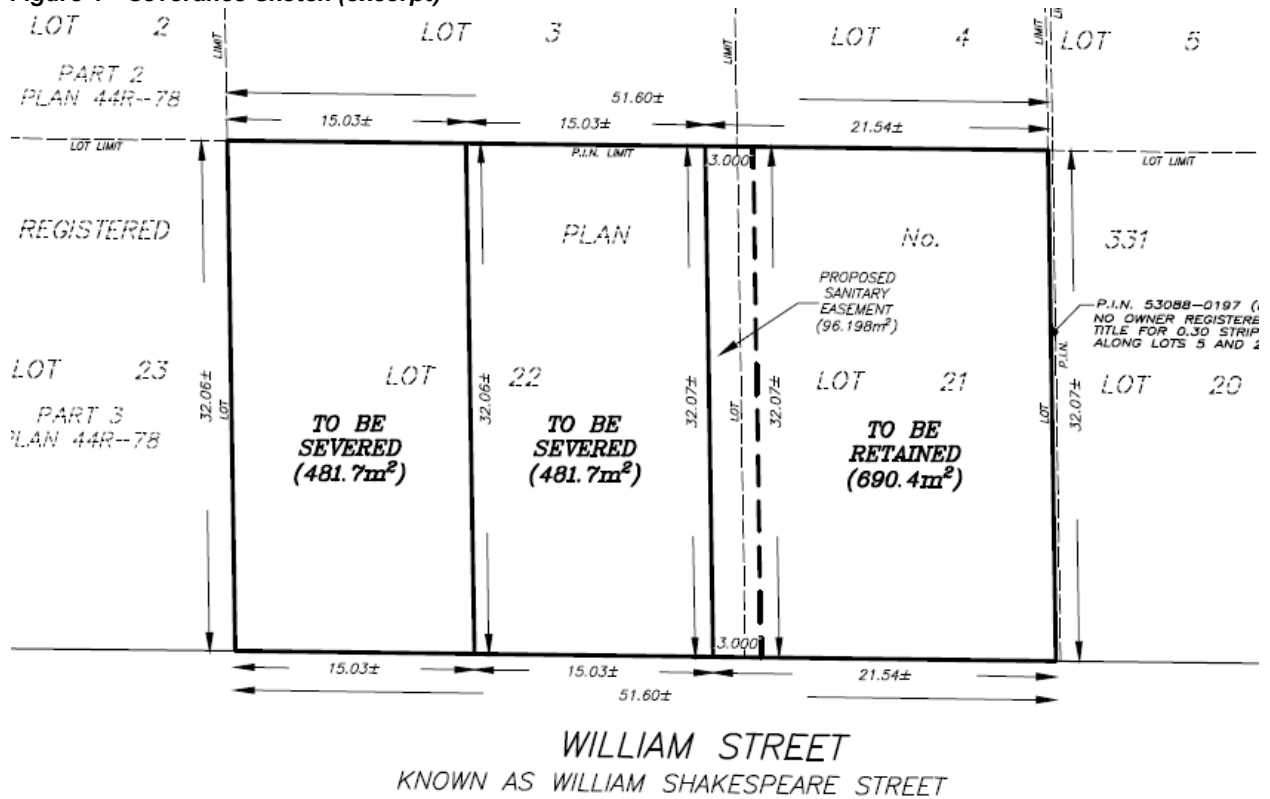
800m Radius

Lands within an 800m radius (approximately a ten-minute walking distance) are primarily comprised of agricultural uses to the north, east and south of the subject lands outside of the Settlement Area Boundary. Agricultural uses consist of plowed fields to grow cash crops, and extent beyond the 800m radius. Limited commercial and industrial uses are concentrated towards the westerly extent of the Town of Shakespeare, including a building supply outlet, gas station, and restaurants. Additionally, low-density residential uses in the form of single detached dwellings, are located south of Line 34 near the westerly extent of the 800m radius.

2.3 PROPOSED DEVELOPMENT

Applications for Consent to Sever were approved on the subject lands by the Perth County Land Division Committee on November 25, 2024, to create three (3) new lots with an easement for services an except of the severance sketch is shown below for reference (Figure 4). The lots will be developed for single-detached. At this time, there are no site plans or building designs available for the anticipated development.

Figure 4 – Severance Sketch (excerpt)



3.0 PROPOSED PLANNING ACT APPLICATIONS

3.1 OFFICIAL PLAN AMENDMENT

The subject lands are currently designated “*Commercial*” in the Perth County Official Plan and are designated “*Urban Mixed Use*” according to the Council-adopted Official Plan. Both land use designations do not permit stand-alone residential uses. Therefore, an Official Plan Amendment (“OPA”) is required to redesignate the subject lands to permit the development of low-density residential uses.

3.2 ZONING BY-LAW AMENDMENT

The subject lands are zoned “*Commercial (C1)*” in the Township of Perth East Zoning By-law No. 30-1999, which does not permit single-detached dwellings. Therefore, a Zoning By-law Amendment (“ZBA”) is required to rezone the subject lands from “*Commercial (C1)*” to “*Residential Medium Density (R2)*” Zone to permit residential uses, in the form of single-detached dwellings, on the subject lands.

