CORPORATION OF THE
MUNICIPALITY OF NORTH GRENVILLE

COUNCIL MEETING AGENDA

Wednesday, April 15, 2026, 6:30 p.m.
Held in Council Chambers, 285 County Road 44

This meeting will commence immediately following Committee of Adjustment scheduled for 6:30 p.m. This meeting will be held in-person and electronically in accordance with Section 238 (3.3) of the Municipal Act, 2001. Please subscribe to the Municipality of North Grenville YouTube Channel to watch the live stream or view after the meeting.

Pages

A. CALL TO ORDER

Mayor N. Peckford will call the meeting to order.

B. 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.

C. OPENING REMARKS

D. ADOPTION OF AGENDA

Recommendation:
THAT the Agenda for April 15, 2026 be approved, as presented.

E. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

F. PUBLIC MEETINGS

F.1 PD-2026-019- ZBA-01-26 Mattamy Relotting 1

Recommendation:
THAT Council enact by-law 45-26 being a by-law to rezone 987-1013 DePencier Drive from R1-17 to R3-12 to permit the relotting of lots 87 to

100 from 14 single detached dwellings to 26 townhouse dwellings.

F.2 PD-2026-020 - ZBA-03-26 - Jamie Ghossein, 2469 Bedell Road 43

Recommendation:
THAT Council enact By-law 46-26 to amend the Rural – Exception Sixty-Seven (RU-67) zone to permit cannabis micro-cultivation, cannabis micro-processing, cannabis research and outdoor cultivation of cannabis.

G. MINUTES OF PREVIOUS MEETINGS 114

Recommendation:
THAT the meeting Minutes of the special meeting of Council on March 26, 2026 be adopted, as presented.

H. REPORTS

I. CORRESPONDENCE

J. MOTIONS AND NOTICE OF MOTIONS

J.1 Notice of Motions for Consideration at this Meeting

J.2 Notice of Motions for Consideration at a future Meeting of the Council

K. PETITIONS AND WRITTEN COMMUNICATIONS FROM THE PUBLIC

L. MISCELLANEOUS/UNFINISHED BUSINESS

M. PERIOD FOR QUESTIONS FROM THE MEDIA AND PUBLIC

N. CONFIRMATION BY-LAW 117

Recommendation:
THAT the Confirmation By-Law as attached to this Agenda be read a first, second and third time, and finally passed in Open Council.

O. ADJOURNMENT

Recommendation:
THAT we do now adjourn at _____p.m. to meet again at the call of the Mayor.

Municipality of North Grenville

To: Council Meeting Date: April 15, 2026

Report Number: PD-2026-019

Report Title:ZBA 01-26 987-1013 DePencier Drive Zoning By-law Amendment Staff Report

Prepared by: Amy Martin, Director of Planning and Development

Recommendation

THAT Council enact by-law 45-26 being a by-law to rezone 987-1013 DePencier Drive from R1-17 to R3-12 to permit the relotting of lots 87 to 100 from 14 single detached dwellings to 26 townhouse dwellings.

Executive Summary

Purpose

- To rezone 987-1013 DePencier Drive, being lots 87 to 100 on Registered Plan 15M-42 to allow for the relotting of 14 single detached dwelling units into 26 townhouse dwelling units.

Key Findings

- Mattamy Homes has applied to rezone Lots 87 to 100, being the properties municipally known as 987-1013 DePencier drive from 14 single detached dwellings to 26 townhouse dwelling units.
- The change in unit count is within keeping of the overall approval for the plan of subdivision.
- Capacity has been allocated for Phase One of the Oxford Village Subdivision. The relotting will utilize the capacity allocated to the development overall. Any additional capacity required for subsequent lot development within Phase One will require allocation from the Municipality.
- The proposed zone standard for the townhouse lots will be consistent with the R3-12 zone which is already established within the first phase of the Oxford Village Subdivision.
- Consultation has taken place with the Municipality's Public Works staff to review lot servicing, as additional connections are required to support the relotting and an increase in the residential unit count by 12 additional units.

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

Mattamy Homes has applied for a Zoning By-law Amendment for lots 87 to 100 on Registered Plan 15M-42 to permit the relotting of 14 single detached dwelling units into 26 townhouse dwelling units.

The subject lots are designated Urban Settlement Area as per the United Counties Official Plan, and are further designated as Residential and within the Urban Service Area for the Municipality's Official Plan.

The zoning of the lots is Residential First Density Exception Seventeen (R1-17). The application for zoning amendment is seeking to rezone the lots to Residential Third Density – Exception Twelve (R3-12) which aligns with the zoning for townhouse dwelling units within Phase One of the Oxford Village Subdivision.

The first Phase of the Oxford Village Subdivision is approved for 398 homes. Capacity has been allocated to Phase One of this development.

In support of the application, a relotting plan was provided, as well as a Planning Justification Report. These are attached to this report.

Provincial Planning Statement

The Provincial Planning Statement (PPS) was adopted in 2024, and provides policy direction for development at a Provincial scale.

The PPS provides that Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, including housing option (Section 2.1.6(a)).

Section 2.2 of the PPS speaks to Housing related policies. This includes subsection 1, which provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet project needs of current and future residents of the regional market area. This can be achieved by:

- permitting and facilitating all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional housing needs and needs arising from demographic changes and employment opportunities; (Section 2.2.1(b)) and
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation (2.2.1(C)).

Section 2.3 of the PPS addresses policies related to Settlement Areas. This includes focusing growth and development to settlement areas (2.3.1.1). Planning authorities shall support general intensification and redevelopment to support he achievement of complete communities, including by planning for a range and mix of housing options (2.3.1.3).

Section 3.6.2 of the PPS identifies that 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.

The proposed relotting meets the intent of the PPS. The lots are located within a developing plan of subdivision located of full municipal services. The gentle intensification from 14 single detached dwelling units to 26 townhouse dwelling units will provide a range of housing options for current and new residents to the Municipality.

United Counties Official Plan

The United Counties of Leeds and Grenville's Official Plan was adopted in 2016 and provides general land use policies at a regional level.

Section 2.3.2 establishes policies for Urban Settlement Areas, this includes focusing growth to these areas to accommodate a broad range of uses. Urban Settle areas are acknowledged as having municipal sewage services, municipal water services and appropriate stormwater management services to support a mix of housing types, forms and options. The urban settlement area policies also require that local municipalities identify and promote intensification, infill and redevelopment of designated lands.

Section 2.7 of the Counties Official Plan provides housing specific policies. This includes an overall target of 25% of all new residential development be provided as affordable. The policies also encourage a mix of residential densities, and the establishment of zone provisions that provide flexibility for the establishment of varied housing forms.

It is Staff's opinion that the Zoning Amendment meets the intent of the United Counties Official Plan. The relotting of the 14 single detached units into 26 townhouse dwelling units provides additional housing options within the development.

North Grenville Official Plan

The Municipality of North Grenville establishes land use policies in its own local Official Plan. These policies are built off of the United Counties Official Plan and the Provincial Planning Statement.

Section 2.5 of the Official Plan establishes Growth Management Policies. This includes identifying the Town of Kemptville as being an area that is to maintain a compact urban form (2.5.2(a)). Growth is to be prioritized in existing serviced areas and settlement areas where infill and intensification is appropriate and rounding out of development is

logical (2.5.2(b)). Growth policies also speak to encouraging the majority of new development to be planned to provide a mix of housing types (2.5.2(i)).

Section 10 of the Official Plan provides policies for the Urban Service Area, including residential land use policies. It is the goal of the Official Plan to promote the development of a mix of housing types that will satisfy the Municipality's projected housing needs (10.2.1).

To meet this goal, the Official Plan establishes a variety of objectives, including:

- Supporting the provision of a choice of dwelling types according to location, size, affordability, tenure, design and accessibility so that a broad range of housing requirements is satisfied (10.2.2(b)).
- Support the distribution of a choice of dwelling types by zoning lands for a range of densities and structural types (10.2.2(c)).
- Promoting residential development that makes efficient use of land and services (10.2.2(j)).

Section 10.2.3 permits a full range of housing types, including townhouse dwelling units.

Section 10.2.4 provides greater policy detail including:

- Maximum overall density shall be 45 units per gross hectare, not exceeding 60 units per gross hectare in accordance with the policies of section 14.2. (10.2.4(a)).
- Encouraging new development to meet or exceed housing mix targets, including 68% low density housing, 21% medium density housing and 11% high density housing.

Section 11 out of the Official Plan establishes general housing policies. This includes housing and community development goals of promoting a mix of housing types to meet projected housing needs (11.1(a)).

Affordable housing policies provide that the Municipality shall endeavour to have across the Municipality at a minimum and on an annual basis, 25 percent of all new residential development affordable. Residential development applications will be evaluated, utilizing among other factors, this affordable housing metric (11.3.1(d)).

It is Staff's opinion that the proposed Zoning By-law Amendment meets the intent of the Official Plan. The increase in unit count by an additional 12 units (14 single detached dwellings to 26 townhouse dwelling units), is within the permitted density allowance for residential dwelling units. The development is located within a developing subdivision on municipal services. Constructing additional townhouse dwelling units instead of single detached units assists in achieving the targets for housing densities established in Section 10.2.4 of the Official Plan.

Comprehensive Zoning By-law 50-12

The attached Planning Justification Report provides a breakdown of the proposed lot sizes in relation to the standards established within the Residential Third Density – Exception Twelve (R3-12) zone. There are no new zone performance standards being requested at this time. The R3-12 zoning is found in other areas of Oxford Village Phase One.

Relevance to Strategic Priorities

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

Options and Discussion

1. Approve the recommendation – **RECOMMENDED -** the proposed application proposes to change the housing typology from single detached dwellings to townhouse dwelling units in a developing subdivision. The Municipality has reviewed the request with the applicant and their agents to understand proposed changes to servicing plans and civil drawings to support the relotting.
2. Do not approve the recommendation – **NOT RECOMMENDED**

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

The application was circulated internally to relevant departments, to external agencies, including the United Counties of Leeds and Grenville and the Rideau Valley Conservation Authority, as well as property owners within 120 metres of the subject lots.

Municipal Comments

Public Works provided comments that their department has received updated design drawings related to the relotting. A comment related to demonstrating how the relotting has changed the stormwater management assumptions and calculations from the original approved layout is still required to be addressed. These matters are being incorporated into the civil design as part of the engineering approvals to change the detailed design for these elements.

By-law Services provided comments related to parking and is requesting that the developer review the potential for on-street parking to identify which side of the roadway can accommodate the greatest number of vehicles taking into consideration safety, functionality and fire hydrants. Signage should also be required to identify no parking within 9 metres of an intersection.

Building Division provided a ‘no comment’ after their review.

External Agency Comments

At the time of report publishing, no external agency comments had been received. Comments received after the report is published will be circulated to Council and will summarized during the public meeting.

Public Comments

No comments have been received at the time of report submission. Comments received after the report has been submitted will be circulated to Council and summarized at the public meeting.

Communications

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

Attachments

- Draft Zoning By-law Amendment
- Relotting Plan
- Planning Justification Report

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE
BY-LAW NO. 45-26

Being a By-law to amend By-law 50-12, as amended to regulate the land and use of buildings and structures within the Municipality of North Grenville, for the zoning of lands located at 987-1013 DePencier Drive

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 Corporation of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands located at 987-1013 DePencier Drive to rezone the subject lands from Residential First Density – Exception Seventeen (R1-17) to Residential Third Density – Exception Twelve (R3-12).

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. The area affected by this By-law is 987-1013 DePencier Drive, indicated on Schedule “A” and attached hereto and forming part of this By-Law.

2. That Schedule “B” of By-law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule “A” attached hereto from Residential First Density – Exception Seventeen (R1-17) to Residential Third Density – Exception Twelve (R3-12).

3. Schedule “A” attached hereto shall form part of this By-Law.

4. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantically 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. This by-law shall come into force and effect on the date of passing.

PASSED AND ENACTED
THIS 15TH DAY OF APRIL, 2026

_____

NANCY PECKFORD
Mayor

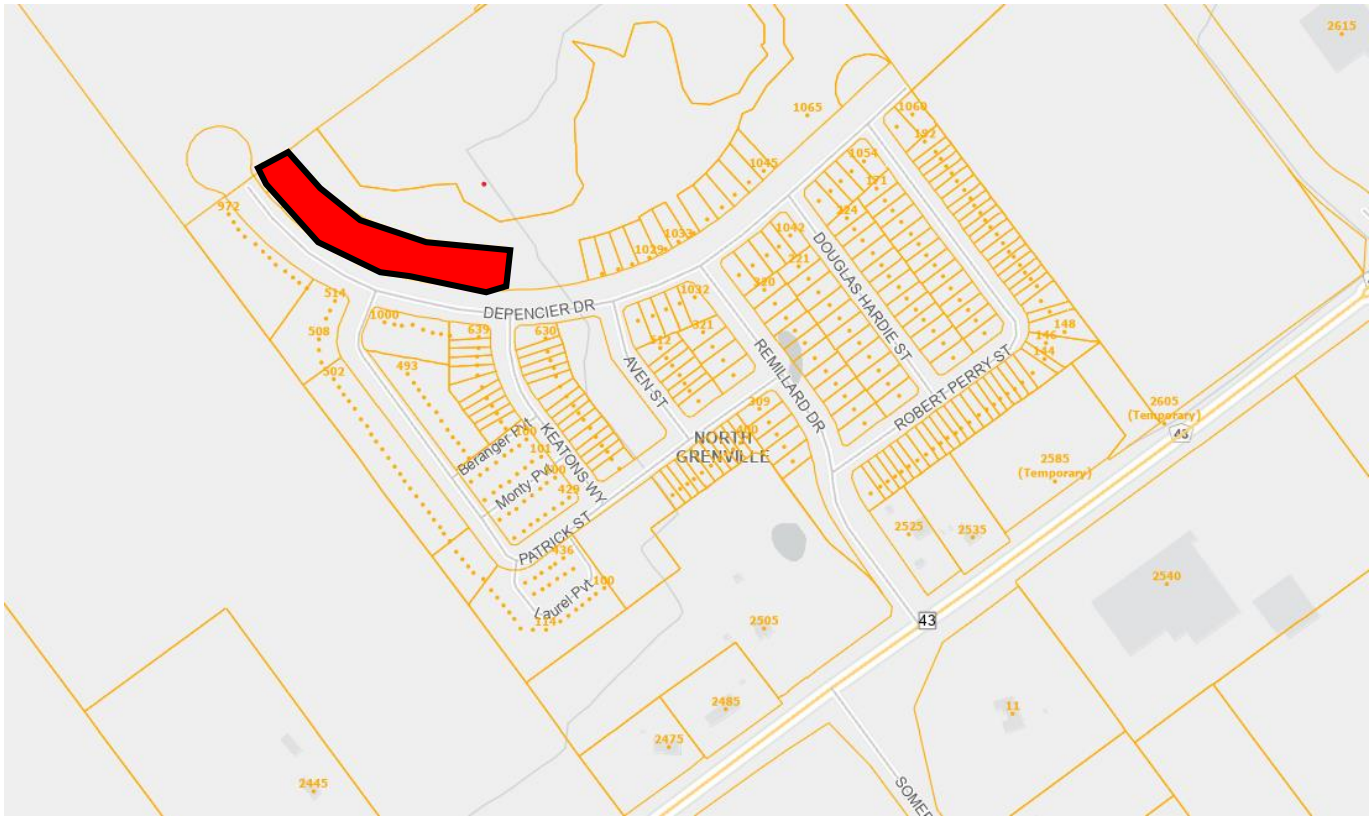
_____

Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

Schedule "A" to By-Law 45-26

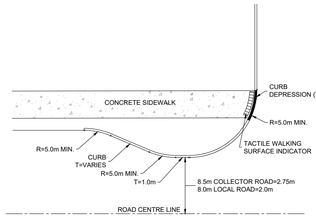
This Map forms part of the By-Law



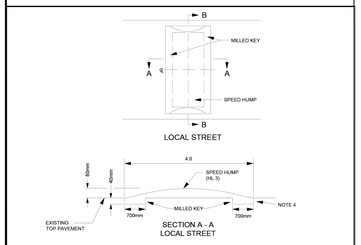
Subject Lands

987-1013 DePencier Drive

Lands to be rezoned from Residential First Density – Exception Seventeen (R1-17) to Residential Third Density – Exception Twelve (R3-12)



TYPICAL INTERSECTION NARROWING
N.T.S.



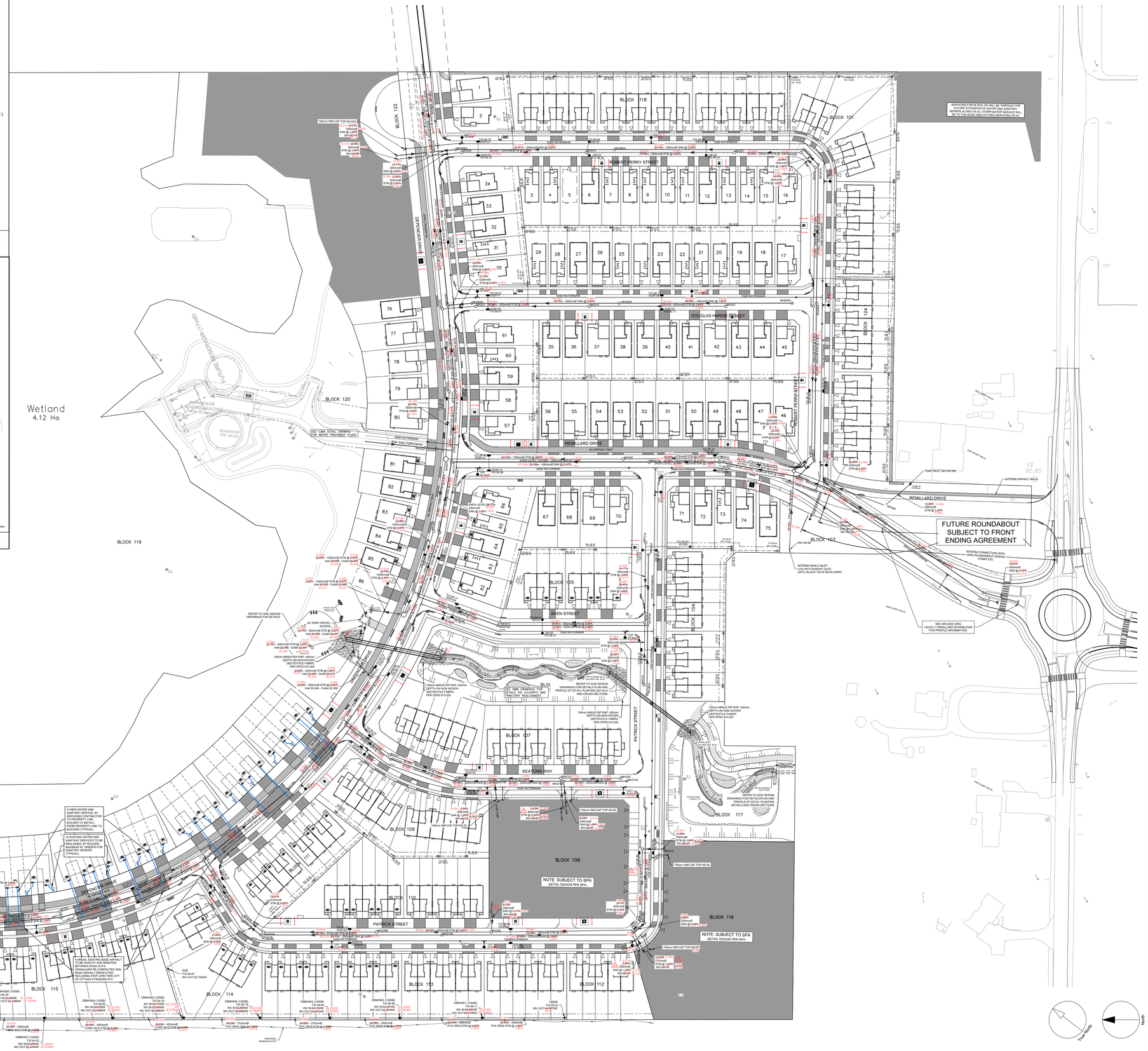
Sinusoidal Speed Hump Dimensions Table

DISTANCE(m)	0.000	0.125	0.250	0.375	0.500	0.625	0.750	0.875	1.000	1.125	1.250	1.375	1.500	1.625	1.750	1.875	2.000
FINISHED HEIGHT(mm)	0	1	3	7	12	18	25	32	40	48	55	62	68	73	77	79	80

NOTES:

1. CROSSFALL SHALL BE IDENTICAL TO EXISTING CROSSFALL OF THE STREET
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED
3. REFER TO SINUSOIDAL SPEED HUMP TABLE FOR TOP OF PAVEMENT PROFILE
4. REMOVED ASPHALT PAVEMENT MATERIAL SHALL BE DISPOSED OFF-SITE ACCORDING TO OPSS 180
5. THE FINISHED HEIGHT OF THE CENTRE/TOP OF THE SPEED HUMP ABOVE THE 'EXISTING TOP OF PAVEMENT' SHALL BE 80mm - 90mm

SPEED HUMP DETAIL
N.T.S.



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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR MUNICIPAL REVIEW	2021-09-02
2	REVISED SAN TRUNK	2021-12-02
3	2ND SUBMISSION	2021-12-07
4	3RD SUBMISSION	2022-02-01
5	4TH SUBMISSION	2022-08-24
6	5TH SUBMISSION	2023-01-05
7	IFC MATTAMY LOTTING	2023-03-15
8	REVISED IFC	2023-03-28
9	REVISED OGS	2023-05-12
10	REVISED PER MUNICIPAL COMMENTS	2023-06-30
11	REVISED PER MUNICIPAL COMMENTS	2023-09-29
12	UPDATED TRAFFIC CALMING	2023-10-24
13	REVISED PER MUNICIPAL COMMENTS	2023-11-17
14	GENERAL REVISIONS	2023-12-14
15	AS BUILT PHASE 1A	2024-02-29
16	REVISED PER UPDATED GRDD AND CMBs	2024-05-23
17	ISSUED FOR SUBDIVISION REGISTRATION	2024-06-26
18	UPDATED AS BUILT	2024-10-22
19	AS BUILT PHASE 1B	2024-11-19
20	REVISED PER MUNICIPAL COMMENTS	2024-12-04
21	UPDATE AS BUILT FOR PACKAGE C	2024-12-19
22	AS-BUILTS UPDATED FOR PACKAGE C	2025-01-08
23	REVISE DEPENCIER LOTS 87 TO 100 TO TOWNS	2026-01-14

SEE 010 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

1:1000 0 10 30 50m

LOCATION PLAN

SEAL

IBI GROUP
Suite 400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 / 613 241 3300 fax 613 225 9868
ibigroup.com

PROJECT

OXFORD VILLAGE PHASE 1

MUNICIPALITY OF NORTH GRENVILLE

PROJECT NO: 124206	
DRAWN BY: P.A.L.	CHECKED BY: T.J.D.
PROJECT MGR: D.Y.	APPROVED BY: T.J.D.

SHEET TITLE

GENERAL PLAN OF SERVICES

SHEET NUMBER	ISSUE
001	0

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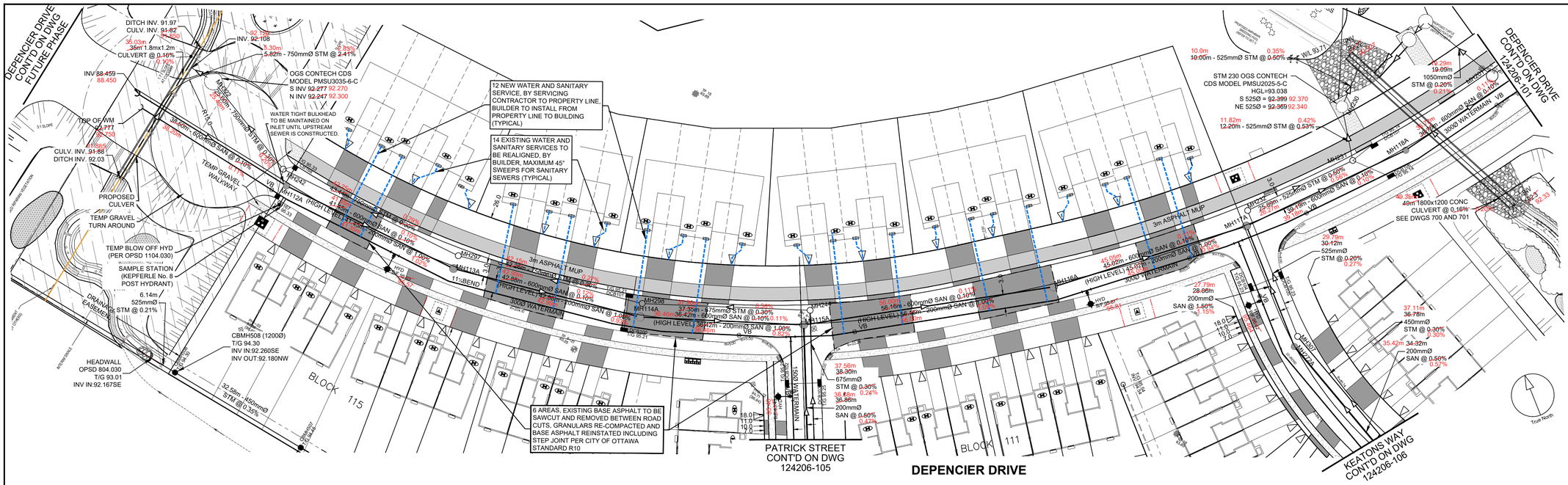

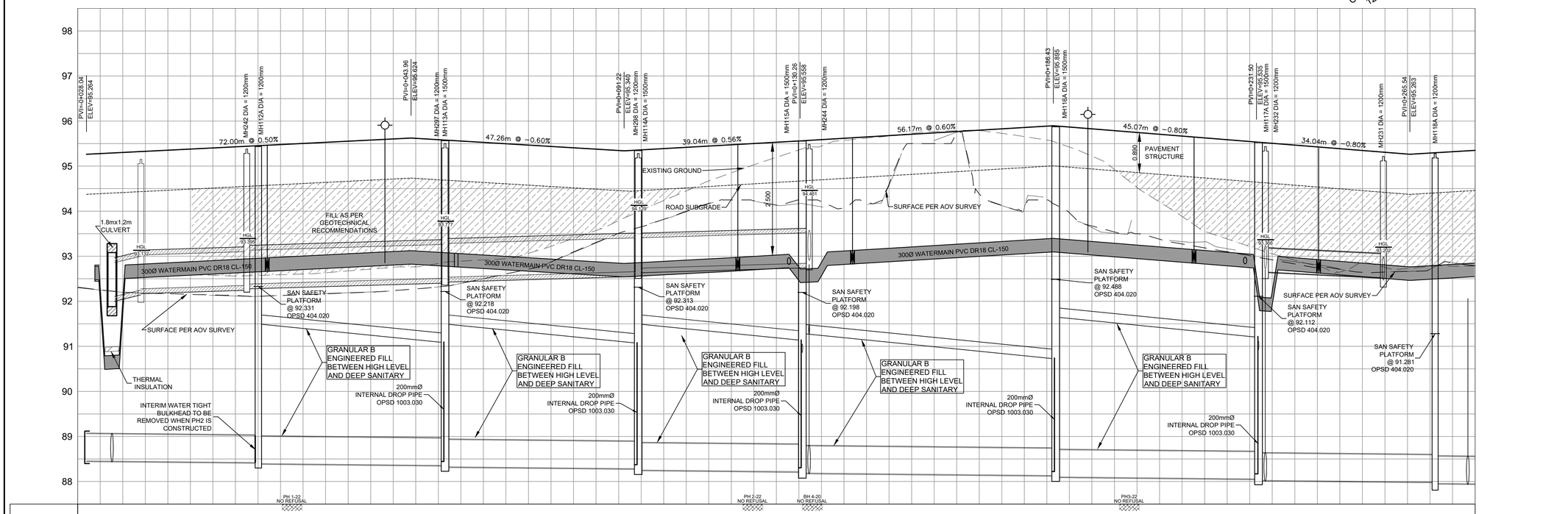

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8	REVISED IFC	2023-03-28
9	REVISED OGS	2023-05-12
10	REVISED MH230 LOCATION	2023-06-08
11	REVISED PER MUNICIPAL COMMENTS	2023-06-30
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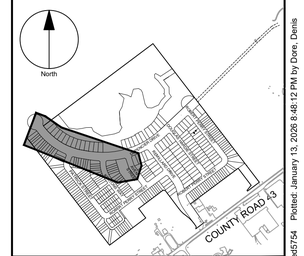
18	REVISE DEPENCIER LOTS 87 TO 100 TO TOWNS	2026-01-14

SEE 010 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

H 1:500 0 5 15 25m
V 1:50 0 0.5 1.5 2.5m

LOCATION PLAN



SEAL

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2026-01-14
PROVINCE OF ONTARIO

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PROJECT
OXFORD VILLAGE PHASE 1

MUNICIPALITY OF NORTH GRENVILLE

PROJECT NO: 124206	
DRAWN BY: P.A.L.	CHECKED BY: T.J.D.
PROJECT MGR: T.J.D.	APPROVED BY: D.Y.

SHEET TITLE
DEPENCIER DRIVE
STA 0+000 TO 0+280

SHEET NUMBER	ISSUE
100	0

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SCALE CHECK 10mm 1m

GRADING LEGEND

- PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
- SLOPE C/W FLOW DIRECTION
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE C/W EXISTING GRADE
- FULL STATIC PONDING GRADE
- RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer obverts, or hydraulic grade line)
- MINIMUM GARAGE GRADE
- WALKUP UNIT
- WALKOUT UNIT
- NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
- HIGHBACK UNIT (1.5m frost cover on footings)
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS

CONT'D ON DWG 124206-200

REFER TO GHD DESIGN DRAWINGS FOR DETAILS

4m WIDE GRAVEL ACCESS

150mm MINUS RIP RAP, 450mm DEPTH ON NON WOVEN GEOTEXTILE FABRIC PER OPSD 810.020

DEPENCIER DRIVE

3m ASPHALT MUP

2.0m STONEDUST PATHWAY

SLOPE TO TIE INTO EXISTING GROUND

TEMP GRAVEL WALKWAY

CULVERT

REALIGNED TRIBUTARY 2, SEE GHD DETAIL DESIGN DRAWINGS

DRAINAGE EASEMENT

INTERIM TRIB 2 SWALE

HEADWALL OPSD 804.030 T/G 93.01 INV IN:92.167SE

PROPOSED DRAINAGE DITCH

KEATONS WAY

PATRICK STREET

BLOCK 107

BLOCK 109

BLOCK 110

BLOCK 111

BLOCK 113

BLOCK 114

BLOCK 115

CONT'D ON DWG 124206-202

OXFORD VILLAGE PHASE 3 | PROPERTY LINE | OXFORD VILLAGE PHASE 1B

FUTURE LOT GRADING — 1.0m — REAR YARD SWALE MIN 0.15m DEEP — 1.0m — REAR YARD DRAINAGE SYSTEM — 3:1 SLOPE — INTERIM DITCH PROVIDING POSITIVE DRAINAGE FOR ADJACENT LANDS — EXISTING GROUND

SECTION B-B-
N.T.S

True North | North

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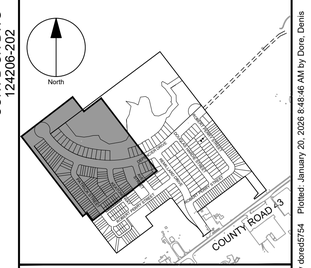
6	5TH SUBMISSION	2023-01-05
7	IFC MATTAMY LOTTING	2023-03-15
8	REVISED IFC	2023-03-28
9	REVISED GRADING AT OGS	2023-06-08
10	REVISED PER MUNICIPAL COMMENTS	2023-06-30
11	REVISED PER MUNICIPAL COMMENTS	2023-09-29
12	REVISED PER MUNICIPAL COMMENTS	2023-11-17
13	GENERAL REVISIONS	2023-12-14
14	REVISED FOR CUP UPDATE	2024-03-01
15	REVISED PER UPDATED GRDD	2024-06-06
16	ISSUED FOR SUBDIVISION REGISTRATION	2024-06-26
17	REVISE DEPENCIER LOTS 87 TO 100 TO TOWNS	2026-01-14

SEE 010 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

1:500 — 0 5 15 25m

LEGEND



SEAL

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2026-01-14
PROVINCE OF ONTARIO

PROJECT

OXFORD VILLAGE PHASE 1

MUNICIPALITY OF NORTH GRENVILLE

PROJECT NO: 124206	
DRAWN BY: **P.A.L.**	CHECKED BY: **T.J.D.**
PROJECT MGR: **D.Y.**	APPROVED BY: **T.J.D.**

SHEET TITLE

GRADING PLAN

SHEET NUMBER	ISSUE
203	00

SCALE CHECK 10mm 1 in

File Location: J:\124206_Oxford\Vgl\P17.0_Production\7.03_Design - New\04_Civil\Sheets\NEW SHEETS\203 GRADING PLAN.dwg Last Saved: January 13, 2026, by donds5754 Plotted: January 20, 2026 8:48:46 AM by Dore, Denis

AREA
OF UNITS
POP

CATCHEMENT AREA AND RUNOFF COE

MH30A
POPULATION
AREA

AREA NUMBER

Wetland
4.12 Ha

BLOCK 119

BLOCK 120

BLOCK 122

BLOCK 118

BLOCK 101

BLOCK 124

BLOCK 103

BLOCK 115

BLOCK 114

BLOCK 113

BLOCK 112

BLOCK 109

BLOCK 110

BLOCK 107

BLOCK 108

BLOCK 116

BLOCK 117

FUTURE RESERVOIR (17.1mØ)

PUMPHOUSE & CONTROL BUILDING
FFE: 93.10m
RESERVOIR
FFE: 93.60m

ROBERT PERRY STREET

DOUGLAS HARDIE STREET

REMILLARD DRIVE

DEFENCE DRIVE

PATRICK STREET

KEATON'S WAY

AVEN STREET

EXTENSION TO BE FINALIZED WITH ROUNDABOUT DETAIL DESIGN

FUTURE ROUNDABOUT SUBJECT TO FRONT ENDING AGREEMENT

COUNTY ROAD 43

CLIENT

L. A . GROUP

139 PRESCOTT STREET, P.O. BOX 278
KEMPTVILLE , ON K0G 1J0

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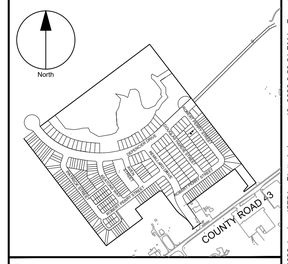
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR MUNICIPAL REVIEW	2021-09-02
2	REVISED SANI TRUNK	2021-12-02
3	2ND SUBMISSION	2021-12-07
4	3RD SUBMISSION	2022-02-01
5	4TH SUBMISSION	2022-08-24
6	5TH SUBMISSION	2023-01-05
7	IFC MATTAMY LOTTING	2023-03-15
8	REVISED IFC	2023-03-28
9	REVISED OGS	2023-05-12
10	REVISED PER MUNICIPAL COMMENTS	2023-06-30
11	REVISED PER MUNICIPAL COMMENTS	2023-09-29
12	REVISED PER MUNICIPAL COMMENTS	2023-11-17
13	GENERAL REVISIONS	2023-12-14
14	ISSUED FOR SUBDIVISION REGISTRATION	2024-06-26
15	REVISE DEPENCIER LOTS 87 TO 100 TO TOWNS	2026-01-14

SEE 010 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

1:1000 0 10 30 50m



SEAL

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
20206-01-14
PROVINCE OF ONTARIO

IBI GROUP
Suite 400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 / 613 241 3300 fax 613 225 9868
ibigroup.com

PROJECT
OXFORD VILLAGE PHASE 1

MUNICIPALITY OF NORTH GRENVILLE

PROJECT NO: 124206

DRAWN BY:	CHECKED BY:
P.A.L.	T.J.D.
PROJECT MGR:	APPROVED BY:
D.Y.	T.J.D.

SHEET TITLE
SANITARY DRAINAGE

SHEET NUMBER	ISSUE
400	0

SCALE CHECK 10mm 1 in

File Location: J:\124206_Oxford\Vigil\7.0_Production\7.03_Design - New\04_Civil\Sheets\NEW SHEETS\400 SANITARY DRAINAGE.dwg Last Saved: January 13, 2026 Plotted: January 13, 2026 8:53:21 PM by Dore, Denis

IBI GROUP
400-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

SANITARY SEWER DESIGN SHEET

Oxford Village
Kemptville
L.A.GROUP

LOCATION				RESIDENTIAL										ICI AREAS								INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW	PROPOSED SEWER DESIGN						
				AREA w/ Units (Ha)	UNIT TYPES				AREA w/o Units (Ha)	POPULATION		RES PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)						ICI PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)		FLOW				CAPACITY	LENGTH	DIA	SLOPE	VELOCITY (full)	AVAILABLE CAPACITY	
STREET	AREA ID	FROM MH	TO MH		SF	SD	TH	APT		IND	CUM			INSTITUTIONAL		COMMERCIAL		INDUSTRIAL				IND	CUM	(L/s)	IND	CUM	(L/s)	(L/s)	(m)	(mm)	(%)	(m/s)	L/s	(%)
														IND	CUM	IND	CUM	IND	CUM															
Future Phase 3 Lands		Fut	112A						59.20	3996.0	3996.0	3.33	46.26	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	59.20	59.20	13.62	0.00	0.0	59.87						
Future Phase 2 Lands		Fut	112A	27.90	110		447	398		2376.9	2376.9	3.53	29.10	0.83	0.83	0.12	0.12	0.00	0.00	1.00	0.16	28.85	28.85	6.64	0.00	0.0	35.90						
Future		Fut	112A	27.90	110	0	447	398	59.20	6372.9	6372.9	3.15	69.61	0.83	0.83	0.12	0.12	0.00	0.00	1.00	0.16	88.05	88.05	20.25	0.00	0.0	90.03	207.28	*38.20*	600	*0.10*	0.710	117.25	56.57%
DePencier		112A	113A	0.40			11			29.7	6402.6	3.14	69.89	0.00	0.83	0.00	0.12	0.00	0.00	1.00	0.16	0.40	88.45	20.34	0.00	0.0	90.40	199.23	*41.35*	600	*0.10*	0.683	108.83	54.63%
DePencier		113A	114A	0.43			10			27.0	6429.6	3.14	70.15	0.00	0.83	0.00	0.12	0.00	0.00	1.00	0.16	0.43	88.88	20.44	0.00	0.0	90.75	218.44	*43.00*	600	*0.12*	0.748	127.69	58.45%
DePencier		114A	115A	0.18			4			10.8	6440.4	3.14	70.25	0.00	0.83	0.00	0.12	0.00	0.00	1.00	0.16	0.18	89.06	20.48	0.00	0.0	90.90	212.17	*36.46*	600	*0.11*	0.727	121.27	57.16%
Patrick Street		267A	268A	0.25			13			35.1	35.1	4.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.25	0.25	0.06	0.00	0.0	0.55	34.72	*59.23*	200	*1.03*	1.071	34.18	98.43%
Patrick Street		268A	269A	0.03			1			2.7	37.8	4.00	0.53	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.03	0.28	0.06	0.00	0.0	0.59	25.97	*8.68*	200	*0.58*	0.801	25.38	97.73%
Private Street #3		305A	306A	0.27			13			35.1	35.1	4.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.27	0.27	0.06	0.00	0.0	0.55	34.22	48.64	200	1.00	1.055	33.67	98.39%
Private Street #3		306A	307A	0.13			3			8.1	43.2	4.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.13	0.40	0.09	0.00	0.0	0.69	34.22	12.19	200	1.00	1.055	33.52	97.98%
Private Street #3		307A	308A	0.15			5			13.5	56.7	4.00	0.79	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.15	0.55	0.13	0.00	0.0	0.91	34.22	30.64	200	1.00	1.055	33.30	97.33%
Private Street #3		308A	309A	0.00						0.0	56.7	4.00	0.79	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.55	0.13	0.00	0.0	0.91	30.60	6.98	200	0.80	0.944	29.69	97.01%
Private Street #3		309A	269A	0.02						0.0	56.7	4.00	0.79	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.02	0.57	0.13	0.00	0.0	0.92	35.89	*11.28*	200	*1.10*	1.107	34.97	97.44%
Patrick Street		269A	270A	0.61			17			45.9	140.4	4.00	1.95	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.61	1.46	0.34	0.00	0.0	2.29	24.11	*97.70*	200	*0.50*	0.743	21.82	90.52%
Patrick Street		270A	271B	0.76			23			62.1	202.5	4.00	2.81	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.76	2.22	0.51	0.00	0.0	3.32	24.41	*93.37*	200	*0.51*	0.753	21.08	86.38%
Patrick Street		271B	271A	0.13			2			5.4	207.9	4.00	2.89	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.13	2.35	0.54	0.00	0.0	3.43	24.19	*12.00*	200	*0.50*	0.746	20.77	85.83%
Patrick Street		271A	115A	0.15			3			8.1	216.0	4.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.15	2.50	0.58	0.00	0.0	3.58	23.39	*36.38*	200	*0.47*	0.721	19.81	84.72%
DePencier		115A	116A	0.50			15			40.5	6696.9	3.13	72.67	0.00	0.83	0.00	0.12	0.00	0.00	1.00	0.16	0.50	92.06	21.17	0.00	0.0	94.01	209.66	*56.00*	600	*0.11*	0.718	115.66	55.16%
DePencier		116A	117A	0.25			6			16.2	6713.1	3.12	72.82	0.00	0.83	0.00	0.12	0.00	0.00	1.00	0.16	0.25	92.31	21.23	0.00	0.0	94.22	213.40	*45.05*	600	*0.11*	0.731	119.18	55.85%
Private road #2		303A	304A	0.23			16			43.2	43.2	4.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.23	0.23	0.05	0.00	0.0	0.65	24.19	55.54	200	0.50	0.746	23.54	97.30%
Private road #2		304A	274B	0.00						0.0	43.2	4.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.23	0.05	0.00	0.0	0.65	33.53	*10.40*	200	*0.96*	1.034	32.87	98.05%
Keaton		274A	274B	0.85			4			10.8	10.8	4.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.85	0.85	0.20	0.00	0.0	0.35	34.03	*32.36*	200	*0.99*	1.049	33.68	98.98%
Keaton		274B	273B	0.31			5			13.5	24.3	4.00	0.34	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.31	1.39	0.32	0.00	0.0	0.66	33.45	*35.58*	200	*0.96*	1.031	32.79	98.04%
Private road #1		300A	301A	0.15			8			21.6	21.6	4.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.15	0.15	0.03	0.00	0.0	0.33	34.22	56.41	200	1.00	1.055	33.88	99.02%
Private road #1		301A	273B	0.00						0.0	21.6	4.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.15	0.03	0.00	0.0	0.33	36.05	*10.81*	200	*1.11*	1.112	35.71	99.07%
Keaton		273B	273A				5			13.5	59.4	4.00	0.83	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.54	0.35	0.00	0.0	1.18	35.84	*20.96*	200	*1.10*	1.105	34.66	96.71%
Keaton		273A	272A	0.31			10			27.0	86.4	4.00	1.20	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.31	1.85	0.43	0.00	0.0	1.63	25.71	*35.42*	200	*0.56*	0.793	24.09	93.68%
Keaton		272A	117A	0.13			3			8.1	94.5	4.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.13	1.98	0.46	0.00	0.0	1.77	36.72	*27.79*	200	*1.15*	1.132	34.95	95.19%
DePencier		117A	118A	0.09						0.0	6807.6	3.12	73.71	0.00	0.83	0.00	0.12	0.00	0.00	1.00	0.16	0.09	94.38	21.71	0.00	0.0	95.58	204.67	*39.18*	600	*0.10*	0.701	109.09	53.30%
DePencier		118A	119A	0.31	1					3.4	6811.0	3.12	73.74	0.00	0.83	0.00	0.12	0.00	0.00	1.00	0.16	0.31	94.69	21.78	0.00	0.0	95.68	208.76	*36.72*	600	*0.11*	0.715	113.07	54.16%
Patrick Street		283A	276A	0.26			6			16.2	16.2	4.00	0.23	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.26	0.26	0.06	0.00	0.0	0.28	34.64	*36.49*	200	*1.03*	1.068	34.36	99.18%
Patrick Street		282A	276A	0.17			5			13.5	13.5	4.00	0.19	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.17	0.17	0.04	0.00	0.0	0.23	34.58	*34.67*	200	*1.02*	1.066	34.35	99.34%
Siverns (AVEN)		276A	275A	0.52			7			18.9	48.6	4.00	0.68	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.52	0.95	0.22	0.00	0.0	0.89	23.97	*77.64*	200	*0.49*	0.739	23.08	96.27%
Siverns (AVEN)		275A	119A	0.00						0.0	48.6	4.00	0.68	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.95	0.22	0.00	0.0	0.89	34.14	*43.19*	200	*1.00*	1.053	33.25	97.38%
DePencier		119A	120A	0.22	4					13.6	6873.2	3.11	74.32	0.00	0.83	0.00	0.12	0.00	0.00	1.00	0.16	0.22	95.86	22.05	0.00	0.0	96.54	197.35	*36.88*	600	*0.095*	0.676	100.81	51.08%
DePencier		120A	121A	0.35	6					20.4	6893.6	3.11	74.51	0.00	0.83	0.00	0.12	0.00	0.00	1.00	0.16	0.35	96.21	22.13	0.00	0.0	96.81	207.54	*36.20*	600	*0.10*	0.711	110.73	53.36%
Future Somerville		310A	311A	62.40						3306.0	3306.0	3.41	39.10	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	62.40	62.40	14.35	0.00	0.0	53.45	103.03	59.19	450	0.12	0.628	49.58	48.12%
Future Somerville		311A	321A							0.0	3306.0	3.41	39.10	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	62.40	14.35	0.00	0.0	53.45	103.03	60.00	450	0.12	0.628	49.58	48.12%
CR43 East		320A	321A							0.0	0.0	4.00	0.00	0.00	0.00	7.46	7.46	0.00	0.00	1.50	1.94	7.46	7.46	1.72	0.00	0.0	3.66	39.24	120.00	250	0.40	0.774	35.58	90.68%
CR43 West		322A	321A						1.00	135.0	135.0	4.00	1.88	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00	1.00	0.23	0.00	0.0	2.11	39.24	90.73	250	0.40	0.774	37.13	94.64%
Future Remillard		321A	312A	0.00						0.0	3441.0	3.39	40.52	0.00	0.00	0.00	0.00	7.46	0.00	1.00	1.30	0.00	70.86	16.30	0.00	0.0	58.11	111.29	41.00	450	0.14	0.678	53.18	47.78%
Future Remillard		312A	281A	0.00						0.0	3441.0	3.39	40.52	0.00	0.00	0.00	0.00	7.46	0.00	1.00	1.30	0.00	70.86	16.30	0.00	0.0	58.11	111.29	61.44	450	0.14	0.678	53.18	47.78%
Remillard		281A	280A	0.00						0.0	3441.0	3.39	40.52	0.00	0.00	0.00	0.00	7.46	0.00	1.00	1.30	0.00	70.86	16.30	0.00	0.0	58.11	115.84	*32.96*	450	*0.15*	0.706	57.73	49.84%
Remillard		BLK103	280A							0.0	0.0	4.00	0.00	0.00	0.00	2.65	2.65	0.00	0.00	1.50	0.69	2.65	2.65	0.61	0.00	0.0	1.30	62.04	*18.00*	250	*1.00*	1.224	60.74	97.91%
Remillard		280A	279A	0.00						0.0	3441.0	3.39	40.52	0.00	0.00	0.00	0.00	10.11	0.00	1.00	1.76	0.00	73.51	16.91	0.00	0.0	59.18	120.48	*18.28*	450	*0.16*	0.734	61.30	50.88%
Bob Perry		287A	288A	0.38			11			29.7	29.7	4.00	0.41	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.38	0.38	0.09	0.00	0.0	0.50	25.60	*71.48*	200	*0.56*	0.789	25.10	98.05%
Bob Perry		288A	289A	0.41			12			32.4	62.1	4.00	0.86	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.41	0.79	0.18	0.00	0.0	1.04	25.82	*80.76*	200	*0.57*	0.796	24.78	95.96%
Bob Perry		289A	279A	0.00						0.0	62.1	4.00	0.86	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.79	0.18	0.00	0.0	1.04	28.13	*11.84*	200	*0.68*	0.867	27.08	96.29%
Remillard		279A	278A	0.33	6					20.4	3523.5	3.38	41.38	0.00	0.00	0.00	0.00	10.11	0.00	1.00	1.76	0.33	74.63	17.16	0.00	0.0	60.30	103.69	*41.14*	450	*0.12*	0.632	43.39	41.85%
Remillard		278A	277A	0.27	5					17.0	3540.5	3.38	41.56	0.00	0.00	0.00	0.00	10.11	0.00	1.00	1.76	0.27	74.90	17.23	0.00	0.0	60.54	99.23	*35.94*	450	*0.11*	0.604	38.69	38.99%
Remillard		277A	121A	0.57	9					30.6	3571.1	3.38	41.87	0.00	0.00	0.00	0.00	10.11	0.00	1.00	1.76	0.57	75.47	17.36	0.00	0.0	60.99	114.35	*101.48*	450	*0.15*	0.697	53.37	46.67%
DePencier		353	MAIN							0.0	0.0	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.0	0.00	49.58	*13.81*	200	*2.10*	1.529	49.58	100.00%
DePencier		121A	122A	0.23	3					10.2	10474.9	2.93	106.74	0.00	0.83	0.00	10.23	0.00	0.00	1.00	1.92	0.23	171.91	39.54	0.00	0.0	148.20	220.77	*36.20*	600	*0.12*	0.756	72.58	32.87%
DePencier		122A	123A	0.41	7					23.8	10498.7	2.93	106.94	0.00	0.83	0.00	10.23	0.00	0.00	1.00	1.92	0.41	172.32	39.63	0.00	0.0	148.50	217.58	*44.20*	600	*0.12*	0.745	69.08	31.75%
Douglas Hardie		293A	294A	0.77	17					57.8	57.8	4.00	0.80	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.77	0.77	0.18	0.00	0.0	0.98	34.34	*88.84*	200	*1.01*	1.059	33.36	97.15%
Douglas Hardie		294A	295A	0.39	7					23.8	81.6	4.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.39	1.16	0.27	0.00	0.0	1.40	23.78	*75.75*	200	*0.48*	0.733	22.38	94.11%
Douglas Hardie		295A	123A	0.00						0.0	81.6	4.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.16	0.27	0.00	0.0	1.40	25.12	*12.06*	200	*0.54*	0.775	23.72	94.43%
DePencier		123A	124A	0.38	5					17.0	10597.3	2.93	107.80	0.00	0.83	0.00	10.23	0.00	0.00	1.00	1.92	0.38	173.86	39.99	0.00	0.0	149.71	202.92	*79.72*	600	*0.10*	0.695	53.21	26.22%
DePencier		STUB	124A	0.81				74		148.0	148.0	4.00	2.06	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.81	0.81	0.19	0.00	0.0	2.24	34.03	*18.30*	200	*0.99*	1.049	31.79	93.41%
Bob Perry		287A	286A	0.18			3			8.1	8.1	4.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.18	0.18	0.04	0.00	0.0	0.15	32.82	*10.87*	200	*0.92*	1.012	32.66	99.53%

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SANITARY SEWER DESIGN SHEET

Oxford Village
Kemptville
L.A.GROUP

LOCATION				RESIDENTIAL										ICI AREAS								INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW	PROPOSED SEWER DESIGN						
				AREA w/ Units (Ha)	UNIT TYPES				AREA w/o Units (Ha)	POPULATION		RES PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)						ICI PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)		FLOW				CAPACITY	LENGTH	DIA	SLOPE	VELOCITY (full) (m/s)	AVAILABLE CAPACITY	
STREET	AREA ID	FROM MH	TO MH		SF	SD	TH	APT		IND	CUM			INSTITUTIONAL		COMMERCIAL		INDUSTRIAL				IND	CUM	(L/s)	IND	CUM	(L/s)	(L/s)	(m)	(mm)	(%)		L/s	(%)
														IND	CUM	IND	CUM	IND	CUM														
Bob Perry		286A	285A	0.78	9		14			68.4	76.5	4.00	1.06	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.78	0.96	0.22	0.00	0.0	1.28	24.03	*97.29*	200	*0.49*	0.741	22.75	94.66%
Bob Perry		285A	284A	0.47	5		7			35.9	112.4	4.00	1.56	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.47	1.43	0.33	0.00	0.0	1.89	23.96	*81.55*	200	*0.49*	0.739	22.07	92.11%
Bob Perry		284A	124A	0.00						0.0	112.4	4.00	1.56	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.43	0.33	0.00	0.0	1.89	26.91	*12.45*	200	*0.62*	0.830	25.02	92.98%
DePencier		124A	125A	0.19	2					6.8	10864.5	2.92	110.11	0.00	0.83	0.00	10.23	0.00	0.00	1.00	1.92	0.19	176.29	40.55	0.00	0.0	152.58	213.75	*39.52*	600	*0.11*	0.732	61.17	28.62%
DePencier		*125A*	*62A*	*0.00*					*3.06*	206.6	11071.1	2.91	111.89	0.00	0.83	0.00	10.23	0.00	0.00	1.00	1.92	3.06	179.35	41.25	0.00	0.0	155.06	229.53	*119.94*	600	*0.13*	0.786	74.47	32.44%
DePencier		*62A*	*61A*	*0.00*					*2.32*	*156.6*	*11227.7*	*2.90*	*113.23*	*0.00*	*0.83*	*0.00*	*10.23*	*0.00*	*0.00*	*1.00*	*1.92*	*2.32*	*181.67*	*41.78*	*0.00*	*0.0*	*156.94*	*208.06*	*96.68*	*600*	*0.11*	*0.713*	*51.12*	*24.57%*
Pine Hill		*Stub*	*61A*	*0.00*					*2.85*	*192.4*	*192.4*	*4.00*	*2.67*	*0.00*	*0.0*	*8.36*	*8.4*	*0.00*	*0.0*	*1.50*	*2.18*	*11.21*	*11.21*	*2.58*	*0.00*	*0.0*	*7.43*	*#VALUE!*	*10.00*	*250*	*#VALUE!*	*#VALUE!*	*#VALUE!*	*#VALUE!*
DePencier		*61A*	*ex50A*							*0.0*	*11420.0*	*2.90*	*114.88*	*0.00*	*0.0*	*0.00*	*18.6*	*0.00*	*0.0*	*1.00*	*3.23*	*0.00*	*192.88*	*44.36*	*0.00*	*0.0*	*162.47*	*222.42*	*134.36*	*600*	*0.12*	*0.762*	*59.95*	*26.95%*
DEPENCIER DRIVE	*High Level Sanitary*	*112A*	*113A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*41.45*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
DEPENCIER DRIVE	*High Level Sanitary*	*113A*	*114A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*42.88*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
DEPENCIER DRIVE	*High Level Sanitary*	*114A*	*115A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*36.42*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
DEPENCIER DRIVE	*High Level Sanitary*	*115A*	*116A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*56.16*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
DEPENCIER DRIVE	*High Level Sanitary*	*116A*	*117A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.21*	*45.02*	*200*	*1.00*	*1.055*	*34.21*	*100.00%*
DEPENCIER DRIVE	*High Level Sanitary*	*119A*	*120A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.19*	*34.76*	*200*	*1.00*	*1.054*	*34.19*	*100.00%*
DEPENCIER DRIVE	*High Level Sanitary*	*120A*	*121A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*36.72*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
DEPENCIER DRIVE	*High Level Sanitary*	*121A*	*122A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*36.06*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
DEPENCIER DRIVE	*High Level Sanitary*	*122A*	*123A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*44.40*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
DEPENCIER DRIVE	*High Level Sanitary*	*123A*	*124A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*79.20*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
DEPENCIER DRIVE	*High Level Sanitary*	*124A*	*125A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*39.70*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
Remillard DRIVE	*High Level Sanitary*	*277A*	*121A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*101.68*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
Remillard DRIVE	*High Level Sanitary*	*278A*	*277A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*35.88*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
Remillard DRIVE	*High Level Sanitary*	*279A*	*278A*							*0.0*	*0.0*	*4.00*	*0.00*	*0.00*	*0.0*	*0.00*	*0.0*	*0.00*	*0.0*	*1.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.0*	*0.00*	*34.22*	*41.15*	*200*	*1.00*	*1.055*	*34.22*	*100.00%*
EXISTING		*50A*	*51A*						*0.09*		*11420.0*	*2.90*	*114.88*	*0.00*	*0.00*	*0.00*	*27.89*	*0.00*	*0.00*	*1.00*	*4.84*	*0.09*	*192.97*	*44.38*	*0.00*	*0.0*	*164.11*	*221.90*	*39.00*	*600*	*0.12*	*0.760*	*57.79*	*26.04%*
EXISTING		*51A*	*52A*						*1.39*	*52.5*	*11472.5*	*2.90*	*115.33*	*0.00*	*0.00*	*0.00*	*27.89*	*0.00*	*0.00*	*1.00*	*4.84*	*1.39*	*194.36*	*44.70*	*0.00*	*0.0*	*164.88*	*221.90*	*112.50*	*600*	*0.12*	*0.760*	*57.02*	*25.70%*
EXISTING		*52A*	*53A*						*7.27*	*327.5*	*11800.0*	*2.88*	*118.12*	*0.00*	*0.00*	*3.23*	*31.12*	*0.00*	*0.00*	*1.00*	*5.40*	*10.50*	*204.86*	*47.12*	*0.00*	*0.0*	*170.64*	*221.90*	*38.00*	*600*	*0.12*	*0.760*	*51.25*	*23.10%*
EXISTING		*53A*	*54A*						*1.75*	*108.0*	*11908.0*	*2.88*	*119.04*	*0.00*	*0.00*	*0.00*	*31.12*	*0.00*	*0.00*	*1.00*	*5.40*	*1.75*	*206.61*	*47.52*	*0.00*	*0.0*	*171.96*	*221.90*	*60.50*	*600*	*0.12*	*0.760*	*49.93*	*22.50%*
EXISTING		*54A*	*55A*						*0.19*	*0.0*	*11908.0*	*2.88*	*119.04*	*0.00*	*0.00*	*0.00*	*31.12*	*0.00*	*0.00*	*1.00*	*5.40*	*0.19*	*206.80*	*47.56*	*0.00*	*0.0*	*172.01*	*221.90*	*98.00*	*600*	*0.12*	*0.760*	*49.89*	*22.48%*
EXISTING		*55A*	*56A*						*0.23*	*0.0*	*11908.0*	*2.88*	*119.04*	*0.00*	*0.00*	*0.00*	*31.12*	*0.00*	*0.00*	*1.00*	*5.40*	*0.23*	*207.03*	*47.62*	*0.00*	*0.0*	*172.06*	*221.90*	*108.00*	*600*	*0.12*	*0.760*	*49.84*	*22.46%*
EXISTING		*56A*	*56B*						*0.15*	*0.0*	*11908.0*	*2.88*	*119.04*	*0.00*	*0.00*	*14.06*	*45.18*	*0.00*	*0.00*	*1.00*	*7.84*	*14.21*	*221.24*	*50.89*	*0.00*	*0.0*	*177.77*	*394.87*	*54.20*	*600*	*0.38*	*1.353*	*217.10*	*54.98%*
EXISTING		*56B*	*EX PS*						*18.15*	*1217.0*	*13125.0*	*2.84*	*129.27*	*9.50*	*9.50*	*20.01*	*65.19*	*0.00*	*0.00*	*1.00*	*12.97*	*47.66*	*268.90*	*61.85*	*0.00*	*0.0*	*204.09*	*1,642.49*	*50.00*	*750*	*2.00*	*3.602*	*1438.40*	*87.57%*

Design Parameters:

Residential			ICI Areas			
SF	3.4	p/p/u				
SD	2.7	p/p/u	INST	15,000	L/Ha/day	
TH	2.7	p/p/u	COM	15,000	L/Ha/day	
APT	2.0	p/p/u	IND	15,000	L/Ha/day	MOE Chart
Other	67.5	p/p/Ha		15,000	L/Ha/day	

Notes:
1. Mannings coefficient (n) = 0.013
2. Demand (per capita): 300 L/day 200 L/day
3. Infiltration allowance: 0.23 L/s/Ha
4. Residential Peaking Factor:
   Harmon Formula = 1+(14/(4+(P/1000)^0.5))
   where K = 0.8 Correction Factor
5. Commercial and Institutional Peak Factors based on total area, 1.5 if greater than 20%, otherwise 1.0

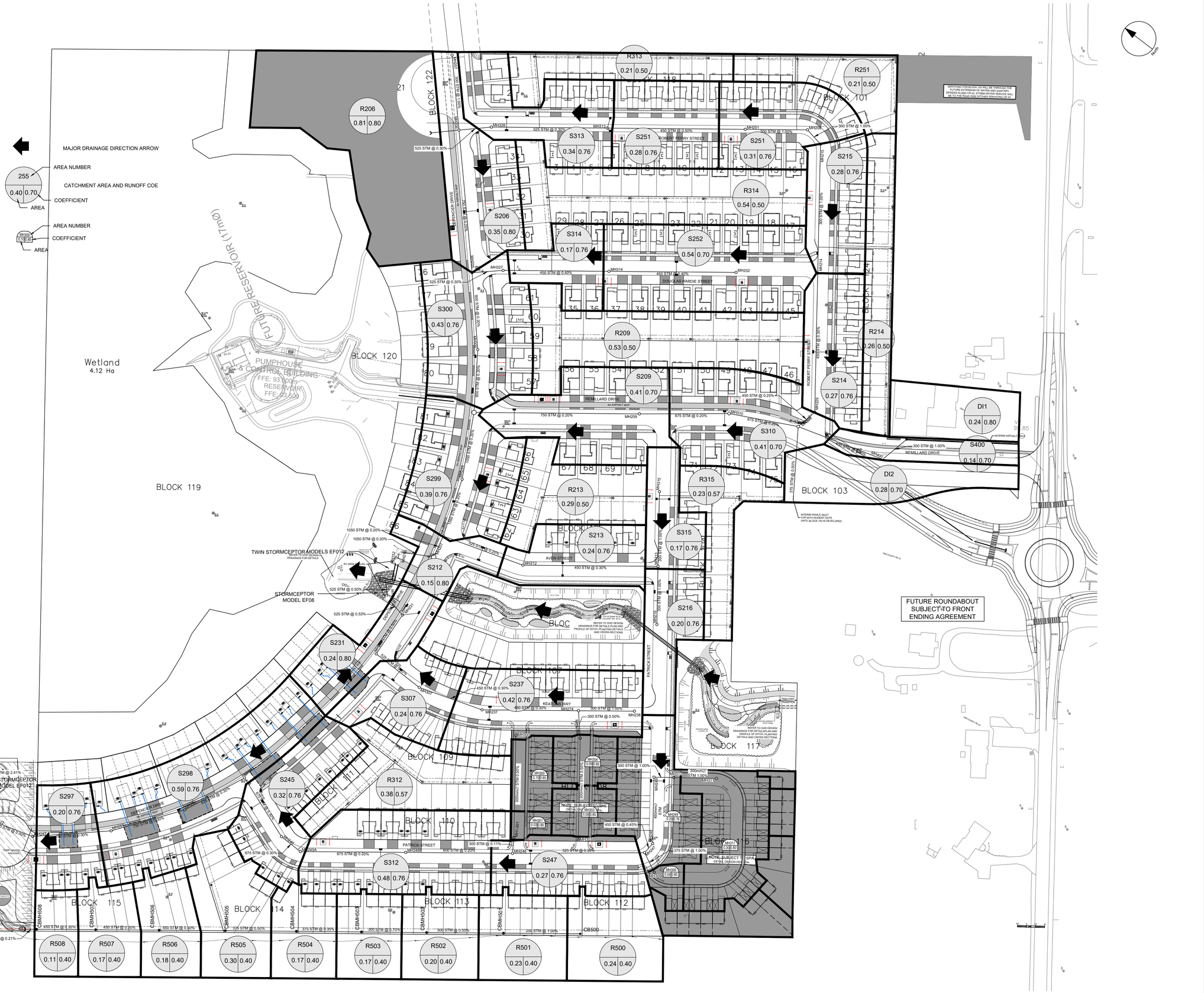
Designed: WZ
RM

Checked: DGY

Dwg. Reference: 124206-400

No.	Revision	Date
4	Phase 1 Servicing Brief Submission No. 4	2023-03-28
5	Phase 1A Asbuilt	2024-02-09
6	updated offsite (Ph2, Ph3, and South of CR43	2024-10-10
7	updated As builts builder packages A and B	2024-11-19
8	revised per MNG comments	2025-02-21
9	revised Depencier 112A-117A singles to towns per Mattamy relotting	2026-01-14

File Reference: 124206-6.04.04 | **Date:** 2021-08-31 | **Sheet No:** 1 of 1



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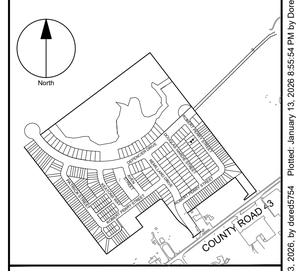
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR MUNICIPAL REVIEW	2021-09-02
2	REVISED SAN TRUNK	2021-12-02
3	2ND SUBMISSION	2021-12-07
4	3RD SUBMISSION	2022-02-01
5	4TH SUBMISSION	2022-08-24
6	5TH SUBMISSION	2023-01-05
7	IFC MATTAMY LOTTING	2023-03-15
8	REVISED IFC	2023-03-28
9	REVISED OGS	2023-05-12
10	REVISED PER MUNICIPAL COMMENTS	2023-06-30
11	REVISED PER MUNICIPAL COMMENTS	2023-09-29
12	REVISED PER MUNICIPAL COMMENTS	2023-11-17
13	GENERAL REVISIONS	2023-12-14
14	ISSUED FOR SUBDIVISION REGISTRATION	2024-06-26
15	REVISE DEPENCIER LOTS 87 TO 100 TO TOWNS	2026-01-14

SEE 010 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

1:1000 0 10 30 50m

LOCATION PLAN



SEAL

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2026-01-14
PROVINCE OF ONTARIO

PROJECT

OXFORD VILLAGE PHASE 1

MUNICIPALITY OF NORTH GRENVILLE

PROJECT NO: 124206	
DRAWN BY: **P.A.L.**	CHECKED BY: **T.J.D.**
PROJECT MGR: **D.Y.**	APPROVED BY: **T.J.D.**

SHEET TITLE

STORM DRAINAGE AREA

SHEET NUMBER	ISSUE
500	0

SCALE CHECK: 10mm = 1m

Plotted: January 13, 2026 8:55:54 PM by Dore, Denis
File Location: J:\124206_OxfordVillgPh1\7.0_Production\7.03_Design - New\04_Civil\Sheets\NEW SHEETS\500 STORM DRAINAGE AREA.dwg Last Saved: January 13, 2026, by dored5754

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STORM SEWER DESIGN SHEET

Oxford Village
Kemptville
L.A.GROUP

LOCATION				AREA (Ha)										RATIONAL DESIGN FLOW														SEWER DATA								
STREET	AREA ID	FROM	TO	C= 0.85	C= 0.25	C= 0.40	C= 0.50	C= 0.57	C= 0.65	C= 0.69	C= 0.70	C= 0.76	C= 0.80	IND 2.78AC	CUM 2.78AC	INLET (min)	TIME IN PIPE	TOTAL (min)	i (2) (mm/hr)	i (5) (mm/hr)	i (10) (mm/hr)	i (100) (mm/hr)	2yr PEAK FLOW (L/s)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW IND	FIXED FLOW CUM	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm) DIA	PIPE SIZE (mm) W	PIPE SIZE (mm) H	SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (5yr) (L/s)	AVAIL CAP (5yr) (%)
Bob Perry Street		215	208											0.00	0.00	15.00	0.11	15.11	61.77	83.56	97.85	142.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	115.93	*10.60*	300			1.32	1.589	115.93	100.00%
Bob Perry Street		208	251				0.21							0.29	0.29	15.11	0.48	15.59	61.51	83.20	97.43	142.28	17.95	24.29	28.44	41.53	0.00	0.00	24.29	86.75	*34.49*	300			0.74	1.189	62.46	72.00%
Bob Perry Street	S251, R251	251	313								0.31			0.65	0.95	15.59	1.01	16.60	60.40	81.68	95.65	139.66	57.19	77.34	90.57	132.24	0.00	0.00	77.34	207.17	*76.27*	450			0.49	1.262	129.82	62.67%
Bob Perry Street	S313, R313	313	328				0.21				0.62			1.60	2.55	16.60	0.92	17.52	58.23	78.71	92.16	134.54	148.41	200.62	234.88	342.90	0.00	0.00	200.62	257.47	*63.77*	525			0.33	1.152	56.85	22.08%
Bob Perry Street		328	206											0.00	2.55	17.52	0.28	17.80	56.39	76.20	89.20	130.20	143.71	194.21	227.35	331.84	0.00	0.00	194.21	242.21	*18.19*	525			0.29	1.084	48.00	19.82%
DePencier Drive		207	206											0.00	0.00	15.00	0.51	15.51	61.77	83.56	97.85	142.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97.41	*40.76*	300			0.93	1.335	97.41	100.00%
Block 122	R206	CAP	206										0.81	1.80	1.80	15.00	0.24	15.24	61.77	83.56	97.85	142.89	111.27	150.52	176.27	257.42	0.00	0.00	150.52	173.34	*15.31*	450			0.34	1.056	22.82	13.16%
DePencier Drive	S206	206	205										0.35	0.78	5.13	17.80	1.16	18.97	55.85	75.47	88.34	128.95	286.45	387.06	453.08	661.31	0.00	0.00	387.06	518.44	*79.29*	750			0.20	1.137	131.38	25.34%
Douglas Hardie Street	S252	252	314								0.54			1.05	1.05	15.00	1.02	16.02	61.77	83.56	97.85	142.89	64.91	87.81	102.83	150.16	0.00	0.00	87.81	188.25	*69.90*	450			0.40	1.147	100.45	53.36%
Douglas Hardie Street	S314 R314	314	327				0.54					0.17		1.11	2.16	16.02	0.84	16.86	59.47	80.41	94.15	137.47	128.49	173.74	203.43	297.01	0.00	0.00	173.74	190.55	*58.48*	450			0.41	1.161	16.81	8.82%
Douglas Hardie Street		327	205											0.00	2.16	16.86	0.35	17.21	57.71	78.00	91.32	133.31	124.69	168.54	197.31	288.04	0.00	0.00	168.54	187.79	*17.69*	525			0.18	0.840	19.26	10.25%
DePencier Drive		205	300											0.00	7.29	18.97	0.58	19.55	53.76	72.60	84.98	124.00	391.83	529.22	619.40	903.89	0.00	0.00	529.22	792.14	*42.06*	900			0.18	1.206	262.92	33.19%
DePencier Drive	S300	300	203									0.43		0.91	8.20	19.55	0.46	20.00	52.77	71.26	83.40	121.69	432.59	584.16	683.65	997.56	0.00	0.00	584.16	818.17	*34.10*	900			0.19	1.246	234.00	28.60%
Bob Perry Street	S215, R214	215	214				0.26					0.28		0.95	0.95	15.00	0.91	15.91	61.77	83.56	97.85	142.89	58.86	79.63	93.25	136.18	0.00	0.00	79.63	95.60	*71.26*	300			0.90	1.310	15.97	16.71%
Bob Perry Street	S214	214	229									0.27		0.57	1.52	15.91	1.27	17.17	59.71	80.74	94.54	138.03	90.96	123.00	144.02	210.28	0.00	0.00	123.00	166.17	*76.89*	450			0.31	1.012	43.17	25.98%
Bob Perry Street		229	309											0.00	1.52	17.17	0.09	17.26	57.07	77.14	90.30	131.82	86.95	117.51	137.57	200.82	0.00	0.00	117.51	371.18	*12.20*	450			1.56	2.261	253.67	68.34%
Remillard Dr	DI1, S400	DI1	400								0.14		0.24	0.81	0.81	15.00	0.21	15.21	61.77	83.56	97.85	142.89	49.80	67.36	78.89	115.20	0.00	0.00	67.36	95.90	*16.60*	300			0.90	1.314	28.54	29.76%
Remillard Dr		400	309											0.00	0.81	15.21	0.78	15.99	61.28	82.88	97.06	141.73	49.40	66.82	78.25	114.26	0.00	0.00	66.82	177.78	*50.38*	450			0.36	1.083	110.96	62.41%
Remillard Dr	DI2	DI2	309								0.28			0.54	0.54	15.00	0.60	15.60	61.77	83.56	97.85	142.89	33.66	45.53	53.32	77.86	0.00	0.00	45.53	127.23	*40.30*	375			0.48	1.116	81.71	64.22%
Remillard Dr		309	310											0.00	2.87	17.26	0.69	17.96	56.90	76.90	90.02	131.40	163.55	221.04	258.76	377.72	0.00	0.00	221.04	344.73	*38.83*	675			0.15	0.933	123.69	35.88%
Remillard Dr	S310	310	209								0.41			0.80	3.67	17.96	0.75	18.71	55.57	75.08	87.89	128.28	204.07	275.73	322.76	471.08	0.00	0.00	275.73	423.10	*51.55*	675			0.23	1.145	147.36	34.83%
Remillard Dr	S209, R209	209	203				0.53				0.41			1.53	5.21	18.71	1.27	19.98	54.21	73.23	85.71	125.08	282.27	381.28	446.26	651.26	0.00	0.00	381.28	534.90	*89.57*	750			0.21	1.173	153.62	28.72%
DePencier Drive		203	299											0.00	13.40	20.00	0.44	20.44	52.03	70.24	82.20	119.94	697.38	941.58	1,101.87	1,607.69	0.00	0.00	941.58	1,306.45	*38.51*	1050			0.21	1.462	364.88	27.93%
DePencier Drive	S299	299	202									0.39		0.82	14.23	20.44	0.37	20.81	51.33	69.29	81.09	118.30	730.34	985.95	1,153.73	1,683.26	0.00	0.00	985.95	1,299.58	*32.20*	1050			0.21	1.454	313.63	24.13%
Patrick Street	S315, R315	315	213					0.23				0.17		0.72	0.72	15.00	0.49	15.49	61.77	83.56	97.85	142.89	44.70	60.46	70.81	103.40	0.00	0.00	60.46	101.21	*40.83*	300			1.01	1.387	40.75	40.26%
Patrick Street	S216	216	213									0.20		0.42	0.42	15.00	0.39	15.39	61.77	83.56	97.85	142.89	26.10	35.31	41.35	60.38	0.00	0.00	35.31	99.79	*31.79*	300			0.98	1.368	64.48	64.62%
Aven Street	S213	213	212									0.24		0.51	1.65	15.49	1.29	16.78	60.63	82.00	96.03	140.22	100.24	135.58	158.76	231.81	0.00	0.00	135.58	160.15	*75.54*	450			0.29	0.975	24.57	15.34%
Aven Street	S212, R213	212	202				0.29						0.15	0.74	2.39	16.78	0.89	17.67	57.86	78.21	91.57	133.67	138.28	186.92	218.84	319.47	0.00	0.00	186.92	196.74	*46.81*	525			0.19	0.880	9.82	4.99%
DePencier Drive		202	201											0.00	16.62	20.81	0.12	20.93	50.76	68.52	80.17	116.96	843.57	1,138.66	1,332.38	1,943.79	0.00	0.00	1,138.66	1,701.21	*14.02*	1050			0.36	1.903	562.54	33.07%
		201	210											0.00	16.62	20.93	0.22	21.16	50.57	68.26	79.88	116.53	840.47	1,134.45	1,327.42	1,936.52	0.00	0.00	1,134.45	1,297.25	*19.29*	1050			0.21	1.451	162.81	12.55%
		210	OGS											0.00	16.62	21.16	0.05	21.21	50.24	67.81	79.34	115.75	834.96	1,126.92	1,318.58	1,923.56	0.00	0.00	1,126.92	1,691.94	*5.67*	1050			0.35	1.893	565.02	33.39%
		OGS	Culvert											0.00	16.62	21.21	0.02	21.23	50.17	67.71	79.23	115.57	833.72	1,125.24	1,316.61	1,920.67	0.00	0.00	562.62	4,739.90	*10.78*	825			10.02	8.590	4177.28	88.13%
				2.04	**0.23**	**0.00**	**0.00**	**1.78**	**3.08**	**1.55**				**16.62**	TRUE																						
Private Road #2		303	304	0.09										0.21	0.21	15.00	0.96	15.96	61.77	83.56	97.85	142.89	13.14	17.77	20.81	30.39	0.00	0.00	17.77	71.33	56.44	300			0.50	0.978	53.56	75.09%
Private Road #2		304	274	0.09										0.21	0.43	15.96	0.26	16.22	59.59	80.57	94.34	137.74	25.34	34.27	40.13	58.59	0.00	0.00	34.27	70.62	14.87	300			0.49	0.968	36.35	51.47%
Keaton Way		238	274											0.00	0.00	15.00	0.37	15.37	61.77	83.56	97.85	142.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.02	*30.72*	300			0.98	1.371	100.02	100.00%
Keaton Way	S237	274	237									0.42		0.89	1.31	15.37	0.85	16.23	60.90	82.37	96.46	140.84	79.94	108.13	126.62	184.89	0.00	0.00	108.13	171.17	*53.45*	450			0.33	1.043	63.04	36.83%
Keaton Way		237	307											0.00	1.31	16.23	0.63	16.85	59.01	79.79	93.42	136.39	77.47	104.74	122.64	179.05	0.00	0.00	104.74	161.94	*37.11*	450			0.30	0.986	57.20	35.32%
Keaton Way	S307	307	232									0.24		0.51	1.82	16.85	0.48	17.33	57.71	78.01	91.33	133.32	105.02	141.96	166.19	242.61	0.00	0.00	141.96	232.52	*29.79*	525			0.27	1.041	90.56	38.95%
DePencier Drive		232	231											0.00	1.82	17.33	0.29	17.62	56.76	76.71	89.80	131.08	103.29	139.59	163.42	238.54	1.00	1.00	139.59	335.62	*26.27*	525			0.56	1.502	196.02	58.41%
	S231	231	230/OGS										0.24	0.53	2.35	17.62	0.15	17.77	56.20	75.94	88.90	129.75	132.26	178.73	209.22	305.38	2.00	3.00	178.73	291.80	*11.82*	525			0.42	1.306	113.08	38.75%
		230/OGS	culvert											0.00	2.35	17.77	0.14	17.91	55.91	75.55	88.43	129.08	131.59	177.81	208.14	303.79	3.00	6.00	177.81	265.43	*10.00*	525			0.35	1.188	87.62	33.01%
				0.18	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.66**	**0.24**	**2.35**	TRUE																						

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STORM SEWER DESIGN SHEET

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LOCATION				AREA (Ha)										RATIONAL DESIGN FLOW														SEWER DATA							
STREET	AREA ID	FROM	TO	C= 0.85	C= 0.25	C= 0.40	C= 0.50	C= 0.57	C= 0.65	C= 0.69	C= 0.70	C= 0.76	C= 0.80	IND 2.78AC	CUM 2.78AC	INLET (min)	TIME IN PIPE	TOTAL (min)	i (2) (mm/hr)	i (5) (mm/hr)	i (10) (mm/hr)	i (100) (mm/hr)	2yr PEAK FLOW (L/s)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW IND	FIXED FLOW CUM	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm) DIA	PIPE SIZE (mm) W	PIPE SIZE (mm) H	SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (5yr) (L/s)	AVAIL CAP (5yr) (%)
Private Road #3		311	312										0.30	0.67	0.67	15.00	0.27	15.27	61.77	83.56	97.85	142.89	41.21	55.75	65.29	95.34	0.00	0.00	55.75	100.88	22.62	300			1.00	1.383	45.13	44.74%
Private Road #3		312	249											0.00	0.67	15.27	0.15	15.42	61.13	82.69	96.83	141.39	40.79	55.17	64.60	94.34	0.00	0.00	55.17	99.26	11.88	300			*0.97*	1.360	44.09	44.42%
Patrick Street	S249	249	248									0.29		0.61	1.28	15.42	0.61	16.03	60.80	82.23	96.29	140.60	77.82	105.25	123.24	179.96	0.00	0.00	105.25	162.91	*36.58*	450			*0.30*	0.992	57.66	35.40%
Patrick Street		248	247											0.00	1.28	16.03	0.12	16.15	59.43	80.36	94.10	137.38	76.07	102.86	120.43	175.84	0.00	0.00	102.86	160.17	*6.89*	450			*0.29*	0.976	57.32	35.78%
Private Road #3		309	247										0.04	0.09	0.09	15.00	0.11	15.11	61.77	83.56	97.85	142.89	5.49	7.43	8.70	12.71	0.00	0.00	7.43	141.59	12.67	300			1.97	1.941	134.16	94.75%
Patrick Street	S247, R247	247	246									0.26		0.55	1.92	16.15	1.11	17.26	59.18	80.02	93.69	136.78	113.52	153.49	179.71	262.38	0.00	0.00	153.49	245.74	*72.99*	525			*0.30*	1.100	92.25	37.54%
Private road #1		300	301	0.10										0.24	0.24	15.00	0.95	15.95	61.77	83.56	97.85	142.89	14.60	19.74	23.12	33.77	0.00	0.00	19.74	71.33	56.01	300			0.50	0.978	51.59	72.32%
Private road #1		301	246	0.03										0.07	0.31	15.95	0.17	16.12	59.60	80.59	94.37	137.78	18.31	24.76	28.99	42.32	0.00	0.00	24.76	66.92	9.10	300			0.44	0.917	42.16	63.00%
Patrick Street		246	246B											0.00	2.23	17.26	1.00	18.26	56.91	76.91	90.04	131.43	126.64	171.16	200.37	292.48	0.00	0.00	171.16	284.13	*58.45*	600			*0.20*	0.974	112.97	39.76%
Patrick Street	S312	246B	245A									0.48		1.01	3.24	18.26	0.88	19.14	55.01	74.32	87.00	126.97	178.22	240.78	281.83	411.32	0.00	0.00	240.78	412.16	*58.85*	675			*0.22*	1.116	171.38	41.58%
Patrick Street	R312	245A	245					0.39						0.62	3.86	19.14	0.19	19.33	53.46	72.21	84.51	123.32	206.24	278.54	325.99	475.70	0.00	0.00	278.54	459.80	*14.55*	675			*0.27*	1.245	181.26	39.42%
Patrick Street	S245	245	244									0.32		0.68	4.53	19.33	0.54	19.87	53.13	71.75	83.98	122.54	240.88	325.31	380.72	555.55	0.00	0.00	325.31	429.26	*37.56*	675			*0.24*	1.162	103.96	24.22%
DePencier Drive		244	298											0.00	4.53	19.87	0.44	20.31	52.24	70.54	82.55	120.45	236.84	319.79	374.24	546.05	0.00	0.00	319.79	525.03	*37.94*	675			*0.36*	1.421	205.24	39.09%
DePencier Drive	S298	298	297									0.59		1.25	5.78	20.31	0.53	20.84	51.53	69.57	81.41	118.77	297.86	402.12	470.55	686.53	0.00	0.00	402.12	606.65	*42.15*	750			*0.27*	1.330	204.53	33.72%
DePencier Drive	S297	297	242									0.20		0.42	6.20	20.84	0.51	21.36	50.71	68.45	80.10	116.86	314.56	424.60	496.83	724.82	0.00	0.00	424.60	629.72	*42.52*	750			*0.29*	1.381	205.11	32.57%
		242	322/OGS											0.00	6.20	21.36	0.38	21.73	49.95	67.41	78.87	115.06	309.81	418.12	489.22	713.66	0.00	0.00	418.12	514.38	*25.49*	750			*0.20*	1.128	96.26	18.71%
		322/OGS	culvert											0.00	6.20	21.73	0.02	21.75	49.40	66.66	78.00	113.77	306.42	413.50	483.79	705.70	0.00	0.00	413.50	1,953.80	*5.30*	750			*2.83*	4.284	1540.30	78.84%
				0.13	**0.00**	**0.00**	**0.00**	**0.39**	**0.00**	**0.00**	**0.00**	**2.14**	**0.34**	**6.20**	TRUE																						
blk 116	R600	RYCB 600	RYCB 601				0.13							0.18	0.18	15.00	0.68	15.68	61.77	83.56	97.85	142.89	11.16	15.10	17.68	25.82	0.00	0.00	15.10	43.87	35.55	250			0.50	0.866	28.77	65.58%
blk 116	R601	RYCB 601	RYCB 602				0.06							0.09	0.27	15.68	0.65	16.33	60.20	81.41	95.33	139.19	16.23	21.95	25.71	37.53	0.00	0.00	21.95	43.87	33.64	250			0.50	0.866	21.92	49.96%
blk 116	R602	RYCB 602	RYCB 603				0.04							0.05	0.32	16.33	0.43	16.77	58.79	79.49	93.07	135.87	18.88	25.52	29.88	43.63	0.00	0.00	25.52	43.87	22.51	250			0.50	0.866	18.35	41.82%
blk 116	R603	RYCB 603	OUT				0.02							0.02	0.34	16.77	0.59	17.36	57.89	78.26	91.62	133.75	19.80	26.76	31.33	45.73	0.00	0.00	26.76	71.33	34.64	300			0.50	0.978	44.58	62.49%
blk 112-115	R500	CB 500	CBMH501			0.24								0.27	0.27	15.00	0.58	15.58	61.77	83.56	97.85	142.89	16.48	22.30	26.11	38.14	0.00	0.00	22.30	62.04	42.40	250			1.00	1.224	39.74	64.06%
blk 112-115	R501	CBMH501	CBMH 502			0.23								0.26	0.52	15.58	0.72	16.30	60.44	81.74	95.71	139.75	31.59	42.72	50.02	73.04	0.00	0.00	42.72	71.33	42.41	300			0.50	0.978	28.61	40.11%
blk 112-115	R502	CBMH502	CBMH 503			0.20								0.22	0.75	16.30	0.52	16.82	58.86	79.58	93.17	136.03	43.85	59.29	69.42	101.35	0.00	0.00	59.29	84.40	35.96	300			0.70	1.157	25.11	29.75%
blk 112-115	R503	CBMH503	CBMH 504			0.17								0.19	0.93	16.82	0.63	17.45	57.78	78.11	91.44	133.49	53.98	72.96	85.42	124.69	0.00	0.00	72.96	108.21	35.90	375			0.35	0.949	35.25	32.58%
blk 112-115	R504	CBMH504	CBMH 505			0.17								0.19	1.12	17.45	0.58	18.03	56.53	76.40	89.44	130.55	63.49	85.81	100.45	146.62	0.00	0.00	85.81	129.34	39.23	375			0.50	1.134	43.53	33.66%
blk 112-115	R505	CBMH505	CBMH 506			0.30								0.33	1.46	18.03	0.61	18.64	55.44	74.91	87.68	127.97	80.76	109.12	127.73	186.42	0.00	0.00	109.12	162.91	36.53	450			0.30	0.992	53.79	33.02%
blk 112-115	R506	CBMH506	CBMH 507			0.18								0.20	1.66	18.64	0.59	19.23	54.33	73.39	85.90	125.36	90.02	121.60	142.32	207.70	0.00	0.00	121.60	162.91	35.03	450			0.30	0.992	41.32	25.36%
blk 112-115	R507	CBMH507	CBMH 508			0.17								0.19	1.85	19.23	0.51	19.73	53.31	71.99	84.26	122.95	98.40	132.90	155.54	226.96	0.00	0.00	132.90	175.96	32.58	450			0.35	1.072	43.07	24.47%
blk 112-115	R508	CBMH509	HW			0.11								0.12	1.97	19.73	0.11	19.84	52.46	70.84	82.90	120.97	103.26	139.43	163.18	238.09	0.00	0.00	139.43	205.60	6.14	525			0.21	0.920	66.17	32.18%
					0.00	**1.77**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.97**	TRUE																						
					0.00	**1.77**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.97**	TRUE																						

Definitions:
Q = 2.78CiA, where:
Q = Peak Flow in Litres per Second (L/s)
A = Area in Hectares (Ha)
i = Rainfall intensity in millimeters per hour (mm/hr)
[i = 732.951 / (TC+6.199)^0.810] 2 YEAR
[i = 998.071 / (TC+6.053)^0.814] 5 YEAR
[i = 1174.184 / (TC+6.014)^0.816] 10 YEAR
[i = 1735.688 / (TC+6.014)^0.820] 100 YEAR

Notes:
1. Mannings coefficient (n) = 0.013

Designed: WZ
RM

Checked: DGY

Dwg. Reference: 124206-500

No.	Revision	Date
3	Phase 1 Servicing Brief Submission No. 3	2022-02-01
4	Phase 1 Servicing Brief Submission No. 4 (Mattamy units)	2023-03-28
5	Add rear yard drainage blk 112-115	2023-12-15
6	Add Asbuilt for builders Packages A and B	2024-11-19
7	Update Blocks 108 and 116	2024-12-06
8	Add Asbuilt for builders Packages C	2025-01-15
9	revised per MNG comments	2025-02-21
10	revised Single lots to Towns along Depencier (from Keaton to Phase 2)	2026-01-14

File Reference: 124206-6.04.04
Date: 2021-08-31
Sheet No: 1 of 1

Mattamy Homes Limited

Lots 87-100, Oxford Village Phase 1
Kemptville ON

Planning Rationale

January 20, 2026

Lots 87-100, Oxford Village Phase 1
Kemptville ON

Planning Rationale

January 20, 2026

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1 Introduction

Arcadis Professional Services (Canada) Inc. (“Arcadis”) was retained by Mattamy Homes Limited (“Mattamy”) to prepare a Planning Rationale in support of a Draft Plan Amendment and Zoning By-law Amendment applications for the lands known as Lots 87-100 of Oxford Village Phase 1 located in Kemptville, in the Municipality of North Grenville, Ontario (herein referred to as the “site” or “subject site” or “subject lands”). The Zoning By-law Amendment application is required to change the previously proposed 14 single-detached dwelling units to a configuration that allows for 26 townhouses units and to adjust the zone boundaries to better align with the proposed street pattern and block layout. This will require a rezoning from R1-17 to R3-12 to allow for the proposed housing typology and zone boundary changes. No changes are proposed to the overall number of units within the Plan of Subdivision. Concurrent to this application, a Part Lot Control Exemption application will be submitted to allow further division of land for sale in the future.

This Planning Rationale describes the proposed development and surrounding context, provides an overview of the development application, and establishes a professional planning rationale for the application by demonstrating how the proposed development conforms to applicable planning policy and represents good planning.

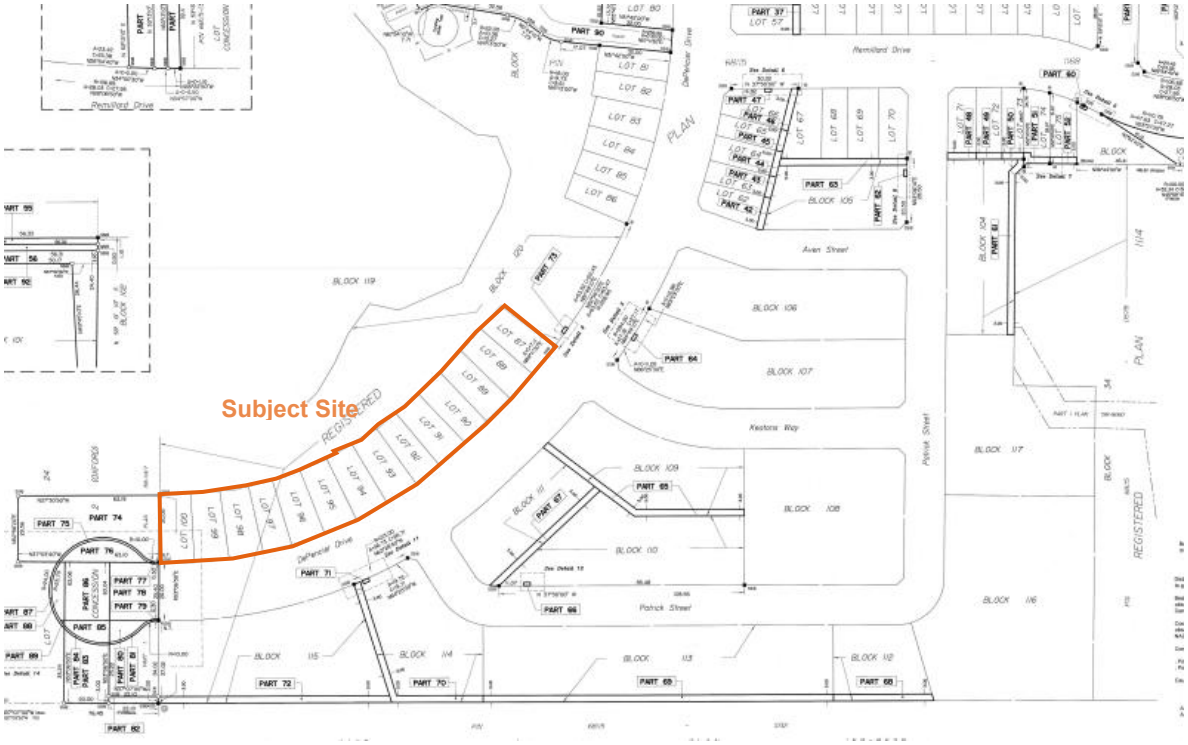
2 Subject Site and Surrounding Context

2.1 Subject Site

The subject lands, known as Lots 87-100, are located close to the western corner of the Oxford Village Phase 1 subdivision, legally described as PART OF LOT 24 CONCESSION 2 Geographic Township of Oxford and PART OF LOTS 1, 17, 34, 46, 66, 74 and PART OF BLOCKS 101, 103, 105, 107, 110, 114, 118, 120 and 124, REGISTERED PLAN 15M - MUNICIPALITY OF NORTH GRENVILLE UNITED COUNTIES OF LEEDS and GRENVILLE. The site is within Kemptville’s Urban Settlement Area and has an area of approximately 0.52 hectares within a total area for the subdivision of around 21.6 hectares.

Figure 1: Subject Site

Figure 2. Northwest Corner of 15M Plan for Oxford Village Phase 1 Subdivision.



2.2 Surrounding Context

NORTH

The subject site is in the northwestern quadrant of Oxford Village Phase 1, and just north is an undeveloped area, currently slated for the future Phase 2 lands of the Oxford Village subdivision. Additional information on surrounding developments can be found in Section 2.2.1 of this report.

Figure 3: Ongoing site alterations and construction taking place north of the subject site as part of Oxford Village Phase 1.

SOUTH

South of the subject site, within Oxford Village Phase 1, there is additional residential development in various typologies including townhouses and single detached dwellings being constructed, and further south from the subdivision there are low-rise buildings used for commercial, auto-servicing and residential uses. These buildings front onto County Road 43, a major east-west connection in Kemptville.

Figure 4: County Road 43, south of the subject site, looking east.

Figure 5: Autoservice shop on the north side of County Road 43.

EAST

The subject site is located on the western side of the Oxford Village Phase 1 subdivision, with additional residential development taking place to the east. Further to the east is undeveloped land, a Food Basics grocery store, and a residential development known as Tempo Subdivision.

Figure 6: Looking west toward Oxford Village Phase 1 development.

WEST

Immediately to the west of the subject site are agricultural lands, currently used for farming fields, with some of the late currently proposed for the future Phase 3 lands of the Oxford Village subdivision. Further to the west is additional undeveloped lands and forested area.

Figure 7: Agricultural lands west of the subject site, looking north from County Road 43.

2.2.1 Surrounding Developments

Directly to the north of the subject site is Phase 2 of Oxford Village, which is currently in the approvals process for a Zoning By-law Amendment and Draft Plan of Subdivision applications. Further to the north of Oxford Village Phase 2 is the community of eQuinelle, where approvals are ongoing for Phase 6 of the subdivision's development. A network of pathways will connect the subject site to natural features, trails, and surrounding neighbourhoods, such as eQuinelle to the north. Phase 3 of Oxford Village subdivision is also planned to the west of Phases 1 and 2, pending approval of inclusion into Kemptville's new Settlement Area Boundary, proposed to be expanded by the United Counties of Leeds through the ongoing Growth Management Strategy.

Figure 8: Surrounding Developments

2.2.2 Road Network

The subject site is located on the future Depencier Drive, within Oxford Village Phase 1 which connects directly to County Road 43, an east-west route providing connection to both County Road 44 and Highway 416. The subject site is also located in proximity to the municipal roads of Pine Hill Road and Somerville Road as north-south connections within North Grenville.

Figure 9: United Counties of Leeds and Grenville Road Network

3 Development Proposal

The proposed development includes 26 townhouses on approximately 0.52 hectares instead of the previously proposed 14 single-detached dwellings, pending the rezoning of the subject lands in the Plan of Subdivision. Phase 1 of Oxford Village will consist of a total of 398 units, comprised of single detached, townhouse, back-to-back townhouse, and apartment units.

Figure 10: Lots 87-100 with New Servicing Connections

Figure 11. Proposed Townhouse 3D Render.

The proposed townhouses will be two stories with façade articulation and protrusions around primary entrances, as seen in Figure 11 above. Each townhouse will have a single-car garage with an additional parking space outdoors in front of the garage.

4 Planning Policy and Regulatory Framework

4.1 Planning Act

The Ontario *Planning Act,* under Section 2, sets out matters of provincial interest that planning authorities, including the council of a municipality, should have regard for. The proposed development addresses the following matters:

(e) the supply, efficient use and conservation of energy and water;

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

(g) the minimization of waste;

(h) the orderly development of safe and healthy communities;

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

(j) the adequate provision of a full range of housing, including affordable housing;

(o) the protection of public health and safety;

(p) the appropriate location of growth and development;

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

(r) the promotion of built form that,

i. is well-designed,

ii. encourages a sense of place, and

iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposed development is situated within a planned community and promotes the efficient use of land and services in keeping with the above noted matters of provincial interest. The proposed townhouses, along with the other townhouses within Oxford Village Phase 1 subdivision, would contribute to a wider range of housing options in an area characterized mostly by single-detached dwellings. The subject site is appropriate for growth and development given its proximity to parks, commercial activity on County Road 43, and other amenities such as the Equinelle Golf Club to the north and a series of walking trails northeast of the proposed development

4.2 Provincial Policy Statement

The 2024 Provincial Planning Statement (PPS 2024), official released in October 2024, is aimed at facilitating growth, increasing intensification, promoting a range and mix of housing options and removing barriers to assist with the implementation of the Housing Supply Action Plan. The PPS provides policy direction on matters of provincial interest related to land use planning and development, where it establishes the policy foundation for regulating the development and use of land within Ontario and supports the provincial goal to enhance the quality of life for all Ontarians. Under the updated PPS 2024, it also proposes specific density targets and eliminates the concept of a “municipal comprehensive review". The PPS 2024 further revises the time horizon for meeting projected land needs from a period of 25 years to a period of at least 20 years but not more than 30 years. Below is a summary of the policy direction provided within the PPS 2024 applicable to this application.

2.1 Planning for People and Homes

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;

c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.2 Housing

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;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

2.3.1 General Policies for Settlement Areas

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.

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) are transit-supportive, as appropriate.*

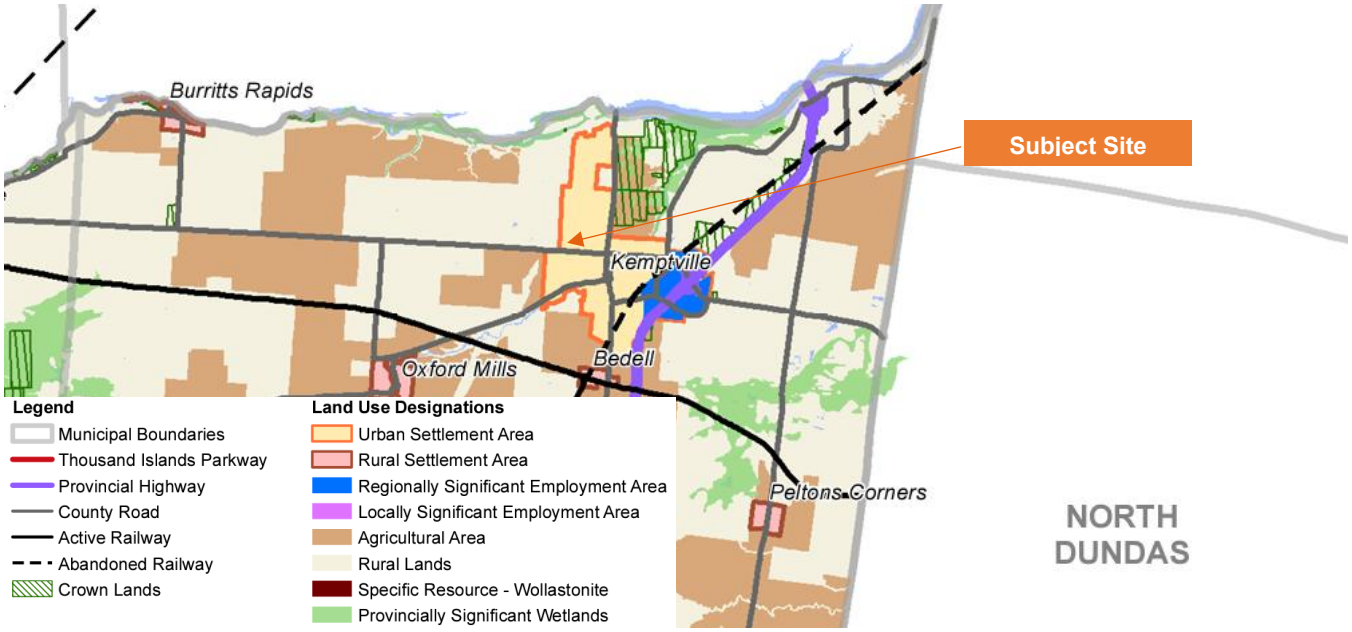
The proposed development promotes efficient land use patterns through the intensification of an undeveloped site located within the existing Kemptville Settlement Area. The proposed development consists of townhouses, adding to the mix of housing types within Kemptville and within Oxford Village Phase 1, and offering a more affordable housing option within the subdivision. Intensification of a currently vacant site capable of being serviced within the Kemptville Urban Service Area supports the efficient use of land, resources, and infrastructure within the Municipality.

4.3 The United Counties of Leeds and Grenville Official Plan

The Official Plan for the United Counties of Leeds and Grenville was adopted by Council on June 23, 2015, approved by the Ministry of Municipal Affairs and Housing on February 19, 2016, and consolidated on March 1, 2021. The Counties Official Plan provides upper-tier policy direction on growth management and land use for the Counties ten municipalities, including the Municipality of North Grenville. Local Official Plans provide more detailed direction for land use planning within each municipality.

According to *Schedule A – Community Structure and Land Use*, and as shown below, the subject site falls within the “Urban Settlement Area”.

Figure 12. United Counties of Leeds and Grenville Official Plan, Schedule A – Community Structure and Land Use.



The applicable policies are identified below:

Section 2.0 Growth Management and Settlement Areas

The Counties directs growth to settlement areas to maximized infrastructure investment and preserve agricultural, rural, and natural heritage areas. Settlement areas are for accommodating healthy and sustainable communities through compact urban forms that efficiently use land, resources, infrastructure, and a mix of land uses.

According to Section 2.3.2 of the OP, urban settlement areas function as the primary centres for growth, development and urban activities including residential, commercial, industrial, institutional, cultural, recreational, and open space uses.

Section 2.4 Settlement Area Development

Section 2.3.1 directs intensification within settlement areas where feasible and appropriate to improve efficiency, reduce costs, and reduce the need for expansion into agricultural areas. The Counties encourage intensification that is appropriate in scale and character.

Section 2.7 Housing and Affordability

The Counties encourages the provision of affordable housing through supporting increased densities, a full range of housing types and sizes, and considering development standards that facilitates the construction of affordable housing and compact urban forms.

The proposed development directs growth within the Urban Settlement Area, improving efficient land use with denser housing options than previously proposed, and reducing the need for expansion into agricultural areas. The townhouses proposed for Lots 87–100 will improve housing affordability by providing entry-level homebuyers with more affordable options compared to single-detached dwellings, utilizing the same amount of land for more units. Further, the above noted policies are reflected in the Township of North Grenville's Official Plan (OP) outlined in Section 4.5. of this report. Comments and opinions on conformity with the local OP mirror those with respect to the United Counties Official Plan.

4.4 Municipality of North Grenville Official Plan

The Municipality of North Grenville Official Plan was adopted in 2018, providing guidance on the development of the Municipality and its agricultural, hamlet, and urban service areas. The subject site is within the 'Urban Settlement Area' in the United Counties Official Plan, and 'Urban Service Area' in the Municipality of North Grenville's Official Plan. The following provides an overview of applicable sections and policies within the municipalities' Official Plan followed by a discussion demonstrating how the proposed development is in alignment with North Grenville's directives.

Section 2: Planning Framework

Section 2.2.4 outlines the preferred settlement patterns for the municipality and indicates that the Town of Kemptville will be the primary centre for residential development in the Municipality North Grenville. The Municipality's minimum target is for 20% of dwelling unit growth in the form of residential intensification and redevelopment.

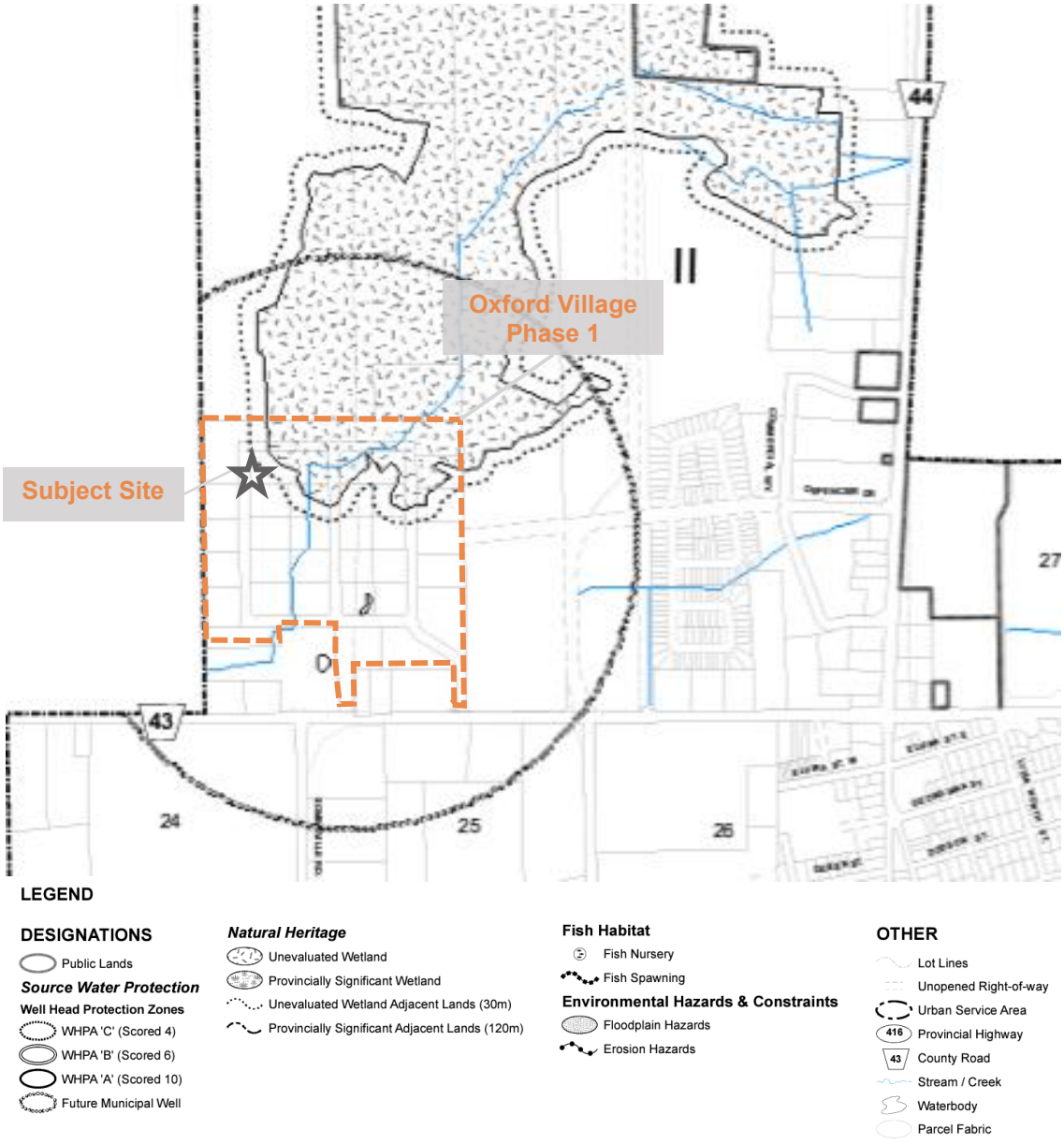
Section 2.2.9 encourages development of a healthy community which strives for a high quality of life for all its citizens. To achieve this goal, development is encouraged to include housing options (rental and ownership) for a variety of ages and needs, opportunities for recreation, and opportunities to experience the natural environment.

Located within the Urban Service Area of Town of Kemptville, the proposed residential development is in an area identified as the primary centre for development. The proposed development of townhouses contributes to a variety of housing options in Oxford Village Phase 1, improving housing availability and access to a larger segment of the population. The site is also located in proximity to natural and recreational features and nearby commercial services, making it a suitable location for residential development.

Section 6: Land Use Policies – Natural Heritage

The subject site is located next to an unevaluated wetland on the northern side of Oxford Village Phase 1. Additionally, Lots 87-100 are located within the source water protection zone for a future municipal well, and the eastern side of the site is near a stream running north-south through Phase 1.

Figure 13 : Municipality of North Grenville Official Plan, Schedule 'B1', Natural Heritage & Constraints



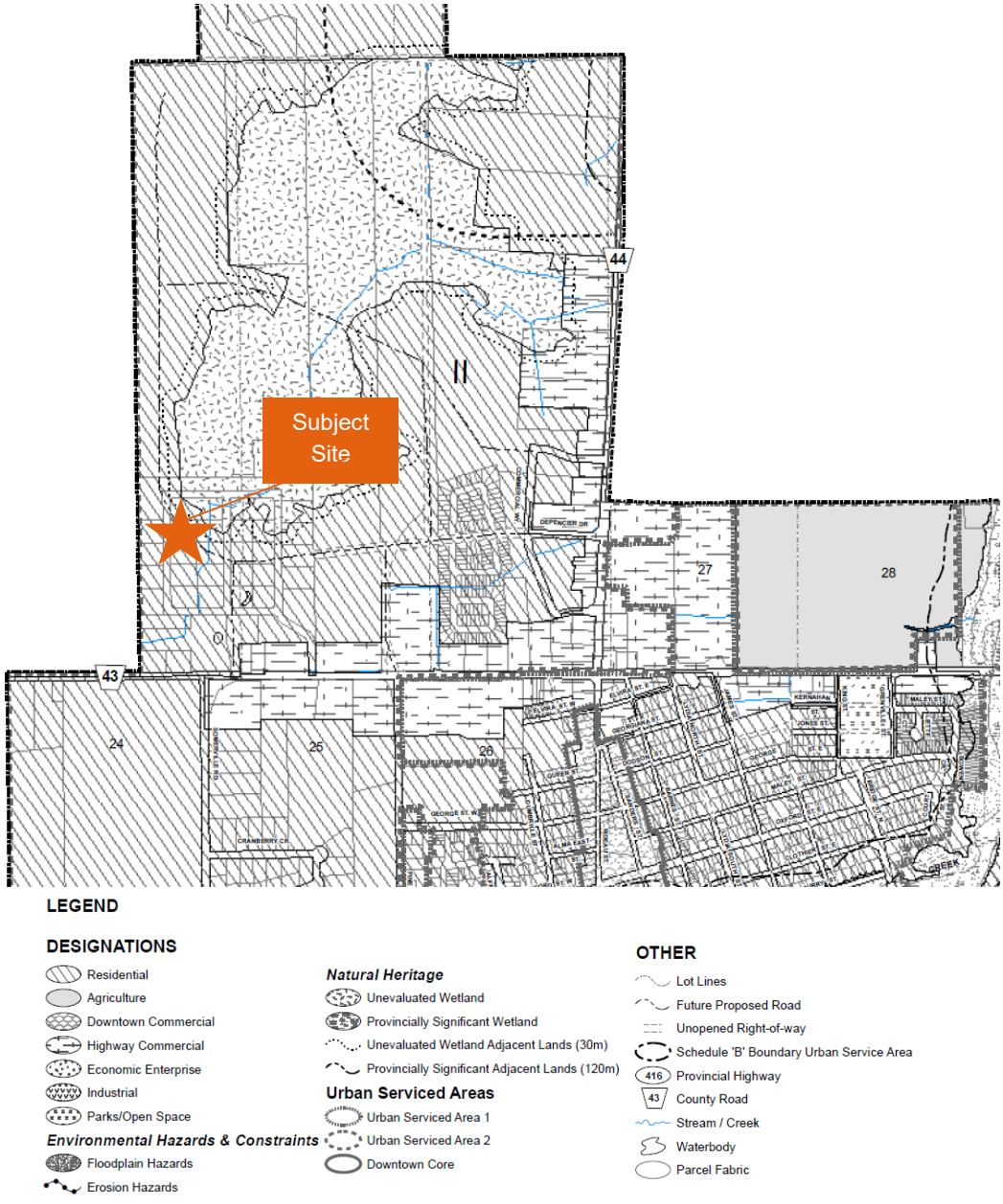
The proposed development does not conflict with any natural heritage constraints. The site will benefit from a newly constructed municipal well as identified as the "Future Municipal Well" within Schedule B1 of the North Grenville Official Plan.

Section 10: Urban Service Area

The Urban Service Area corresponds to the former Town of Kemptville area and is identified for the majority of future development of residential, commercial, and business growth. The Urban Service Area includes areas where development can be serviced by municipal sewer and water services. Within Schedule B of the Official Plan, as seen below, the subject site is designated as 'Residential'. The goal of the Residential designation is to encourage the development of a mix of housing types to satisfy housing needs within the municipality. The objectives of this

destination include encouraging infill residential development, minimizing compatibility issues resulting from an inappropriate mix of housing densities, supporting services and amenities beneficial to the residential community, and promoting efficient use of land and services. Permitted uses within the Residential designation includes a full range of housing types including townhouses, such as the proposed typology.

Figure 14: Municipality of North Grenville Schedule B - Urban Service Area Land Use.



The following policy within Section 10.2.4 caps density for development proposals within the municipality.

a) *The maximum permitted overall density within any development proposal on lands designated Residential shall be 45 units per gross hectare. Notwithstanding the maximum density of 45 units per gross hectare,*

development proposals for up to a maximum of 60 units per gross hectare may be considered under the bonusing provisions of Section 14.2 of this Plan. Requests for densities greater than 61 units per gross hectare would be subject to an Official Plan Amendment.

The site falls within the Special Residential Designation of Registered Plan 1114, Part Lots 24 and 25, Con 2 – (Oxford Village). The following policies under Section 10.2.5.1 apply to this development application:

a) *The concept plan for this project is a planned community which will include a variety of housing types, from single family dwellings to apartments, with an estimated unit count of 449 dwellings. Additionally, a municipal park may form part of the development.*
b) *The total overall density of this development shall not exceed 23 units per hectare.*
c) *Phasing shall be implemented subject to a site staging program as determined by, and satisfactory to, the Municipality and set out in the site development agreement(s).*
d) *The amount and location of different types of residential dwelling units, as well as specific zoning provisions, such as lot area, frontage, density and setbacks, shall be set out in the implementing Zoning By-law and/or development agreements.*
e) *All development in the area shall take place on the basis of connection to Municipal sewage treatment system and water supply system.*
f) *Said Municipal services shall be incorporated into the Municipality's overall future servicing scheme for the area in a manner and subject to those designs and specifications satisfactory to the Municipality. All costs associated with the extension of the municipal sewage and water system to the lands shall be the responsibility of the Developer. These costs would include, but not be limited to, all engineering design, construction and borrowing costs for all works required to service the development, all approval costs, legal surveying and planning fees as well as any costs related to replacing the sanitary sewage and/or water treatment capacity at the existing sewage treatment plant or water facilities. The connection of this development to the municipal sanitary and/or water systems shall be considered premature until a servicing agreement satisfactory to the Municipality regarding the afore referenced and regarding timing of the connections to the Municipal sanitary sewer system and water system satisfactory to the Municipality, has been entered into by the Developer and the Municipality.*

The subject site benefits from existing municipal servicing connections and road access to County Road 43, promoting the efficient use of land within the Urban Service Area. The development supports an appropriate mix of housing typologies and densities within the development and larger neighbourhood and supports the Official Plan's intent for intensification by increasing the number of townhouses. The proposed density for Lots 87-100 of 15.18 units per hectare supports the maximum permitted density specified in Section 10.2.4 of the Official Plan of 23 units per hectare for the whole of Oxford Village Phase 1.

Section 11: Housing Policies

The Official Plan promotes housing and community development through the following goals:

a) *To promote the development of mix of housing types that will satisfy the Municipality's projected housing needs.*
b) *Consistent with the Provincial Policy Statement, support development of affordable housing. This may be through the use of programs from other levels of government and sponsorship opportunities with public and private agencies or other incentives.*

Section 11.3 promotes the provision of a range of housing options that meet various location, cost, type, size, tenure, accessibility and design criteria to cater to various needs. The following policies are applicable to this application:

b) *Where a development application, excluding site plan applications, proposing residential uses is submitted for a site containing two hectares or more of developable lands, within the Urban Service Area, a minimum of 30 percent of new residential units will, wherever appropriate, be planned in forms other than single-detached and semi-detached units, such as townhouses and multi-residential buildings.*

Policy 11.3.2 (f) directs Council to consider development proposals that use innovative design features and servicing standards as a means of improving land use efficiency and providing affordable housing.

The townhouse typology proposed with this development application enhances housing affordability by offering options for entry-level homebuyers. The proposal consists of townhouse dwelling units, which are appropriate for their location and consistent with the municipality's intent to introduce more housing typologies other than single-detached and semi-detached units.

4.5 Urban Design

Section 10.10.2 of the OP sets out an urban design framework in support of the Municipality's urban design program and initiatives. Below is a non-exhaustive list of guidelines that the proposed development satisfies:

e) *The massing and conceptual design of new development should provide for continuity and harmony in architectural style with adjacent uses which have a distinctive and attractive visual identity, or which are recognized as being of architectural, historical or cultural significance.*

k) *Where a proposed development consists of a grouping of buildings, the buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units.*

o) *For multiple forms of low-rise residential development, such as row housing, each unit should be provided with adequate and clearly defined outdoor living space.*

p) *Residential developments that are likely to house young families should include an appropriately-sized outdoor children's play area.*

Setbacks for the proposed development will ensure each unit is provided with adequate, usable, and secure outdoor living space of appropriate size for a children's play area. Massing and heights within the proposed development is consistent with other new development within Oxford Village Phase 1.

Zoning By-law No. 50-12

The subject site is currently zoned as R1-17 (Oxford Village) and is requested to be rezoned to R3-12 (Oxford Village) under the Municipality of North Grenville's Zoning By-law No. 50-12 to allow for townhouse dwellings. The holding symbol shall be removed with the execution of a subdivision agreement, satisfactory to the Municipality. The following tables outline the site statistics for the proposed development in comparison to the zoning provisions.

Table 1: Zoning Provisions and Site Statistics Comparison

Zone Requirements	Required (Townhouse)	Provided
Minimum lot area	180m^2	200m^2
Minimum lot frontage	6m per dwelling unit	6.5m
Minimum front yard	3m	5.88m
Minimum exterior side yard	3m	NA
Minimum interior side yard	1.2m	1.47m
Minium rear yard	7m	7.05m
Minimum dwelling unit area	46m^2	90m^2
Maximum building height	11m	11m
Maximum lot coverage	70%	45%

Parking Provisions

Section 6.38.1 of the Zoning By-Law indicates that one parking space is to be provided per townhouse dwelling unit.

Table 2: Parking Spaces Requirements and Site Statistics

	Lots 87-100	
	Required	Proposed
Townhouse	1 parking space per unit, total of 26	2 parking spaces per unit (one in garage, one in driveway)

4.6 North Grenville Developer's Guide (2022)

4.6.1 Neighbourhood Integration

Residential Intensification

Section 3.1.1 of the Developer's Guide promotes residential intensification that is compatible with the existing surrounding community and maintains the character of the neighbourhood through lots, buildings, streetscapes, topography, street patterns, and the natural environment. Direction is intended to ensure compatibility through review of existing and proposed built form, massing, and architectural treatments, as well as accommodation of natural heritage and hazard features. The following is a non-exhaustive list of urban design guidelines that are addressed through the proposed development:

a) *Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbage receptacles, parking areas, and other features that may impact the use and privacy of such spaces.*

c) *Consideration of the following Urban Design Principles:*

i. *innovative and creative standards of design for the form and design should complement and/or enhance any significant natural features that form part of the site or are located adjacent to the site;*

ii. *new development should provide for a diversity of styles, continuity, and harmony in architectural style with adjacent uses;*

iv. *the design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets;*

v. *buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units;*

vi. *parking and driveways should be located and designed to facilitate maneuverability on site and between adjacent sites, and to reduce traffic flow disruption to and from the property.*

Streetscape

Section 3.2.1 outlines guidelines pertaining to streetscape design as part of transportation standards. As building facades frame the streetscape, new development should be consistent with existing development. Design of elements such as roadway, sidewalks, lighting, signage, landscaping, and parking are major elements in streetscape consistency and compatibility within existing neighbourhoods.

A sidewalk is proposed along the opposite side of Depencier Drive, and each private road within Oxford Village Phase 1 will feature a sidewalk on one side of the road, ultimately helping connect the site to municipal sidewalks on Keatons Way and the south side of Patrick Street. These connections will provide pedestrians with access to a greater network of walkways such as the one planned around the wetland. Low speeds of 30 km/h on local roads will create a comfortable environment for cyclists to access routes such as Settler's Trail through the future Oxford Village Phase 2 subdivision.

4.6.2 Landscaping Standards

Section 4.0 in the Developer's Guide provides guidance and direction on key landscape elements to address protection of natural features and integration into the surrounding community. The following is a non-exhaustive list of landscape guidelines addressed through the proposed development:

Landscaping and Energy Conservation

Section 4.2.1 provides direction on landscaping should be used for energy conservation, as well on opportunities to enhance the appearance of building setback and yard areas, and screen parking, loading, garbage, and service facilities.

Landscaping and Stormwater Management

Section 4.2.2 provides direction on landscaping benefits for stormwater management. The retention of existing tree cover or natural vegetation, and the provision of significant grassed and natural areas is encouraged to facilitate absorption. The landscape plan should provide for new tree planting in appropriate locations to compensate for the loss of existing trees.

Landscape Plans

Section 4.3 outlines the requirements landscaping plans for site plan control, including:

ii. The retention of as much natural vegetation as possible, especially along watercourses, on steep slopes, in valued woodlots, in areas linking green spaces, and along roadways.

vi. The use of native species in tree planting strategies shall be encouraged. Monoculture tree plantings shall be discouraged.

Both the front yards and rear yards will feature grass, offering space for soft landscaping. Where possible, in the areas that do not interfere with servicing connections, the inclusion of trees in front yards will contribute to a greener and shaded environment.

4.6.3 Parkland Development Standards

Section 5 of the Developer's Guide outlines parkland requirements in accordance with the Planning Act. Parkland can be conveyed as land dedication or cash-in-lieu.

Through the Draft Plan of Subdivision process for Oxford Village Phase 1, a wetland block with proposed walking paths will be conveyed to the municipality to satisfy the parkland dedication requirement for the whole development including the two blocks subject to this Site Plan Control application. No additional units to the total of Phase 1 are being proposed through this application, so additional parkland dedication is not required.

4.6.4 Sustainable Design Standards

Section 6 of the Developer's Guide provides sustainable design guidance for neighbourhoods and buildings, focused on promoting sustainable development for the protection of natural areas and groundwater, preserved water quality and biodiversity around the Rideau River, and permitting alternative energy source installations where appropriate. The following sections are a non-exhaustive list of guidelines addressed through the proposed development.

Protection of Natural Heritage Features

Section 6.1 provides guidance for the protection of natural heritage features. No development shall be permitted within provincially significant or locally significant wetlands or significant woodlands, with the exception of uses such as passive outdoor recreation and educational activities. The Municipality encourages measures that protect and enhance the ecological function and integrity of the area's natural heritage in a sustainable manner and shall manage development to avoid natural hazards and significant natural features.

Sustainable Design Elements

Section 6.3 provides guidance on sustainable design elements encouraged by the Municipality for new development. The following is a non-exhaustive list of guidelines addressed through the proposed development:

iii. Maximize opportunities for sustainable transportation modes (walking, cycling, transit facilities and connections), including accommodation of active transportation, including the provision of bike rack parking areas. For medium to high density residential development there will also be the requirement to provide for the indoor storage of bikes.

iv. Minimize impervious surfaces by reducing driveway and surface parking areas and providing permeable or semi-permeable surface materials as alternatives to concrete or asphalt.

Energy Conservation

Section 6.3 provides guidance on energy conservation. The following is a non-exhaustive list of guidelines addressed through the proposed development:

2. Landscape designs shall consider energy and water conservation through the following measures:

i. Provide for energy conservation through appropriate location and choice of species to provide shade and cooling during summer and provide for wind protection in winter.

ii. Utilize native species and species with low watering requirements wherever possible.

iii. