



**CORPORATION OF THE
MUNICIPALITY OF NORTH GRENVILLE**

AGENDA

Wednesday, May 8, 2024, 6:30 p.m.

Held in Council Chambers, 285 County Road 44

Pages

A. HOW TO PARTICIPATE IN THE MEETING

The Council meeting will take place in Council Chambers beginning at 6:30 p.m.

The Council meeting will be live streamed on YouTube commencing at 6:30 p.m. To view the live stream visit:

<https://www.youtube.com/user/NorthGrenville/featured>

Subsequent to the live stream, the video will be archived on the North Grenville YouTube channel under the Playlists Tab titled "North Grenville Online Council Meetings". To view the archived video post-meeting visit:

<https://www.youtube.com/user/NorthGrenville/playlists>

To make a deputation in relation to an item on the agenda, please pre-register with the Clerk's Office at the same e-mail address. Please provide your comments no later than two hours prior to the start of the meeting.

If you require accommodation, please advise the Clerk when pre-registering so that we may best assist you.

B. MEETING CALLED TO ORDER

C. LAND ACKNOWLEDGMENT

The Municipality of North Grenville acknowledges that the Municipality operates on the territory of the Anishnabek.

We recognize all First Nations, Métis, and Inuit peoples who now call North Grenville their home. We respect and support the need for cultivating a strong relationship, and we commit to Indigenous-informed decision making to foster the path towards reconciliation.

D. APPROVAL OF THE AGENDA

Recommendation:

Be it resolved that:

The Council agenda for May 8th, 2024 be approved as presented.

E. CLOSED SESSION

None.

F. OUT OF CLOSED

None.

G. DISCLOSURE OF INTEREST

H. PRESENTATIONS/DELEGATIONS

None.

I. CONSENT AGENDA

Items listed under Consent agenda are considered routine or no longer require a further discussion and are enacted in one motion. The exception to this rule is that a Member may request that one or more items be pulled for discussion and voted on separately.

Recommendation:

Be it resolved that:

The following consent agenda items be approved as presented:

1. eQuinelle Phase 5B Extension of Part Lot Control [See Item K.7.3]
 2. Oxford Mills Subdivision Delegation Authority for Subdivision Agreement [See Item K.7.4]
 3. Rescheduling of June 12th Regular Council Meeting [See Item K.1.1]
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- I.1 eQuinelle Phase 5B Extension of Part Lot Control [See Item K.7.3]
 - I.2 Oxford Mills Subdivision Delegation of Authority for Subdivision Agreements [See Item K.7.4]
 - I.3 Rescheduling of June 12th Regular Council Meeting [See Item K.1.1]

J. MINUTES OF PREVIOUS MEETINGS

K. REPORTS

K.1 Office of the Chief Administrative Officer

K.1.1 Rescheduling of June 12th Regular Council Meeting - CONSENT

Recommendation:

Be it resolved that:

The Regular Council Meeting scheduled for Wednesday June 12th, 2024 be rescheduled to Wednesday June 18th, 2024.

K.2 Client Services

K.3 Corporate Services

K.4 Emergency and Protective Services

K.5 Finance

K.6 Parks, Recreation, and Culture

K.7 Planning and Development

K.7.1 ZBA-03-23 120 Reuben Crescent Supplemental Report

1

Recommendation:

THAT Council approve and enact By-Law 39-24 to amend the Residential Fourth Density – Exception Zone (R4-6-h) to permit a reduction in parking requirements and address site specific zone standards.

Recommendation:

THAT Council approve amending By-Law 38-24, being a site specific zoning by-law amendment at a portion of the lands known as 508 Kernahan Street, more specifically Lot 4 and Part of Lot 11, excepting Part 1 on 15R-10309, on Registered Plan 11, geographic Town of Kemptville, now the Municipality of North Grenville and also described as PIN 68128-0396 and 68128-0269, to re-zone the subject lands from Institutional (I) to Residential – Third Density – Exception (R3-26) to permit the property to be developed for townhouse development and to waive zone standards.

- K.7.3 eQuinelle Phase 5B Extension of Part Lot Control Council Report - CONSENT

38

Recommendation:

THAT Council approve and enact By-Law 37-24 to amend By-Law 56-23 to extend Part Lot Control exemption for Phase 5B of the eQuinelle Subdivision for an additional three years.

- K.7.4 Oxford Mills Subdivision Delegation of Authority to Enter into a Subdivision Agreement - CONSENT

42

Recommendation:

THAT Council authorizes the Director of Planning and Development, or their designate, to execute the Subdivision Agreement for the Oxford Mills Subdivision (File No. 07-T-20222).

K.8 Public Works

L. CORRESPONDENCE

M. OTHER BUSINESS

N. NOTICE OF MOTIONS

O. INTRODUCTION & CONSIDERATION OF BY-LAWS

O.1 By-Law 37-24

Being a By-Law to amend By-Law 56-23 to extend Part Lot Control exemption for Phase 5B of the eQuinelle Subdivision

O.2 By-Law 38-24

Being a By-Law to Amend By-Law 50-12, as amended, Being a By-Law to regulate the use of land and use of buildings and structures within the Municipality of North Grenville, for the zoning of lands located at part of 508 Kernahan Street, PINS 68128-0396 and 68128-0269, former Town of Kemptville

O.3 By-Law 39-24

Being a By-Law to regulate the use of land and use of buildings and structures within the Municipality of North Grenville, for the zoning of lands located at 120 Reuben Crescent

P. PERIOD FOR QUESTIONS FROM THE PUBLIC & MEDIA RELATING TO AGENDA ITEMS

Q. CLOSE OF MEETING

Q.1 Confirmation By-Law

45

Recommendation:

Be it resolved that:

By-Law 40-24 to confirm the proceedings of Council at its regular meeting held on May 8, 2024 be adopted and passed.

Q.2 Resolution to Adjourn

Recommendation:

Be it resolved that:

this regular meeting of Council adjourn at _____ p.m.



Municipality of North Grenville

To: **Council**

Meeting Date: May 8, 2024

Subject: ZBA-03-23 120 Reuben Crescent Supplemental Report

Report No: PD-2024-006

Prepared by: Amy Martin, Director of Planning and Development

Recommendation(s)

THAT Council approve and enact By-Law 39-24 to amend the Residential Fourth Density – Exception Zone (R4-6-h) to permit a reduction in parking requirements and address site specific zone standards.

Executive Summary

Purpose

- To provide supplemental information as it relates to the request for parking reduction related to the 120 Reuben Crescent development as well as

Key Findings

- A public meeting was held on September 13th, 2023 to hear from the applicant and members of the public related to the proposed zone standard changes for 120 Reuben Crescent.
- The proposed zoning amendment is seeking to reduce parking standards, reduce the requirement from 2 to 1 for a loading space, and address site specific standards as it relates to aisle widths.
- A Traffic Impact Study was provided which addressed the parking reduction request. Through multiple rounds of review, the developer was able to provide additional parking spaces on site that met minimum industry standards.
- The proposed development will see 84 parking spaces established for resident parking and 28 spaces for visitor parking. The minimum requirement for resident parking is 109, while visitor parking is 28.

- The parking reduction for resident parking will be reduced by 23%, being 25 parking spaces.
- New Commons intends to rent their building

Financial Implications

- Development charges are exempted as the property is within the downtown exemption area of the Development Charges By-law.

Background/Analysis

A public meeting was held on September 13th, 2023 to hear from members of the public and the applicant as it relates to the application. A fulsome planning report was provided with a full policy analysis. It is not the intent of this report to repeat the policy analysis, rather to provide supplemental information as it relates to the request for parking reduction.

The Municipality and the applicant's agents went through a series of revisions to increase the number of parking spaces on the subject property. Through review, Staff are satisfied that the parking reductions meet minimum industry standards.

A total of 84 resident parking spaces will be provided, and 28 visitor parking spaces. It is intended that enhanced bicycle storage facilities on site, and the strategic location of the property within downtown Kemptville, which has many amenities available to residents.

The 84 resident parking spaces is a 23% reduction from the required 109 parking spaces. Municipal Staff are satisfied through the revised Traffic Impact Study and new proposed site layout that the requested parking reduction is supportable for the development. 30% of the units are proposed to be affordable with the intent of renting units to individuals who do not have a personal vehicle.