4.0 LAND USE POLICY AND REGULATORY ANALYSIS

The following sections of this Justification Report provide analysis of the proposed applications with respect to applicable policy and regulatory documents, including the *Planning Act* R.S.O. 1990, Provincial Planning Statement (2024), the current and Council-adopted Perth County Official Plans, and the Township of Perth East Zoning By-law.

4.1 PLANNING ACT, R.S.O. 1990

The *Planning Act* is provincial legislation which provides a process for land use planning that is sustainable and fair. The *Act* provides the basis for preparing land use planning tools, ensuring public involvement in planning processes, and regulating and controlling land uses. The proposed development is consistent with the relevant matters of Provincial interest in Section 2 of the *Planning Act*, as follows:

- The subject lands are located within an Urban Settlement area where appropriate municipal services are available, thereby ensuring the orderly development of the community. The subject lands have direct access to an improved public right-of-way (William Shakespeare Street) and may have public waste collection which will contribute to the health and safety of existing and future residents (Policies (f)-(h));
- The proposed development will contribute to the housing availability within the Village of Shakespeare to support public facilities and infrastructure. The residential infill development is proposed on lots that are compact and capable of supporting dwelling units without significant adverse impacts on adjacent lands (Policies (j),(o),(p));
- The subject lands are located near a range of commercial and institutional uses, and the compact development form supports active transportation and a pedestrian-oriented environment (Policy (q)); and,
- The development of the subject lands for single-detached dwellings will support the existing neighbourhood character while providing for a more intense form of development than is currently provided within the Village of Shakespeare. The development will support a safe, attractive and vibrant community (Policy (r)).

4.2 PROVINCIAL PLANNING STATEMENT, 2024

The Provincial Planning Statement 2024 (“PPS”) is issued under Section 3 of the *Planning Act* and “provides policy direction on matters of provincial interest related to land use planning and development.” All planning applications, including Official Plan Amendment and Zoning By-law Amendment applications, are required to be consistent with the PPS policies. An analysis of the applicable PPS policies is outlined below:

Policy 2.1.6

Planning authorities should support the achievement of complete communities by:

- a) Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities,*

and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

The proposed development seeks to permit residential uses on lands which are near to public services, commercial facilities, institutional uses, and other residential uses to achieve a complete community. The proposed residential development is compact, and encourages active transportation for daily needs to support the long-term viability of the community.

Policy 2.2.1

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 regional market area by:

b) Permitting and facilitating:

- 1. All housing options required to meet the social, health, economic and well-being 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 (e.g., shopping malls and plazas) 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 utilize land, resources, infrastructure and public facilities, and support the use of active transportation.

The proposed development will provide intensification in the form of housing on lands which are underutilized. The proposed infill development will provide for new residential dwellings at a density which is compatible with the surrounding residential lands to meet the current and future needs of residents. Residential units are provided in a compact form to optimize land use and efficiently use municipal infrastructure.

Policy 2.3.1.1

Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

The subject lands are located within the Shakespeare Settlement Area where municipal services, public facilities and institutional uses are available.

Policy 2.3.1.2

Land use patterns within settlement areas should 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.*

The proposed development provides residential uses in a form which is compact to optimize available vacant land and resources where active transportation can be used for daily activities. Municipal infrastructure will be extended to the subject lands to service the proposed development and other new developments nearby for efficiency.

Policy 2.3.1.3

Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The proposed infill development seeks to provide residential development on underutilized lands to contribute to the range of housing options available in the Village of Shakespeare. Municipal infrastructure will be provided to appropriately service future residential uses on the subject lands, and other developments within the settlement area.

Policy 3.6.2

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

The subject lands are currently serviced by municipal sanitary infrastructure. Municipal water services will be extended in coordination with the Municipality and other landowners in the area to provide appropriate servicing to new developments in the Town of Shakespeare.

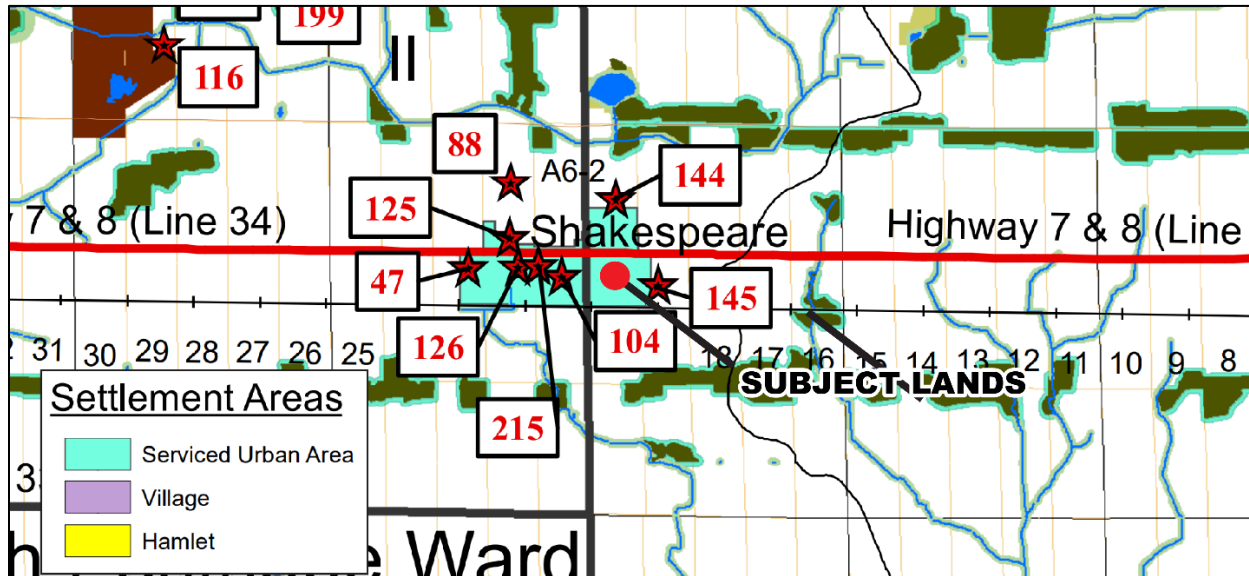
Based on the above analysis, the *Planning Act* applications are consistent with the objectives and policies of the PPS.

4.2 CURRENT PERTH COUNTY OFFICIAL PLAN (1998)

The Perth County Official Plan is a strategic policy document that outlines the County's long-term vision for growth and development while prioritizing the protection of natural resources and the environment. It establishes a framework for physical, social, and economic development, guiding where and how communities will expand.

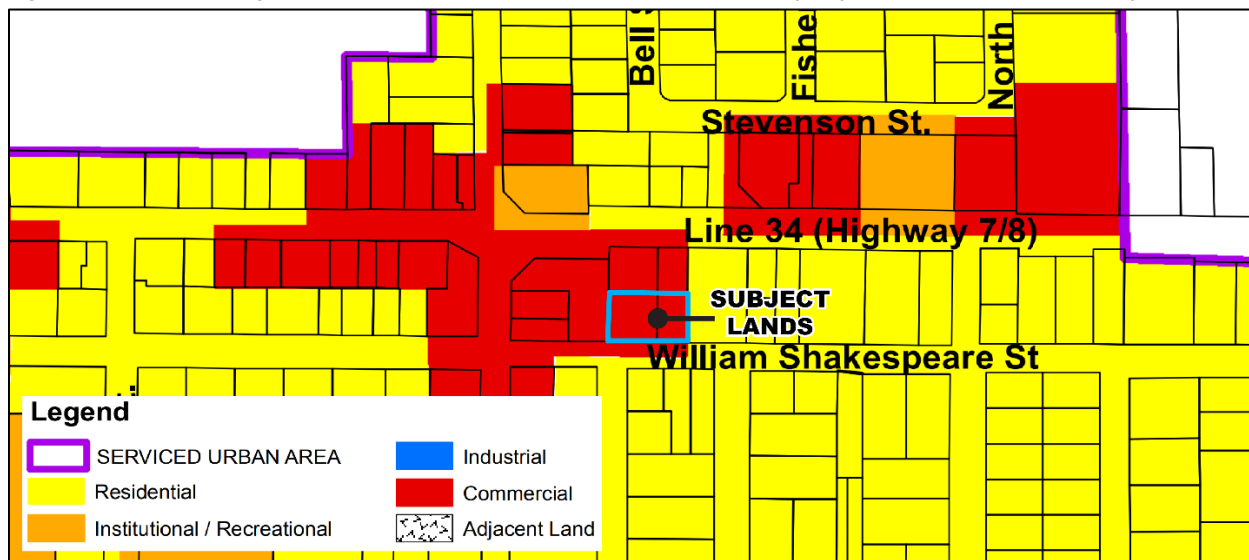
The subject lands are within a settlement area categorized as a “*Serviced Urban Area*” in the Perth County Official Plan – Schedule ‘A’ Land Use Plan (Figure 6).

Figure 6 – County of Perth Official Plan – Schedule ‘A’ Land Use Plan (Indicated by the red circle)



The subject lands are within the “*Commercial*” land use designation in the Perth County Official Plan - Schedule ‘A6-2’ (Figure 7, following page); which does not contemplate residential uses. As such, an Official Plan Amendment (“OPA”) is required to redesignate the subject lands in the County of Perth Official Plan from the “*Commercial*” to the “*Residential*” land use designation.

Figure 7 – Perth County Official Plan – Schedule ‘A6-2’ – Shakespeare (subject lands outlined in blue)



The following analysis details how the proposed development generally conforms with applicable policies in the current Perth County Official Plan:

Policy 6.4.3

Serviced Urban Areas are settlement areas which provide for a broad range of land uses, including residential, commercial, industrial, institutional, recreational, and utility uses... Full municipal servicing is available and is a requirement for new development. It is intended that these serviced urban areas be the principal location for new non-farm related residential, commercial and industrial growth in the County. The Urban Areas of Atwood and Shakespeare are partially serviced with full municipal sanitary services and partial municipal water. It is intended that these partially serviced urban areas will become fully serviced. The local municipality is encouraged to work toward providing full services within the time frame of this plan...

Generally, permitted uses are described as a variety of residential housing types, a variety of commercial uses, industrial uses, natural resource and environment uses, institutional and public utility uses, recreation and open space uses, and other specific uses and/or designations necessary to reflect the unique needs and character of the respective serviced urban areas.

The subject lands are located within a “Serviced Urban Area”, which permits a range of uses including a variety of housing types. The proposed residential development is consistent with the character of the surrounding area by providing single-detached dwellings on an underutilized parcel. Furthermore, the proposed development is capable of being serviced by municipal sanitary and water services.

Policy 6.4.4.2

All new development in areas designated “Serviced Urban Area” shall be serviced by municipal water supply and sanitary sewage services... limited infill development or redevelopment may be permitted on private water services in accordance with the policies of this plan.

The proposed infill development can be serviced by existing municipal sanitary services on William Shakespeare Street. The lands are required to be connected to municipal water services, as per the condition imposed as part of the consent applications and as secured by a Development Agreement with the Township.

Policy 6.4.7

Not all of the lands in the settlement areas are serviced with municipal water supply. When considering applications for new development the preferred servicing option is connection to municipal water and sewer services. The following policies shall apply to all development or redevelopment:

- 1. All new development shall be connected to the municipal sanitary sewer system;*

2. *New development shall be directed to areas that allow for extensions to existing water supply, sanitary sewerage and storm water systems in an economic and practical manner.*

The subject lands are capable of being serviced by existing municipal sanitary sewers, as confirmed by the Township. Coordination is ongoing between various stakeholders, including the owner of the subject lands, to extend municipal water services to the subject lands.

Policy 6.4.8

Residential development has traditionally been in the form of single-detached residences on lots large enough to accommodate private wells and septic systems. With the provision of municipal sanitary services, new residential development is anticipated to be on smaller lots and at higher densities than in the past.

The “Residential” designation of land shall mean that the primary use of land in the areas so designated will be for a variety of residential uses and dwelling types. The types of dwellings and permitted uses shall include, but are not necessarily limited to: single-detached dwellings, group home dwelling, semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, converted dwellings, townhouse dwellings, and apartment dwellings.

The proposed development of the subject lands for single-detached dwellings on compact lots is consistent with the permitted form and density of the “Residential” designation in the County of Perth Official Plan, particularly for the Town of Shakespeare. All lands located to the east and south are designated for residential purposes.

Policy 6.4.8.2

The following specific policies shall apply when proposals involving single-detached, semi-detached and duplex dwellings are evaluated:

- a) *Development of this nature shall occur primarily by the plan of subdivision. Development should be at a greater density with smaller lots than has typically been built in the past where such development would generally be compatible in design, and character with existing adjacent and surrounding uses.*

The subject lands include three lots, recently created through the severance process, which are smaller, but appropriately sized when compared to some residential lots on surrounding lands. The lots will provide for residential uses at a greater density than has been previously built while maintaining the character of the neighbourhood through similar housing typology.

Policy 6.4.8.6

Residential development shall be encouraged to:

- a) *Locate in areas which will minimize the cost of providing municipal services;*

- b) *Locate in areas which will be compatible with adjacent existing and proposed development;*
- c) *Locate in areas which will be adjacent to built-up areas;*
- d) *Be of an acceptable scale in relation to existing development;*
- e) *Generally be directed to locations where access is available from local and collector roads as opposed to direct access onto arterial roadways; and,*
- f) *Be appropriately landscaped, buffered, and screened in order to maintain or enhance the visual amenities of the development when abutting rail lines, existing commercial/industrial uses, or different types of existing residential uses.*

The proposed development can be serviced by existing municipal sanitary services, and the cost to extend municipal water and storm services will be covered by the proponent. The proposed development of single-detached dwellings on newly created compact lots is a natural extension to the existing residential uses in the area, is compatible with adjacent residential uses, and will have no significant undue adverse impacts on adjacent commercial uses. Access to the subject lands will be provided via William Shakespeare Street, which is a local road that provides a connection to Perth Road 107 to the west. It is anticipated that due to the size of the lots, the development of the future single-detached dwellings are capable of having appropriate setbacks between buildings to maintain visual distinction from adjacent commercial uses.

Policy 6.4.9

Historically, commercial and business uses in Atwood and Shakespeare have developed and located along the main roads, being Main Street Atwood (Highway 23) in Atwood, and Line 34 (Highway 7/8) and Perth Road 107 in Shakespeare. Commercial uses such as retail stores, shops, restaurants, banks, gas stations and business office uses have located along these corridors. Development for has been and should continue to be compact in order to achieve a greater efficiency and density of land use and better utilization of servicing infrastructure.

The subject lands are currently designated “Commercial” in Schedule ‘A6-2’ to the Perth County Official Plan; however, the subject lands are not suitable candidate lands for viable commercial operations. The lands do not have direct frontage on, or access to, Line 34 or Perth Road 107, nor do they have pedestrian infrastructure (sidewalk) connections; and therefore would be unsuitable to most commercial uses that rely on heavy vehicular and pedestrian traffic. The redesignation of the subject lands to “Residential” would not result in the net loss of current “Commercial” uses and given the lands are vacant, would permit appropriate intensification on underutilized lands within the Town of Shakespeare.

Based on the above review, the proposed development is in conformity with the policies of the current Perth County Official Plan.

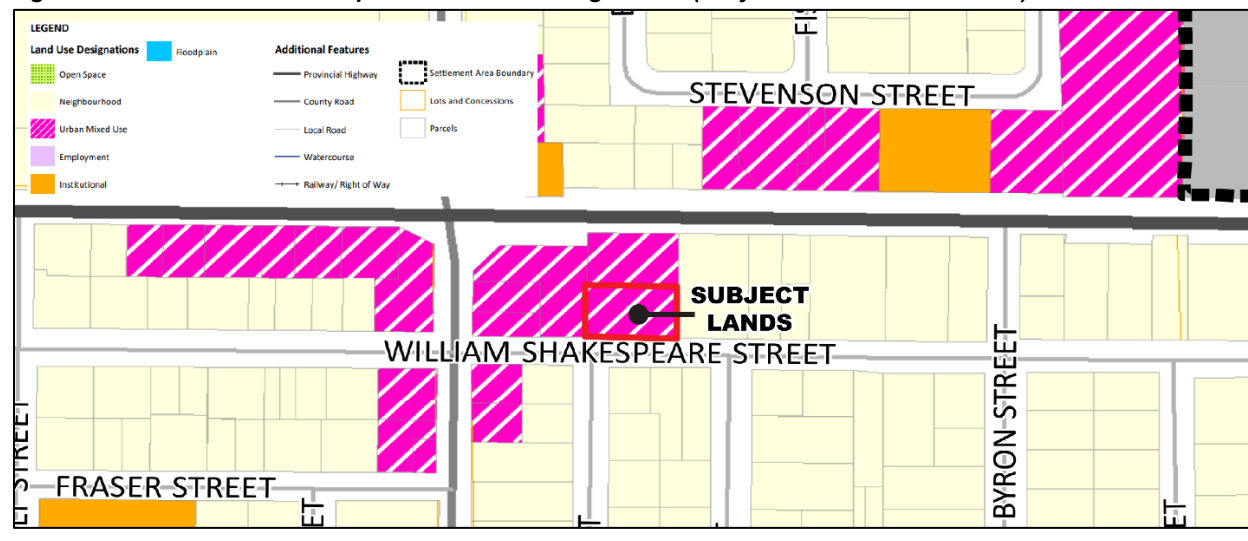
4.3 COUNCIL-ADOPTED PERTH COUNTY OFFICIAL PLAN (2024)

On October 17, 2024, Perth County Council adopted a new Official Plan to serve as a long-term guide for growth, development, and land use planning. The new Official Plan is currently under

review by the Ministry of Municipal Affairs and Housing (“MMAH”), and is not yet in force and effect.

According to the Council-adopted Official Plan, the subject lands are located at the periphery of the “Urban Mixed Use” designation (Figure 8); which contemplates a range and mix of commercial and residential uses. All lands to the east and south are designated “Neighbourhood”, which permits a full range of residential uses. An Official Plan Amendment (“OPA”) would be required to permit the proposed stand-alone single family dwellings.

Figure 8 – Schedule ‘B’ Shakespeare Land Use Designations (subject lands outlined in red)



The following section provides for an analysis of applicable policies in the Council-adopted Perth County Official Plan:

Policy 2.3.5 – Residential Intensification Policies

It is the policy of the County that:

- b) A portion of the County’s future housing needs shall be provided through residential intensification, which may include any of the following:
 - ii. Infill development and residential development of vacant land in underutilized areas of Serviced Urban Areas, Villages, and Hamlets;**
- d) Intensification will be strongly encouraged, especially where it results in new rental accommodation;*
- e) Proposed residential intensification can be appropriately integrated within the physical characteristics of the existing area.*

The proposed development provides residential intensification through infill development of underutilized vacant land. The development delivers residential development in a compact form which respects and enhances the existing neighbourhood character. The proposed development represents appropriate intensification to provide housing within a Serviced Urban Area.

Policy 2.5.1.1 – Serviced Urban Area Policies

It is the policy of the County that:

- b) The County and Lower-Tier Municipalities will identify and promote intensification, infill and redevelopment of designated and vacant and/or underutilized sites, in the Serviced Urban Areas, considering existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs, and in accordance with the intensification and infilling policies in Section 2.3.2;*
- f) Development patterns that minimize land consumption and optimize servicing infrastructure are cost effective and encouraged. Land use patterns which may cause environmental, heritage conservation or public health and safety concerns will be avoided.*

The development will provide residential intensification on a vacant lot which is near the centre of the Village of Shakespeare. The proposed development optimizes the use of the lands, and there are no significant adverse impacts anticipated from the development. Appropriate municipal sanitary servicing is available to service the proposed development, and water and storm services will be extended to the subject lands to ultimately provide full municipal services.

Policy 2.6 – General Settlement Area Policies

It is the policy of this County that:

- a) The County’s settlement areas will be the focus of growth and the location of the majority of new development. Growth is encouraged in serviced built-up areas to maximize public and private infrastructure investment and to preserve the agriculture lands and conserve natural environment features.*
- f) The County will promote the long-term economic prosperity of settlement areas by:
 - i. Encouraging development within settlement areas that is compact, has a mix of uses, and supports transit and active transportation, where transit exists, with a broad range of housing options, services and amenities available for all residents;*
 - ii. Optimizing the use of land, resources, infrastructure, and public service facilities to accommodate forecasted growth and meet long-term needs;*
 - iii. Identifying appropriate locations and promote opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure.**

The proposed development will facilitate the development of newly-created compact lots with single-detached dwellings in the Village of Shakespeare, which is considered an efficient use of the subject lands. The subject lands are an appropriate location for residential intensification, as they are vacant, underutilized and serviceable.

Policy 3.1.1.1 – Permitted Uses within the Neighbourhood Designation

The ‘Neighbourhood’ designation shall permit a variety of housing options, as well as neighbourhood commercial and institutional uses as follows:

a) *Low and Medium Density residential forms*

The proposed development of the subject lands for single-detached dwellings is permitted within the “Neighbourhood” designation.

Policy 3.1.1.1.1(a) – Residential Uses

Residential development shall be encouraged to:

- i. Locate as infilling;*
- ii. Locate in areas which will avoid the need for unjustified and/or uneconomical expansion of municipal services;*
- iii. Locate in areas which will be compatible with adjacent existing and proposed development;*
- v. Be of a compatible scale in relation to existing development;*
- vi. Generally, be directed to locations where access is available from local roads as opposed to direct access onto Provincial Highways or County roads.*

The proposed development will facilitate residential infill development where municipal services are available and planned to be extended. The future single-detached dwellings will be compatible in scale and form to the adjacent established residential uses, and will not constrain adjacent commercial uses. The subject lands have frontage on, and will have access to, a local road to ensure traffic safety concerns are minimized.

Policy 3.1.1.1.1(b) – Residential Uses

For proposals involving single-detached, semi-detached, duplex dwellings and converted dwellings:

- i. Adequate front yard setbacks, landscaping, buffering and screening may be required to support walkable neighbourhoods and adequately manage stormwater; and,*
- ii. Proposals which, in the opinion of the local Council, would result in undue financial burden on the municipality, especially with respect to the provision of public utilities, municipal service infrastructure and related capacity or other necessary public services, shall be the responsibility of the developer.*

The proposed development, consisting of single-detached dwellings, are of a compact form to contribute to active transportation and appropriate intensification. Municipal staff have confirmed that the existing sanitary sewer that fronts the subject lands has adequate capacity to service the proposed development. As part of the development proposal, the owner is required to extend existing municipal water and storm infrastructure to the subject lands to service the development.

Policy 3.1.2.1 – Permitted Uses within the Urban Mixed Use Designation

The 'Urban Mixed Use' designation is within the Serviced Urban Areas and shall permit the following residential uses and dwelling types as well as a variety of commercial and institutional uses:

The following Residential Uses are permitted in the 'Mixed Use' designation:

- Residential units above and behind ground-floor commercial uses;
- Medium and High Density residential forms, including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, apartments (low and high rise);
- Multiple-attached dwellings and other similar medium and high density residential buildings;
- Supportive housing, group homes, senior citizens' homes or similar housing facilities for senior citizens including nursing homes; and,
- Bed and breakfast establishments in accordance with Section 4.28.

Residential uses are contemplated in the "Urban Mixed Use" designation, although not in the form contemplated. As mentioned, the development of the subject lands for commercial uses is not suitable given the lack of pedestrian or vehicular traffic. Furthermore, the subject lands do not have an appropriate depth or frontage to accommodate medium or high density residential uses with adequate landscaping, parking and buffering from the adjacent low-density residential neighbourhood. As such, redesignating the subject lands to the "Neighbourhood" land use designation is considered appropriate and desirable for the development of the subject lands.

Policy 4.2.1 – Housing Objectives

- b) To permit a broad range of housing options in sufficient supply and variety in type, cost and ownership models, to meet the varying housing needs of the community;
- c) To support the development of attractive and healthy residential neighbourhoods;
- e) To facilitate residential intensification according to the policies in Section 2.3 of this Plan.

The development of the subject lands will provide appropriate residential intensification on vacant lands to contribute to the supply and range of housing available in the area.

Policy 4.5.5.5 – Noise, Vibration, Odour and Other Constraints

Managing noise, vibration and odour levels is important to ensuring the health and well-being of the County. In managing appropriate relationships between sensitive land uses and land uses that emit noise, vibration and/or odour, it is the policy of the County that:

- a) New residential or other sensitive uses will not be located in noise sensitive areas unless noise abatement techniques are employed to reduce the noise to comply with the Provincial sound level criteria/guidelines.

A Noise Feasibility Study was prepared by HGC Consultants to assess noise levels from adjacent sources, including nearby commercial establishments, Provincial Highways, and railway corridors. The study confirmed that the anticipated noise levels post-development would not exceed Provincial sound level guidelines. The Noise Feasibility Study is discussed in further detail in Section 5.1 of this report.

Policy 4.6.3 – Archaeological Resources

It is the policy of the County that:

- b) Archaeological assessments carried out by consultant archaeologists licensed under the Ontario Heritage Act will be required as a condition of any development proposal affecting areas containing a known archaeological site or considered an area of archaeological potential.*

An Archaeological Assessment was prepared by Lincoln Environmental Inc. for the subject lands. The Archaeological Assessment found that there were no items of archaeological significance located on the subject lands. This study is discussed in further detail in Section 5.2 of this report.

Policy 4.7.8.1 – Municipal Water and Sewage Services

It is the policy of the County that:

- c) Prior to the approval of development applications, the Lower-Tier Municipality must confirm the provision of the required servicing capacity and that an appropriate servicing agreement is in place to ensure that such capacity will be available within a reasonable timeframe. Such an agreement will be executed once the Environmental Assessment process has been completed, where applicable. Provincial guidelines will be used when determining the remaining uncommitted reserve water system capacity and reserve sewage system capacity.*

A condition of the Consent to Sever applications requires a Development Agreement be executed between the Township of Perth East and the landowner to ensure the provision for the connection of the development to potable water services, sanitary and storm sewage systems.

Policy 4.8 – Urban Design and Built Form

It is the policy of the County that:

- b) The County, and Lower-Tier Municipalities, through the review of development applications will:
 - i. Encourage the design of new development to be sympathetic to the heights, massing and scale of surrounding neighbourhoods in building design;*
 - ii. Encourage new development to enhance the sense of place within Serviced Urban Areas and the County;*
 - iii. Promote efficient and cost-effective development patterns that minimize land consumption.**

- c) Measures shall be taken to ensure that new and existing development address compatibility with adjacent land uses. Adequate separation buffering or screening shall be provided between any uses where land use conflicts might be expected, such as the provision of grass strips and appropriate plantings of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also represent appropriate buffering measures.
- d) The County and Lower-Tier Municipalities will require that infill developments are designed to reflect and enhance the character of the area.

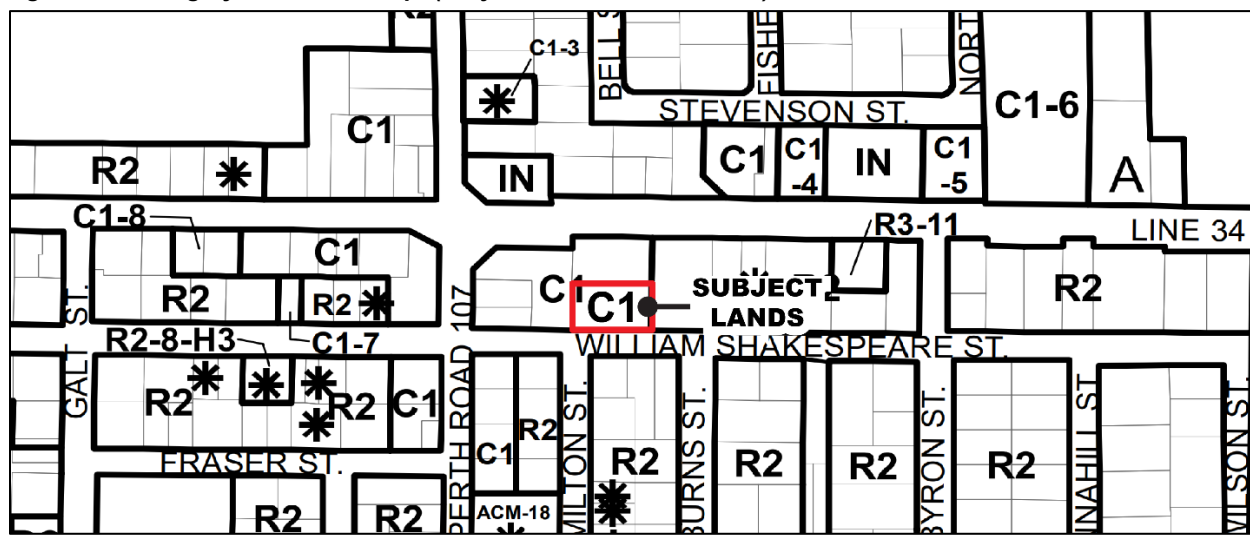
The proposed residential development will reflect the character of the existing residential uses in the surrounding neighbourhood with appropriate scale and massing designs, further enhancing the sense of place within the Village of Shakespeare. The infill development will efficiently utilize land and resources to provide compact and desirable dwellings. It is anticipated that the proposed dwellings will be situated close to William Shakespeare Street to ensure appropriate separation from adjacent commercial uses. The proposed development form, being single-detached dwellings, will reflect the existing residential character of William Shakespeare Street.

Based on the above review, the proposed development is in conformity with the policies of the new Council-adopted Perth County Official Plan.

4.4 TOWNSHIP OF PERTH EAST ZONING BY-LAW NO. 30-1999

The subject lands are zoned “Commercial (C1)” in the Township of Perth East Zoning By-law No. 30-1999 (Figure 9). The current zoning of the subject lands permits a broad range of commercial uses, however, residential uses are not permitted. Therefore, a Zoning By-law Amendment (“ZBA”) is required to rezone the subject lands from “Commercial (C1)” to “Residential Medium Density (R2)” to permit the proposed development. At this preliminary stage, it is anticipated that the standard zone regulations within the “R2” zone will be sufficient to accommodate the proposed development on each of the lots, and no special provisions will be required.

Figure 9 – Zoning By-law Z.-1 Excerpt (subject lands outlined in red)



The permitted uses in the “Residential Medium Density (R2)” zone include:

- a) A single-detached dwelling in accordance with Section 12;
- b) A semi-detached dwelling;
- c) A duplex dwelling;
- d) A triplex dwelling;
- e) A converted dwelling containing not more than 3 dwelling units;
- f) A boarding or lodging dwelling in a single-detached dwelling, in accordance with Section 12;
- g) A group home dwelling in accordance with Section 12;
- h) A home occupation in accordance with Section 3;
- i) A bed and breakfast establishment in accordance with Section 3;
- j) A public park; and,
- k) Uses, buildings and structures accessory to the permitted uses.

The proposed ZBA seeks to develop underutilized commercial lands for residential uses, specifically single-detached dwellings. Permitting low-density residential uses, consistent with the neighbourhood to the south and east of the subject lands, will provide a more compact form of development than what currently exists in Shakespeare. The proposed “R2” zone is appropriate given the consistency with surrounding residential zones used primarily for single-detached dwellings.

The potential impacts on adjacent properties which may arise due to the potential use have been analyzed; particularly relating to noise concerns from commercial uses. The potential noise impacts are minimal, as the commercial uses do not generate significant amounts of noise or traffic, and are situated such that they are directed towards major roads and away from the residential uses interior to the neighbourhood. There are no significant vehicular traffic concerns created from the proposed development, nor are there pedestrian safety concerns.

Based on the zoning analysis of the proposal and the existing site conditions, the requested “Residential Medium Density (R2)” zone is an appropriate implementing zone for the proposed development and the associated *Planning Act* applications. The requested amendments are consistent with the PPS 2024, and in conformity with the intent of the current and new Council-adopted Official Plans.

5.0 SUPPORTING SUBMISSION MATERIALS

5.1 NOISE FEASIBILITY STUDY

A Noise Feasibility Study was prepared by HGC Noise Vibration Acoustics, dated March 3, 2025, to assess noise levels at the subject lands to determine whether sound levels would exceed Ministry of Environment, Conservation, and Parks (“MECP”) guidelines. The study assessed traffic data from Line 34 and Perth Road 107, and rail traffic data from CN Rail and Metrolinx, as sources of potential noise concern. The report concluded that traffic and rail sound levels will not exceed MECP criteria during the daytime or nighttime, therefore no noise mitigation measures were required. The study recommended a warning clause be used in the Development Agreement and purchase, sale and lease agreements as follows: “Purchasers are advised of the proximity of adjacent commercial/retail facilities, the sound from which may at times be audible.” The study concluded that no specific ventilation or acoustic barrier were required for the proposed development, as any building construction meeting the minimum requirements of the OBC will provide sufficient acoustical insulation for the proposed buildings.

5.2 ARCHAEOLOGICAL ASSESSMENT

An Archaeological Assessment was prepared by Lincoln Environmental Consulting Corp., dated July 15, 2024, to assess the subject lands for archaeological resources. The study found that the subject lands had no archaeological resources, and no further archaeological assessment of the lands were required. In accordance with Part VI of the *Ontario Heritage Act*, the report was received by the Ministry of Citizenship and Multiculturalism (“MCM”) and entered into the Ontario Public Register of Archaeological Reports on July 11, 2024.

6.0 CONCLUSIONS

The proposed Official Plan Amendment and Zoning By-law Amendment are appropriate and desirable to permit the development of single-detached dwellings on the subject lands. The proposed *Planning Act* applications align with the Provincial Planning Statement 2024, the current and new Council-adopted Perth County Official Plans and the Township of Perth East Zoning By-Law No. 30-1999, making efficient use of underutilized land within the Shakespeare Settlement Area. The proposal is a logical extension to the in-effect and emerging surrounding land use policies which support and encourage residential uses. The redesignation and rezoning applications will support housing needs in the area without creating significant land use conflicts. The development will be appropriately serviced, contributing to a well-planned and balanced approach to growth in the Village of Shakespeare. As such, the proposed development represents good land use principles, and is in the public interest.