Other measures will be implemented within the development to encourage non-vehicular modes of transportation, including:

- Locate building entrances in order to minimize walking distances to sidewalks;
- Locate building doors and windows to ensure visibility of pedestrians from the building, for their security and comfort;
- Provide safe, direct and attractive pedestrian access from public sidewalks to building entrances.
- Provide sidewalks of smooth, well-drained walking surfaces of contrasting materials or treatments to differentiate pedestrian areas from vehicle areas;
- Make sidewalks and open space areas easily accessible through features such as gradual grade transition, depressed curbs at street corners and convenient access to extra-wide parking spaces and ramps;
- Provide links to the existing or planned network of public sidewalks, multi-use pathways and on-road cycle routes;

- Provide lighting, landscaping and benches along walking and cycling routes between building entrances and streets, sidewalks and trails;
- Provide wayfinding signage for site access (where required, e.g. when multiple buildings or entrances exist) and egress (where warranted, such as when directions to reach transit stops/stations, trails or other common destinations are not obvious);
- Provide parking for long-term and short-term users that is consistent with mode share targets, considering the potential for visitors to use off-site public parking;
- Provide separate areas for short-term and long-term parking (using signage or physical barriers) to permit access controls and simplify enforcement (i.e. to discourage residents from parking in visitor spaces, and vice versa);
- Unbundle parking costs from unit costs, and
- Provide a designated area for carpool drivers (plus taxis and ride-hailing services) to drop off or pick up passengers without using fire lanes or other no-stopping zones.

Additionally, the Traffic Impact Study also identified:

- The proposed development is located within walking distance of many retail, personal service, community service, recreation and institutional uses in Olde Town Kemptville.
- The proposed development includes a pedestrian connection to the existing sidewalk network on Prescott Street, as well as an on-site pedestrian pathway system to increase connectivity.
- On-demand accessible transit services are currently available for those with disabilities or aged 65 years and older.
- The Municipality of North Grenville has received the Transit Feasibility Study and directed staff to pursue a Municipal wide on-demand transit service for implementation no later than January 2024.
- Affordable housing and small rental units generally have less demand for parking, and • Exterior and interior bicycle parking spaces will be provided. The developer has also identified a target to lease a minimum of 20-25 units to residents that do not require a car, likely older area residents who have family connections within the community.

The revised site plan also requires the reduction of loading spaces from 2 to 1. Staff are satisfied that the loading space, which will primarily be utilized for individuals receiving larger deliveries or moving in or out of the complex, is appropriate.

Relevance to Strategic Priorities

Strategic Pillar	1	Balanced and Environmentally Sustainable Growth
Goal	1.5	Explore Opportunities for Increasing Housing Supply and Mix
Key Action	1.5.4	Identify opportunities for residential infill and intensification.

Options and Discussion

1. Approve the recommendation

It is recommended that Council support the proposed Zoning Amendment for 120 Reuben Crescent to reduce the minimum parking requirements and recognize site specific standards.

2. Do not approve the recommendation

Staff do not recommend refusing the Zoning Amendment as the proposed Zoning Amendment is within keeping of relevant planning policies and constitutes good land use planning.

Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ N/A

This item is within the budgeted amount: Yes ☐ No ☐ N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Internal/External Consultation

Public Works and Emergency and Protective Services were consulted regarding the parking reduction. Detailed comments related to the sites development will occur through the site plan control process.

Communications

Communication of Council's decision will be done in accordance with the Planning Act.

Attachments

- Updated Site Plan

LEGAL DESCRIPTION:

PART OF LOT 8 BLOCK 12 REGISTERED PLAN 11,
TOWN OF KEMPTVILLE. NOW IN THE
MUNICIPALITY OF NORTH GRENVILLE, COUNTY
OF GRENVILLE

REFERENCE SURVEY:

BASED ON INFORMATION FROM A SURVEY
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
DATED: 24TH DAY OF JANUARY, 2023.

MUNICIPAL ADDRESS:

120 REUBEN CRESCENT, COUNTY OF GRENVILLE, ON

DEVELOPMENT INFORMATION:

SITE AREA	7,178 m ²		
GROSS FLOOR AREA	TOWER A	6,495 m ²	
	TOWER B	3,484 m ²	
	Total	9,979 m ²	
BUILDING FOOTPRINT	TOWER A	1070 m ²	
	TOWER B	840 m ²	
	Total	1,910 m ²	
BUILDING HEIGHT	TOWER A	+/- 19.17m	
	TOWER B	+/- 12.78m	

UNIT MIX	TOWER A APTS	TOWER B APTS	TOTAL
STUDIO	10	3	13
STUDIO BF	2	1	3
1 BED APT	16	15	31
1 BED APT BF	8	6	14
2 BED APT	20	11	31
2 BED APT BF	2	4	6
3 BED APT	10	0	10
3 BED APT BF	1	0	1
TOTAL	69	40	109

DENSITY	TOWER A	TOWER B	TOTAL
SITE AREA (m ²)	7,178	-	7,178
SITE AREA (Ha)	0.7178	-	0.7178
DENSITY du/Ha	96	-	152

PARKING	TOWER A	TOWER B	TOTAL
REQUIRED	86.25	50	137
PROVIDED			
SURFACE	65	0	65
UNDERGROUND	27	20	47
TOTAL	75	20	112

AMENITY	TOWER A	TOWER B	TOTAL
REQUIRED (m ²)	414	240	708
PROVIDED (m ²)			
INTERIOR (m ²)	73	0	73
EXTERIOR (m ²)	2563	-	2563
TOTAL	2636	0	2636

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT AREA	1150m ²	7178m ²
MAX. DENSITY du/Ha	201	152
MIN LOT FRONTAGE	16m	+/-16m
MIN. FRONT YARD SETBACK	6m	9.9m
MIN. INTERIOR YARD SETBACK	4m	4.4m
MIN. REAR YARD SETBACK	7.5m	13.7m
MAX. HEIGHT	37m	+/- 19.17m
AMENITY AREA	654m ²	2636m ²
MAX LOT COVERAGE	40%	27%

PARKING QUEUING + LOADING	REQUIRED	PROVIDED
RESIDENTIAL SPACES	109	79
VISITOR SPACES	28	28
ACCESSIBLE PARKING	5	5
BICYCLE PARKING	TBD	41
REFUSE COLLECTION	1	1
GARBAGE COLLECTION	TBD	1
LOADING SPACE	2	2

SITE PLAN GENERAL NOTES:

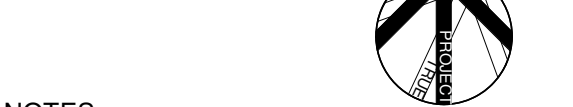
- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- 2.44m WIDE BF PARKING SPOT C/W 2.44m ACCESS AISLE AS PER SECTION 6.35.8 (d) OF COMPREHENSIVE ZONING BY-LAW No. 50-12
- 6m WIDE FIRE TRUCK ACCESS C/W 12m CENTER TURNING RADIUS
- UNDERGROUND PARKING ACCESS RAMP
- DEPRESSED CURB
- CONCRETE PATIO
- EV CHARGING STATION
- VISITOR PARKING SPACE
- OUTLINE OF BRIDGE ABOVE CONNECTING BUILDING
- EXISTING FENCE TO BE DEMOLISHED
- LD CALCULATION SETBACK
- OUTDOOR BICYCLE PARKING
- NEW ASPHALT PARKING LOT
- RIVERSTONE/ PLANTING @ STEEP SLOPE
- BENCH
- END OF FIRE ROUTE
- GARBAGE PICKUP / LOADING SPACE (14m x 3.5m min)
- UNDERGROUND PARKING CONNECTION
- OHW TO LEGION TO BE BURIED OR RELOCATED AS REQUIRED TO AVOID THE CONFLICT
- RAMP MAX 8% SLOPE
- PATH BELOW OVERPASS @ GROUND LEVEL
- VESTIBULE BELOW OVERPASS
- WINDOW WELL

STAMP

8	2024.04.22	ISSUED FOR COORDINATION
6	2024.03.06	ISSUED FOR 33%
5	2024.01.23	ISSUED FOR CLIENT REVIEW
3	2023.10.05	ISSUED FOR TIS RESPONSE
2	2023.05.29	ISSUED FOR SITE PLAN CONTROL
1	2023.02.22	ISSUED FOR COORDINATION



NOTES

- OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

NEW COMMONS
DEVELOPMENT
OTTAWA
ONTARIO, CANADA

PROJECT

REUBEN KEMPTVILLE
NCD

120 REUBEN CRESCENT,
COUNTY OF GRENVILLE, ON

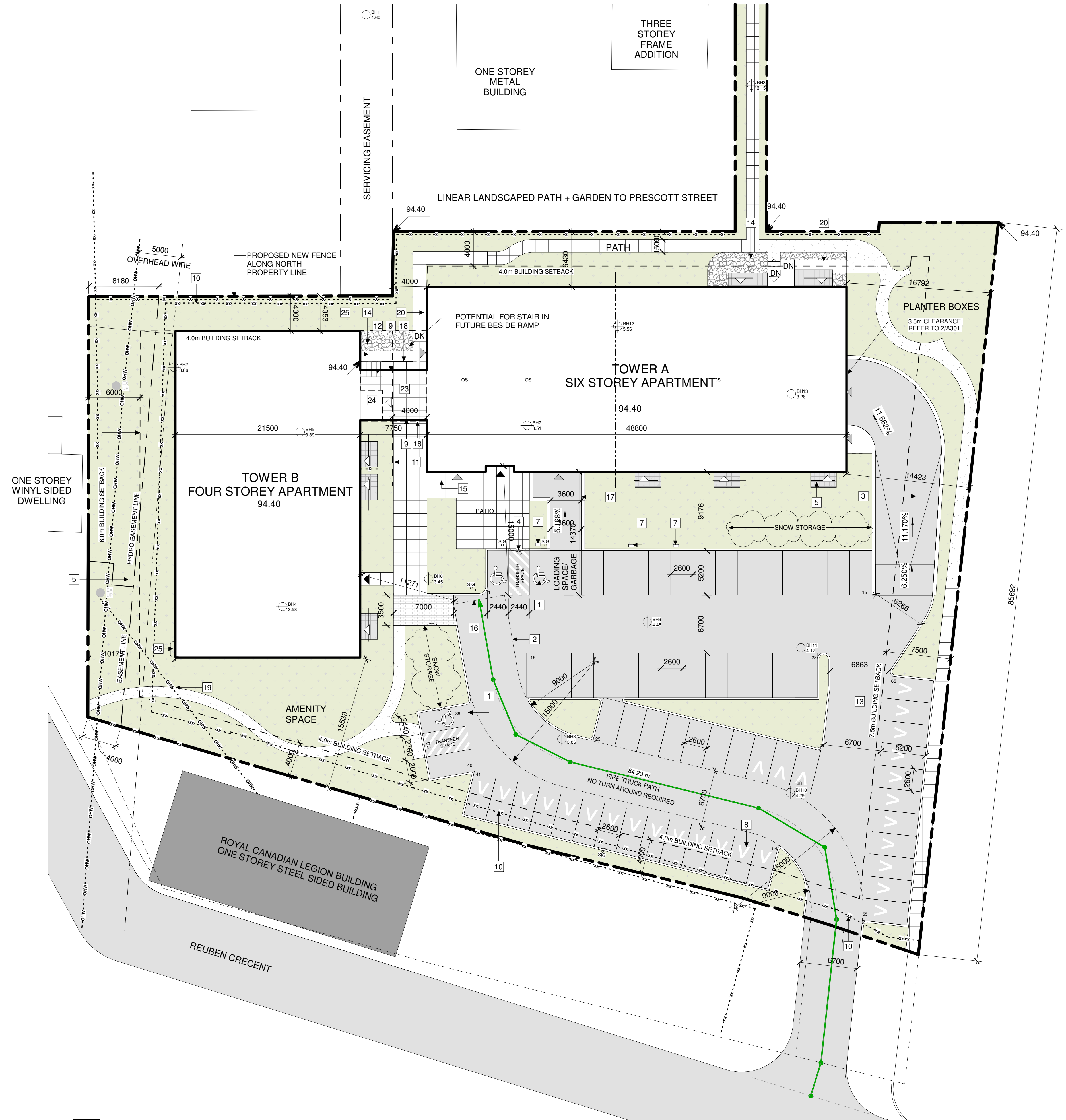
TITLE

SITE PLAN

PROJECT NO: 2022-0380
DRAWN: YC, RR, EF
APPROVED: AL
SCALE: As indicated
DATE PRINTED: 4/22/2024 11:35:43 AM

REV DRAWING NO.

8 A100



THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 39-24

*A By-Law to Amend By-Law 50-12,
being a By-Law to regulate the use of land and use of buildings and structures
within the Municipality of North Grenville, for the zoning of lands located at
120 Reuben Crescent*

WHEREAS By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

AND WHEREAS the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands at 120 Reuben Crescent within the Municipality of North Grenville;

AND WHEREAS the Council of the Corporation of the Municipality of North Grenville has determined that the current zoning provisions should be amended with a by-law;

NOW THEREFORE the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. That the area affected by this by-law is 120 Reuben Crescent as indicated on Schedule "A" attached hereto and forming part of this by-law.
2. That Section 16 of By-law 50-12, as amended is hereby further amended by amending and adding the following new clauses to Subsection 16.4.1(f) (R4 Special Exception Zones), as follows:

(f) R4-6-h (120 Reuben Street)

iv) That the Minimum Dwelling Unit Area requirement of 46 square metres is hereby deleted.

vii) Notwithstanding the provisions of subsection 6.38.1(b):

Minimum required Resident Parking Spaces	84
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Notwithstanding the provisions of subsection 6.38.1(b):

Minimum required Visitor Parking Spaces	28
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Notwithstanding the provisions of Section 6.38.14:

Minimum Aisle Width – Underground	6 metres
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- xii) The front lot line is defined as the lot line adjacent to Reuben Crescent.
 - xiii) Notwithstanding the provisions of Section 6.26 the number of loading spaces required shall be one (1).
- 3. That this by-law shall take effect on the date of passing subject to the provisions of the *Planning Act* R.S.O., 1990, as amended.
 - 4. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatical, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.
 - 5. Schedule "A" constitutes part of this by-law.

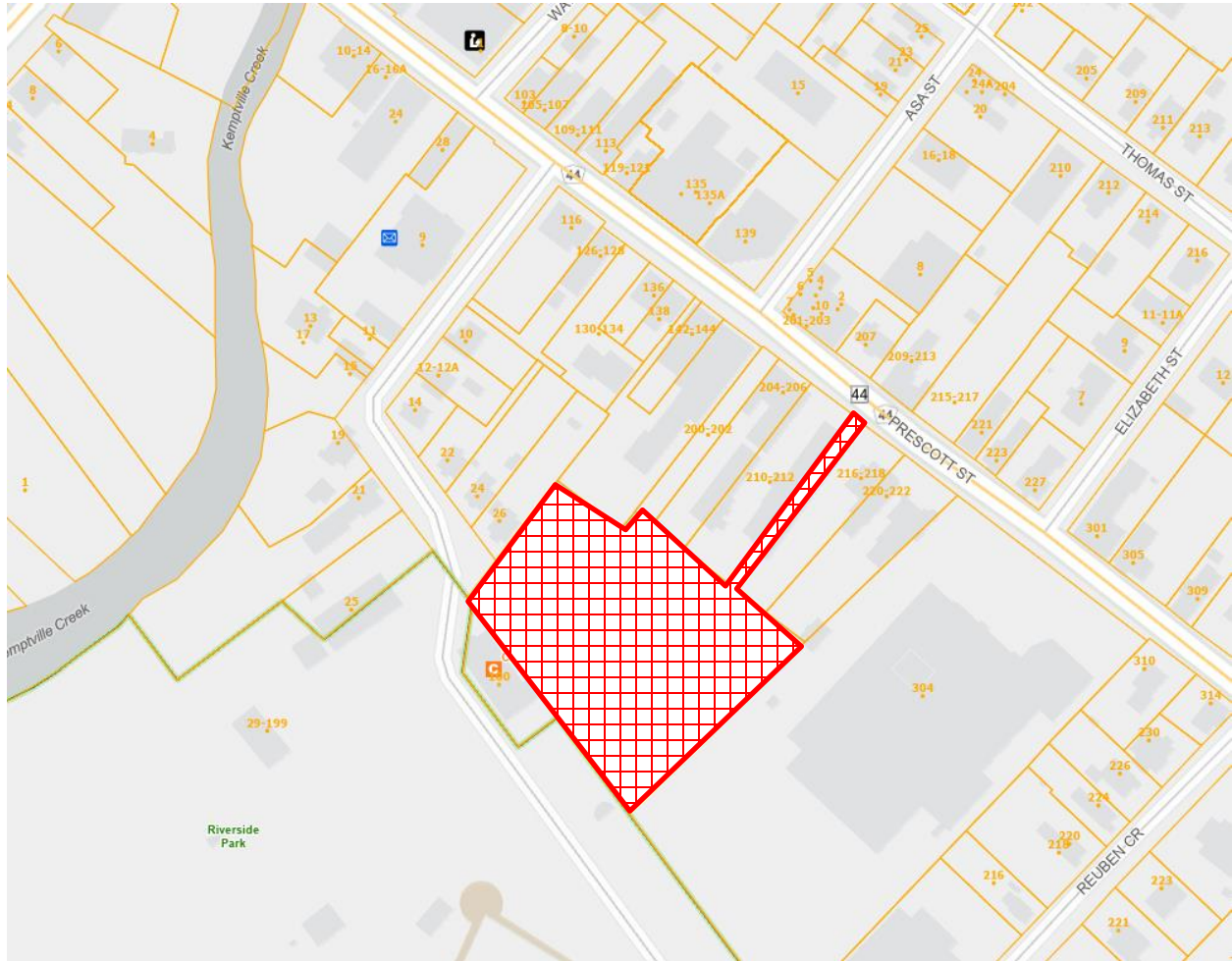
PASSED AND ENACTED
THIS 8th DAY OF MAY, 2024


NANCY PECKFORD
Mayor

CHLOE PRESTON
Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE
Schedule "A" to By-Law 39-24

This map forms part of By-Law 39-24



 120 Reuben Crescent
former Town of Kemptville,
now The Municipality of North Grenville

ZBA-03-23

120 Reuben Crescent

Supplemental

Presentation

May 8, 2024

Background

Public meeting held on September 13th, 2023.

Matter was deferred until the Traffic Impact Study comments could be satisfied regarding the parking reduction request.

Revisions were made to the site plan to increase the number of parking spaces available to meet engineering industry standards.

Proposed Changes

- ▶ **Increased the number of visitor parking spots by 17.**
- ▶ **Proposed Parking Requirements:**
 - ▶ **84 resident parking spaces is a 23% reduction from the required 109 parking spaces.**
 - ▶ **28 visitor parking spaces meets the minimum requirements.**
 - ▶ **Overall 136 parking spaces are required, and 112 are being provided, a difference of 24 parking spaces.**

Proposed Changes

- ▶ **Reduction in Loading Spaces from 2 to 1.**
- ▶ **The redesign of the parking area resulted in the loss of 1 loading space. The original site plan had included one regular sized loading space and an undersized loading space.**

Questions?

Amy Martin

Director of Planning and Development

planning@northgrenville.on.ca

Department: Planning and Development



Municipality of North Grenville

To: **Council**

Meeting Date: May 8, 2024

Subject: ZBA-04-24

Report No: PD-2024-012

Prepared by: Phil Mosher, Deputy Director of Planning and Development

Recommendation(s)

THAT Council approve amending By-Law 38-24, being a site specific zoning by-law amendment at a portion of the lands known as 508 Kernahan Street, more specifically Lot 4 and Part of Lot 11, excepting Part 1 on 15R-10309, on Registered Plan 11, geographic Town of Kemptville, now the Municipality of North Grenville and also described as PIN 68128-0396 and 68128-0269, to re-zone the subject lands from Institutional (I) to Residential – Third Density – Exception (R3-26) to permit the property to be developed for townhouse development and to waive zone standards.

Executive Summary

Purpose

- To re-zone the subject property to allow it to be developed for four bungalow townhouse dwellings.

Key Findings

- The subject lands are designated residential in accordance with Schedule “B” of the Municipality’s Official Plan.
- They are also located within “Service Area 1”, meaning it is intended that these lands will be developed on piped municipal services.
- The lands are owned by the Municipality and have been leased to Shalom Small Homes Kemptville for a 40 year term.
- This parcel is part of a larger landholding where the Kernahan Municipal Well is located. Accordingly, the property is an area with a vulnerability score of 10 (WHPA-A) under the Mississippi-Rideau Source Protection Plan.

- The area subject to development is 776 m² and would be developed for four (4) bungalow townhouses, which results in a gross density of 51.5 units per hectare.
- Because density will exceed 45 units per gross hectare, some form of bonusing is required under North Grenville's Official Plan. SSHK plans to offer all units, or 100% of units, at affordable rates.
- Construction is anticipated to occur in 2024.

Financial Implications

- There are no financial implications from the establishment of newer zone categories and zone standards at the subject lands.

Background/Analysis

The subject property is located within Urban Service Area 1 in accordance with Schedule "B" of the Municipality's Official Plan. The lands subject to re-zoning are the south portion of the Kernahan Municipal Well property.

A lease agreement was executed between the Municipality and Shalom Small Homes Kemptville on February 16, 2024. Through the agreement, SSHK will lease the southern portion of the municipal property for a term of 40 years, with options to renew following completion of the term. The agreement specifies that construction and operations of the property, including any costs, will be the responsibility of SSHK.

Following execution of the lease agreement, SSHK prepared a finalized concept plan. Due to the location of a municipal watermain at the west side of the property, the townhouse block must be located further east. Table 1 shows required zoned standards of the R3 zone and specifies which standards will need to be varied. It should also be noted that an exception clause will need to be added specifying that the subject parcel is being treated as one lot (although it is two) for the purposes of determining zone compliance.

Table 1- Proposed and Requested Zone Standards

Zone Provision	Required Standard	Proposed Standard
Minimum Lot Area	230 m ² per unit	194 m² per unit (varied)
Minimum Lot Frontage	6.5 m per unit	6.37 m per unit (varied)
Minimum Front Yard	6 metres	6 metres
Minimum Exterior Side Yard	6 metres	4.75 metres (varied)
Minimum Side Yard	6 metres	1.2 metres (varied)
Minimum Rear Yard	7.5 metres	7.5 metres
Maximum Building Height	11 metres	11 metres
Maximum Lot Coverage	40%	40%

Studies, reports and information submitted by the applicant and reviewed by the planner for this submission include:

- Proposed Lot Grading Plan, prepared by Kollaard Associates and dated March 28, 2024.
- Draft Reference Plan, prepared by Annis O'Sullivan Vollebekk Ltd. and dated January 2, 2024.
- Application Form – completed by Shalom Small Homes Kemptville and authorized by the CAO – dated April 16, 2024.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction to build strong, healthy communities through a variety of policy actions. Policy 1.1 provides direction on managing and directing land use to achieve efficient and resilient development and land use patterns and specifically notes that healthy, liveable and safe communities are sustained by a variety of policies.

To achieve strong, health communities, governments are to promote efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (Section 1.1.1[a]). Strong and healthy communities can be achieved by accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) (Section 1.1.1[b]). The PPS includes things governments should do, but also points out what should be avoided, including avoiding development and land use patterns which may cause environmental or public health and safety concerns (Section 1.1.1[c]).

Strong and healthy communities are also achieved when there is integrated land use planning, growth management, transit-supportive development, intensification and infrastructure planning which achieves cost-effective development patterns, optimization of transit investments, and which minimizes land consumption and servicing costs (Section 1.1.1[e]). An important part of this is ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs (Section 1.1.1[g]).

Strong and healthy communities are able to improve accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society (Section 1.1.1[f]).

Strong and healthy communities also promote development and land use patterns that conserve biodiversity (Section 1.1.1[h]) and prepare for the regional and local impacts of a changing climate (Section 1.1.1[i]).

This development is occurring within a settlement area, which is to be the focus of growth (Section 1.1.3.1). The development uses land and resources efficiently and will be within existing built-up areas (Section 1.1.3.2[a], Section 1.1.3.6) and is in a location that is

appropriate for the planned infrastructure and public service facilities that will be available (Section 1.1.3.2[b]).

The proposed development can minimize negative impacts to air quality and climate change and promote energy efficiency (Section 1.1.3.2[c]) through its planned compact design.

Policy on infrastructure planning is provided in Section 1.6 of the PPS. Infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management to ensure they are financially viable over their lifecycle and available to meet current and projected needs (Section 1.6.3). This development respects existing infrastructure, notably the municipal well and watermain.

Infrastructure is not just limited to servicing pipes but includes other infrastructure such as roads and public service facilities. Infrastructure provides an opportunity to ensure that delivery of emergency services and protection of health and safety can be achieved, as is required by Section 1.6.4 of the PPS.

Infrastructure planning also requires planning for water and sewer services in a manner that promotes efficient use and optimization of existing services. Additionally, water and sewer needs to be provided in a way that can be sustained by water resources, prepare for the impact of a changing climate, is feasible and financially viable and protects human health and safety. To achieve this, municipalities shall promote water conservation and efficiency and integrate servicing and land use considerations at all stages of the planning process (Section 1.6.6.1).

Planning for stormwater shall be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term (Section 1.6.6.7[a]). Stormwater systems shall also minimize or prevent increase in contaminant loads (Section 1.6.6.7[b]), minimize erosion changes in water balance and prepare for the impacts of a changing climate through the effective management of stormwater (Section 1.6.6.7[c]), and mitigate risks to human health, safety, property and the environment (Section 1.6.6.7[d]).

Finally, long-term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and a range of housing options for a diverse workforce (Section 1.7.1[b]). Land should be optimized for long-term use and for infrastructure and public service facilities (Section 1.7.1[c]).

No lands have been identified as natural heritage features or flooding or erosion hazards as defined by Sections 2 and 3 of the PPS.

Based on the submission materials in support of the subject application, this development is proposing a strong and healthy development in the opinion of the reviewing planner.

In the opinion of the planner, this application is generally consistent with the PPS because it:

- is planned within an urban serviced area, which is to be the focus of growth;
- provides a range and type of dwellings to assist the Municipality in achieving its growth projections.
- Respects and develops in keeping with existing and planned for infrastructure.
- Promotes housing that will be provided at affordable rates.
- Is planned in an area outside natural hazards and natural heritage features.

United Counties of Leeds and Grenville Official Plan

The Counties' Official Plan includes growth management objectives to foster the creation of complete, healthy and vibrant communities and enhance the quality of life for all residents by focusing growth and development to settlement areas (Section 2.1[a]). Within settlement areas, the Plan promotes development patterns that efficiently use land, resources, infrastructure, and public service facilities through compact urban forms and a mix of land uses and appropriate densities (Section 2.1[d]). A broad range of housing types and affordability is needed to meet the needs of existing and future residents (Section 2.1[g], 2.3.2[b]).

Settlement areas are to be the focus of growth, with growth in built-up areas to maximize public and private infrastructure investments and preserve the rural, agricultural and natural heritage feature areas (Sections 2.3.1[a], 2.3.2[b]). Settlement areas will provide development patterns that efficiently use land, resources, infrastructure and public service facilities and promote development of healthy and sustainable communities through compact urban forms, efficient use of infrastructure and provision of a range of land uses (Section 2.3.1[b]). Healthy, diverse and vibrant settlement areas are promoted where residents can live, work and enjoy recreational opportunities (Section 2.3.1[c]).

While greater detail is provided in the local municipal Official Plan (Section 2.3.1[e]) local municipalities are encouraged to establish land use patterns based on densities and a mix of land uses that efficiently use land, resources, infrastructure (Section 2.3.2[c]) and public service facilities which are planned for or available, minimize negative impacts to air quality and climate change and promote energy efficiency, support active transportation and are transit supportive, where transit exists or may be developed in the future, and is appropriate to the type of services which are planned or will be available (Section 2.3.1[f]).

The Counties' Plan encourages compact, mixed use, and active transportation development with a broad range of housing types, services and amenities for all residents including higher density, apartment style housing types to ensure long-term housing affordability for an aging population. The Plan also encourages optimized use of land, resources, infrastructure, and public service facilities to accommodate forecasted growth and meet long term requirements. Efficient, cost-effective, reliable and multimodal transportation systems are to be provided for, and integrated with adjacent systems and those of other jurisdictions. Reduction in the use of vehicles is also encouraged through development of mixed use, transit supportive and active transportation environments.

These measures are seen to promote the long term economic prosperity of settlement areas (Section 2.3.1[g]).

Development within urban settlement areas encourages cost-effective development patterns and those which minimize land consumption and reduce servicing costs. Development is also directed to avoid patterns which may cause environmental, heritage conservation or public health and safety concerns (Section 2.3.2[h]).

This development is seen to be consistent with the United Counties' Official Plan, because:

- It promotes development of a complete, healthy and vibrant community.
- Occurs within a settlement area, which is to be the focus of growth.
- Efficiently uses land, infrastructure and public service facilities.

Municipality of North Grenville Official Plan

North Grenville's Official Plan is the dominant policy document for how growth occurs within the Municipality. The vision of the community is found in Section 2.1 of the Plan and is stated below:

"The people of North Grenville have very good reason to celebrate their significant success in creating an environmentally responsible community, achieved through extensive cooperative community leadership. North Grenville also continuously works towards economic self-sustainability, providing a diverse range of employment opportunities within the municipality. It is endowed with many widely-recognized community assets, and each contributes in many ways to outstanding culture, heritage, learning, education, healthy living, employment, recreation, events, and tourism in the area. As a result of the cooperative leadership of the community, businesses, local government, and institutions, North Grenville impresses all who visit with its continuously improving quality and its integration of community design and development. This is particularly evident in the downtown and its waterfront, its major streets including County Road 43, and the strong pedestrian and green space linkages between all major community assets and throughout the community. North Grenville appeals to people who enjoy an environment offering a choice of residential settings, ranging from friendly small town and preserved historic hamlets to expansive rural areas."

The Plan states that the Municipality is committed to achieving its vision for the future, and notes that it is attainable because it builds from current strengths of the community, while enhancing other features (Section 2.2).

The Kemptville area is noted as the primary centre for residential, commerce and services within North Grenville and will provide a mix of housing opportunities, including affordable housing (Section 2.2.4).

The Municipality will be a healthy community which strives for a high quality of life for all of its citizens. To assist with delivering on the social needs of the community, the Plan notes that there will need to be effective delivery of certain services. Notable in the context of this application, this includes delivery of affordable housing (Section 2.2.9).

This application will provide a more diverse mix of housing types to service existing and future residents. The Plan includes targets for low, medium and high density housing (68%, 21% and 11%) and the proposed mix of bungalow townhouse dwellings will assist North Grenville in achieving its housing target mix.

Responsible growth management is key to accomplish the Vision. Optimization of existing and new services facilities will help to protect and rehabilitate our natural heritage areas, conserve prime agricultural areas and promote a health community while maintaining a strong financial position for the Municipality (Section 2.5.1).

The subject lands are located within the Urban Service Area of Kemptville. Policies for this area are included in Section 10 of the Plan. The lands are further defined as “Residential”. On these lands, the primary purpose of the land use shall be for residential purposes, and it is a goal of the Plan to promote the development of a mix of housing types that will satisfy the Municipality’s projected housing needs (Section 10.2.1).

To achieve this goal, objectives include support for a choice of dwelling types, which can be provided based on different size, location, affordability, tenure, design and accessibility (Section 10.2.2[b][c]). Other objectives include directing expansion of residential development into appropriate areas according to availability of municipal services, soil conditions, topographic features, environmental constraints and in a form which can be integrated with established land use patterns (Section 10.2[e]). It is important to ensure that compatibility of adjoining land uses can be respected through use of density (Section 10.2.2[e]) and to support the provision of services and amenities that enhance the quality of life of the residential environment (Section 10.2.2[h]) and promote residential development that makes efficient use of land (Section 10.2.2[j]).

All range of residential uses shall be permitted within the residential land use designation (Section 10.2.3).

Density shall not exceed 45 units per gross hectare unless bonusing is provided (Section 10.2.4). The subject application proposes a gross density of 51.5 units per hectare. While over the maximums specified, it is eligible for an increase in density as

outlined in Section 14.2 of the Official Plan. The applicant is proposing that all four units will be offered at affordable rental rates to seniors.

It is a goal of the Municipality to promote a mix of housing types that will satisfy projected housing needs and support development of affordable housing (Section 11.1[a][b]). Objectives to achieve these goals include a range of dwellings and measures to support an adequate supply of affordable housing (Section 11.2).

It is a goal of Council to have a minimum of 25% of all new residential development occur as “affordable” (Section 11.3.1[d]). Initiatives and proposals for creating new affordable rental housing should give priority to housing which proposes rents that are affordable to a mixture of Low and Moderate Income Households (Section 11.3.1[j]). Council may establish a target for affordable ownership or rental units and their relative proportion to the overall market share during the life of this Plan without an amendment to the Plan (Section 11.3.1[k]).

Council has measures and other incentives that it can offer to increase the supply of affordable housing. These can include providing financial relief in the form of waived or deferred Development Charges for affordable housing projects (Section 11.3.2[c]). For this application, development charges would be waived.

The development supports the philosophy of North Grenville, which is to encourage development to take place primarily in the Town of Kemptville where access is appropriate and appropriate services are available (Section 12.4).

This development is proposed at a scale which is compatible with the existing scale of development in the area (Section 12.5.8[a]). The proposed roads will have the capability to support additional traffic.

This zone amendment is consistent with North Grenville’s Official Plan because:

- It furthers the vision of the Plan;
- Proposes a unit mix that meets or exceeds municipal density targets;
- Grows in an area identified for growth;
- Proposes 100% of units be offered at affordable rates;
- Adds a type of housing other than low density that assists North Grenville in achieving its housing mix.

Comprehensive Zoning By-law 50-12

The proposed R3 exception zone would vary setbacks from the exterior and interior side yards, unit density and lot frontage per unit. An additional note would be added specifying that the lands subject to this zoning are being treated as one parcel (although legally two) for purposes of interpreting zone standards.

Relevance to Strategic Priorities

Strategic Pillar	1	Balanced and environmentally sustainable growth
Goal	1.5	Explore Opportunities for Increasing Housing Supply and Mix
Key Action	1.5.4	Identify opportunities for residential infill and intensification.

Options and Discussion

1. Approve the recommendation

Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ N/A

This item is within the budgeted amount: Yes ☐ No ☐ N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Internal/External Consultation

As a result of circulation of this application, the following external comments were received:

- Requests for information from several residents, including questions about whether the existing trees can be retained with the proposed development.
- An automated response from Bell.
- An email of no objection from Enbridge Gas.

The following internal comments were received:

- An email from the Building Division specifying that the site plan shows one service entering for the proposed four dwellings. A note regarding Section 7.1.5.4(4) of the OBC was stated regarding eventual service of the dwellings.
- An email from Emergency and Protective Services stating that the Ontario Fire Code does not apply to zoning.
- An email of no comment from By-law Services.

Communications

Communications on this file will be as required by the Planning Act regulations.







Attachments

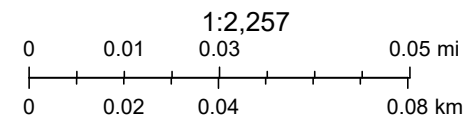
- Attachment 1 – Map
- Attachment 2 – Concept Plan
- Draft By-Law 38-24

508 Kernahan Street



2023-08-17, 9:10:16 a.m.

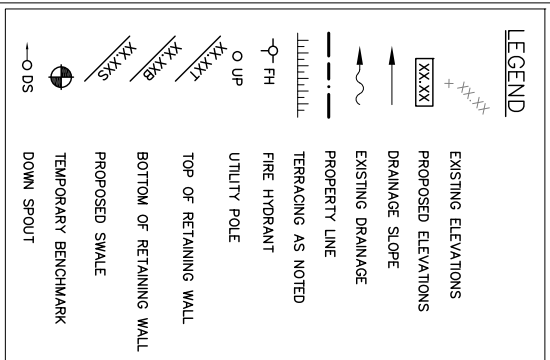
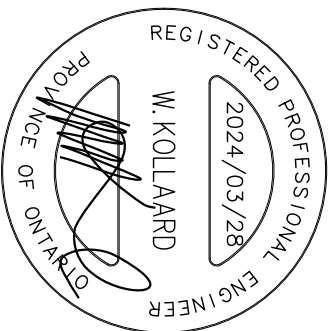
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|---|--|--|
|  Parcel |  Road Network |  Municipal Road |
|  Ambulance Station |  County Road |  Other Road |



Teranet Inc., Municipal Property Assessment Corporation (MPAC), and Geographic Information System (GIS) the United Counties of Leeds and

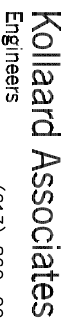
Leeds Grenville GIS

(NOT TO SCALE)



CONSTRUCTION NOTES:

1. All dimensions and elevations are in metres. Do not scale drawing.
2. This drawing is not a legal survey, a utility plan or a site plan and is for grading purposes only.
3. IBM = Top of spindle on fire hydrant, elevation = 91.76 metres.
4. This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
5. This drawing is not for construction until approved by the relevant authorities.
6. Contractor is responsible for location and protection of utilities.
7. Top of Foundation (TOF) elevation and Underside of Footing (USF) elevation for dwelling are as shown on drawing.
8. Finished grade around dwelling to be as shown.
9. Maximum allowable slope on site is 3H:1V. Finished grade to slope away from house at all sides at a minimum of 2%, and a maximum of 7%.
10. All dimensions to be verified on site by contractor prior to construction.
11. Client is responsible for acquiring all necessary permits.
12. The proposed grades have been set and verified for site grading control only. The grade raise at the house location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
13. The underside of footing elevation may not have been accounted for actual ground water conditions at the exact house location and should be verified by qualified geotechnical personnel upon completion of the excavation.
14. A geotechnical engineer should be retained to provide geotechnical recommendations with respect to the subgrade conditions prior to footing installation.
15. Frost protection will be required for the foundation footing where the soil cover over the underside of footing is less than 1.52 metres.
16. Any changes made to this plan must be verified and approved by Kollard Associates Inc.



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K0G 1J0

FAX (613) 258-0475
www.kolliaord.ca
info@kolliaord.ca

(613) 860-0923

SHALOM SMALL HOMES

PROJECT:
FOUR UNIT DWELLING

PROPOSED LOT GRADING PLAN

ATION:

509 JONES STREET
R. PLAN 15R-10309,
LOT 4 AND PART OF LOT 11
LOT 28, CONC. 3,
NORTH GRENVILLE, ONTARIO

MAR 28, 2024

1:200

231231

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 38-24

*A By-Law to Amend By-Law 50-12, as amended
Being a By-Law to regulate the use of land and use of buildings and structures within
the Municipality of North Grenville, for the zoning of lands located at part of 508
Kernahan Street, PINS 68128-0396 and 68128-0269, former Town of Kemptville*

WHEREAS By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

AND WHEREAS the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands located at part of 508 Kernahan Street, more specifically Lot 4 and Part of Lot 11, excepting Part 1 on 15R-10309, on Registered Plan 11, geographic Town of Kemptville, now the Municipality of North Grenville and also described as PIN 68128-0396 and 68128-0269, to re-zone the subject lands from Institutional (I) to Residential – Third Density – Exception (R3-26) to permit the property to be developed for townhouse development and to waive zone standards., now The Municipality of North Grenville;

AND WHEREAS the Council of the Corporation of the Municipality of North Grenville has determined that the current zoning provisions should be amended with a by-law;

NOW THEREFORE the Council of the Municipality of North Grenville enacts as follows:

1. The area affected by this By-law is apart of 508 Kernahan Street, more specifically Lot 4 and Part of Lot 11, excepting Part 1 on 15R-10309, on Registered Plan 11, geographic Town of Kemptville, now the Municipality of North Grenville and also described as PIN 68128-0396 and 68128-0269, to re-zone the subject lands from Institutional (I) to Residential – Third Density – Exception (R3-26) to permit the property to be developed for townhouse development and to waive zone standards. Concession 2, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville as indicated on Schedule “A” attached hereto and forming part of this by-law.
2. That Schedule “C” of By-law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule “A” attached hereto from Institutional (I) to Residential – Third Density – Exception Zone (R3-26).
3. That Sections 15 is hereby further amended by adding the following new clauses to Subsection 15.4.1 as follows:

15.4.1 Special Provisions

4. Section 15 of By-law No. 50-12, as amended, is hereby further amended by adding the following new clause to Subsection 15.4.1, as follows:

(y) R3-26 (Part of 508 Kernahan Street)

- (i) Notwithstanding the provisions of Sub-sections 15.2 of By-law No. 50-12, as amended, hereof to the contrary, on the lands zoned Residential – Third Density – Exception Zone (R3-xx), the following provisions shall apply:

Zone Requirements (for Townhouse dwellings)

Minimum Lot Area	190 m ²
Minimum Lot Frontage	6 m per dwelling unit
Minimum Exterior Side Yard	4.5 m
Minimum Interior Side Yard	1.2 m; 0m between dwelling units

(ii) In addition, on the lands zone R3-xx, the subject parcel shall be treated as one property the purposes of interpreting zone standards.

- 5. Schedule “C” to By-law No. 50-12, as amended, is hereby further amended in accordance with Schedule “A” attached hereto and forming part of this By-law.
- 6. Schedule “A” attached hereto form part of this By-law.
- 7. This By-law shall come into force and take effect on the date of passing subject to the provisions of the Planning Act, R.S.O. 1990 as amended.

PASSED AND ENACTED
THIS 8th DAY OF MAY, 2024

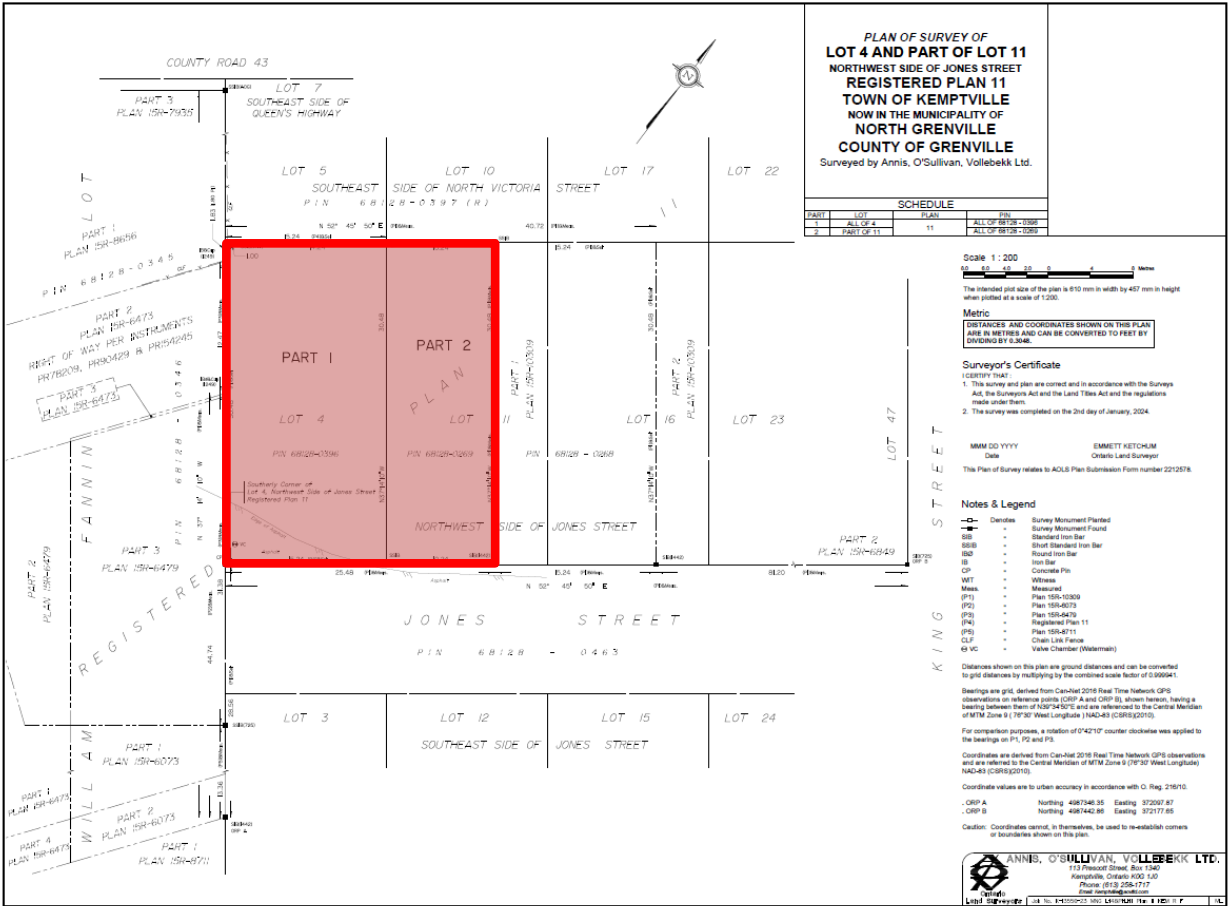
NANCY PECKFORD
Mayor

CHLOE PRESTON
Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

Schedule “A” to By-Law No. 38-24

This Map forms part of the By-Law



Subject Lands:
Part of 508 Kernahan Street

 Lands to be zoned Residential – Third Density – Exception Zone (R3-26)

ZBA-04-24

Shalom Small Homes

Kemptonville

May 8, 2024

Application Overview

This application proposes intensification of a leased municipal property for the purpose of constructing bungalow townhouse dwellings.

The lands have been leased by the Municipality to Shalom Small Homes Kemptville for a 40 year term. All costs of development and operations will be borne by SSHK.

Staff recommends approval of the proposed amending by-law to re-zone from Institutional (I) to Residential - Third Density - Exception (R3-xx).

Submission Materials

- Proposed Lot Grading Plan
- Draft Reference Plan
- Application Form

Department: Planning and
Development

Subject Parcel

508 Kernahan Street



2023-08-17, 9:10:16 a.m.

Parcel

 Road Network

 Municipal Road

* Ambulance Station

 County Road

 Other Road

1:2,257
 0 0.01 0.03 0.05 mi
 0 0.02 0.04 0.08 km

Teranet Inc., Municipal Property Assessment Corporation (MPAC), and
 Geographic Information System (GIS) the United Counties of Leeds and
 Leeds Grenville GIS

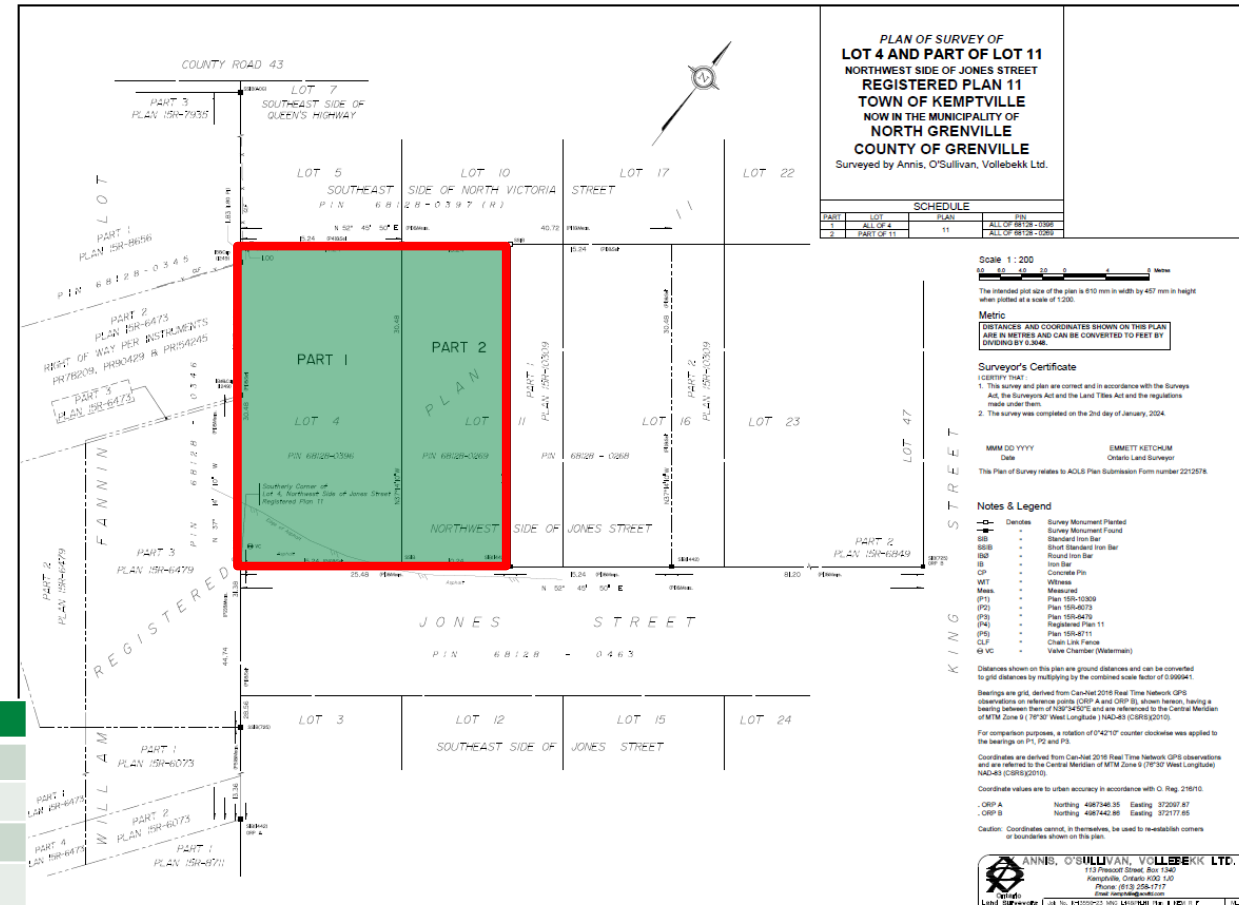
Disclaimer: The data provided is for informational purposes only. UCLG is not liable for positioning inaccuracies, subsequent updates, errors or omissions of data.

Department: Planning and Development

Source: Planning Justification Report

Desired / Proposed Zoning - Residential - Third Density

Zone Provision	Required Standard	Proposed Standard
Minimum Lot Area	230 m ² per unit	194 m ² per unit (varied)
Minimum Lot Frontage	6.5 m per unit	6.37 m per unit (varied)
Minimum Front Yard	6 metres	6 metres
Minimum Exterior Side Yard	6 metres	4.75 metres (varied)
Minimum Side Yard	6 metres	1.2 metres (varied)
Minimum Rear Yard	7.5 metres	7.5 metres
Maximum Building Height	11 metres	11 metres
Maximum Lot Coverage	40%	40%



Policy Analysis

- ▶ **Provincial Policy Statement, 2020**
- ▶ **United Counties of Leeds and Grenville Official Plan, 2016**
- ▶ **North Grenville Official Plan, 2018**

Recommendation

- ▶ **Approve amending By-Law 38-24, being a site specific zoning by-law amendment at a portion of the lands known as 508 Kernahan Street, more specifically Lot 4 and Part of Lot 11, excepting Part 1 on 15R-10309, on Registered Plan 11, geographic Town of Kemptville, now the Municipality of North Grenville and also described as PIN 68128-0396 and 68128-0269, to re-zone the subject lands from Institutional (I) to Residential – Third Density – Exception (R3-26) to permit the property to be developed for townhouse development and to waive zone standards.**



Municipality of North Grenville

To: **Council**

Meeting Date: May 8, 2024

Subject: eQuinelle Phase 5B Extension of Part Lot Control Council Report

Report No: PD-2024-010

Prepared by: Amy Martin, Director of Planning and Development

Recommendation(s)

THAT Council approve and enact By-Law 37-24 to amend By-Law 56-23 to extend Part Lot Control exemption for Phase 5B of the eQuinelle Subdivision for an additional three years.

Executive Summary

Purpose

- To extend Part Lot Control exemptions for Blocks within Phase 5B of the eQuinelle Subdivision for an additional three years.

Key Findings

- Council approved By-law 56-23 on May 10th, 2023 exempting 9 Blocks within Phase 5B of the eQuinelle Subdivision from Part Lot Control.
- Phase 5B will have six (6) semi-detached dwelling units and 24 townhouse units.
- A three-year extension is being provided to ensure adequate time to construct and go through the part lot control exemption process.

Financial Implications

- Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Background/Analysis

Council approved By-Law 56-23 on May 10th, 2023 to exempt 9 Blocks within the eQuinelle Subdivision from Part Lot Control. The 9 Blocks are comprised of six (6) semi-detached dwelling units and 24 townhouse units.

An additional three-year extension is being sought to allow for additional time to further subdivide the blocks.

Section 50(7) of the Planning Act allows local municipalities to pass by-laws designating lands within a registered plan of subdivision as being exempt through part lot control. This allows parts of lots and blocks to be conveyed without having to go through the severance process. The Municipality uses this approach frequently to permit lots and blocks within registered plans of subdivision to be further subdivided in accordance with the approved draft plan.

Relevance to Strategic Priorities

Strategic Pillar	1	Balanced and Environmentally Sustainable Growth
Goal	1.5	Explore Opportunities for Increasing Housing Supply and Mix
Key Action	1.5.4	Identify opportunities for residential infill and intensification

Options and Discussion

1. Approve the recommendation

It is recommended that Council approve the amending by-law as it is an administrative function of the Subdivision Process. Phase 5B has a registered subdivision agreement.

2. Do not approve the recommendation

Staff do not recommend refusal of the amending by-law. The by-law is seeking additional time to permit the further subdivision of residential blocks within Phase 5B of the eQuinelle Subdivision.

Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ N/A

This item is within the budgeted amount: Yes ☐ No ☐ N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Internal/External Consultation

Consultation was limited to the United Counties Manager of Planning Services as the approval authority for Part Lot Control Exemption is at the County level.

Communications

Communication of Council's decision will be carried out in accordance with the Planning Act.

Attachments

- Draft Amending By-Law 37-24

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 37-24

A By-Law to amend By-Law 56-23 to extend Part Lot Control exemption for Phase 5B of the eQuinelle Subdivision

WHEREAS Section 50(5) of the Planning Act, R.S.O. 1990, as amended, established Part Lot Control over all lands within plans of subdivision registered before or after the coming into force of the said section;

AND WHEREAS subsection 50(7) of the Planning Act R.S.O. 1990 as amended, authorizes a municipality to enact by-laws to provide that Part Lot Control does not apply to land that is within such registered plans of parts thereof and that an expiry date may be specified in the by-law which can be extended prior to the expiration of the time periods;

AND WHEREAS it is deemed expedient to exempt those lands hereto within Registered Plan No. 15M-40, in the geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville, from Part Lot Control;

AND WHEREAS the Council of the Corporation of the Municipality of North Grenville passed By-law 56-23 originally exempting certain lands on Registered Plan 15M-40, in the geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville, from Part Lot Control;

NOW THEREFORE the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. That the expiry date be extended to May 10th, 2027.

PASSED AND ENACTED
THIS 8th DAY OF MAY, 2024

NANCY PECKFORD
Mayor

CHLOE PRESTON
Clerk



Municipality of North Grenville

To: **Council**

Meeting Date: May 8, 2024

Subject: Oxford Mills Subdivision Delegation of Authority to Enter into a Subdivision Agreement

Report No: PD-2024-011

Prepared by: Amy Maritn, Director of Planning and Development

Recommendation(s)

THAT Council authorizes the Director of Planning and Development, or their designate, to execute the Subdivision Agreement for the Oxford Mills Subdivision (File No. 07-T-20222).

Executive Summary

Purpose

- To authorize the Director of Planning and Development to sign the subdivision agreement for the Oxford Mills Subdivision (File No. 07-T-20222)

Key Findings

- Draft Plan Approval was granted on September 11th, 2023 for the Oxford Mills Subdivision to create 7 lots on a parcel of land within the hamlet of Oxford Mills.
- Municipal Staff have reviewed and approved most of the engineering and required documents to develop the subdivision, with a few minor revisions being finalized for the proposed development.
- The Subdivision agreement will establish the requirements for the development of the subdivision between the Developer and the Municipality.
- Consultation with various municipal departments, the United Counties of Leeds and Grenville and Rideau Valley Conservation was required throughout the process and in the development of the subdivision agreement.

Financial Implications

- The Municipality requires financial securities and other financial considerations for the development of the subdivision. The terms of the financial requirements are set out in the subdivision agreement.

Background/Analysis

Draft Plan approval for the seven (7) lot subdivision within the hamlet of Oxford Mills was approved on September 11th, 2023. The draft conditions requires that the developer enter into a subdivision agreement with the municipality which identifies financial security requirements, development requirements and entrenches the civil documents.

The seven-lot subdivision does not require the creation of new municipal assets, as the proposed lots have adequate frontage on County Road 18 and Water Street. The United Counties of Leeds and Grenville is the appropriate approval authority for the establishment of entrances onto the County Road.

The subdivision agreement addresses the following matters: stormwater management, grading and drainage, site servicing, landscaping, financial requirements, easements and parkland requirements to name a few.

The agreement is registered along with the M-Plan and R-Plan for the subdivision on the title of every property that is created through the plan of subdivision. The agreement provides the requirements and process for preliminary approval, which is required for building permit issuance, timing for construction of key infrastructure if required, and requirements for the final acceptance of the subdivision works by the municipality.

The developer and their consultants have been working with the Municipality to satisfy the requirements of the draft conditions. Staff are satisfied that the final documents satisfy or will satisfy as it pertains to the development of the subdivision. Final revisions are being made to components of the engineering documents to ensure that the municipality is satisfied with the final design for the subdivision.

Relevance to Strategic Priorities

Strategic Pillar	1	Balanced and Environmentally Sustainable Growth
Goal	1.5	Explore opportunities for increasing Housing Supply and Mix
Key Action	1.5.4	Identify opportunities for residential infill and intensification

Options and Discussion

1. Approve the recommendation

Staff recommend approving the delegation of authority for signing the subdivision agreement. A copy of the final agreement will be circulated to Council for their review.

2. Do not approve the recommendation

Staff do not recommend refusing to delegate the authority to enter into the subdivision agreement. Council provided approval of the draft conditions for the subdivision. The draft conditions are incorporated into the subdivision agreement.

Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ N/A

This item is within the budgeted amount: Yes ☐ No ☐ N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

The Municipality requires financial securities and other financial considerations for the development of the subdivision. The terms of the financial requirements are set out in the subdivision agreement.

Internal/External Consultation

Consultation with the United Counties, Rideau Valley Conservation and internal municipal departments has been ongoing throughout the process.

Communications

Communication of Council's decision will be carried out by Planning Staff.

Attachments

- None

CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 40-24

*A By-Law to Confirm the Proceedings of Council
At its Regular Meeting held on May 8th, 2024*

WHEREAS the *Municipal Act 2001* states that a municipal power including a municipality's capacity, rights, powers and privileges shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of North Grenville at this meeting be confirmed and adopted by by-law;

NOW THEREFORE the Corporation of the Municipality of North Grenville hereby enacts as follows that:

1. The action of the Council of the Corporation of the Municipality of North Grenville at its regular meeting held on May 8, 2024, in respect of each recommendation contained in the report of the Committees and each motion and resolution passed and other action taken by Council of the Corporation of the Municipality of North Grenville at its meeting be hereby adopted and confirmed as if all such proceedings were expressly embodied in the by-law.
2. The Mayor and the proper Officers of the Municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, and except where otherwise provided, the Mayor and Clerk are hereby directed to execute all documents necessary in that behalf, and the said Clerk is hereby authorized and directed to affix the corporate seal of the municipality to all such documents.

PASSED AND ENACTED ON THIS 8th DAY
OF MAY 2024.

NANCY PECKFORD
Mayor

CHLOE PRESTON
Clerk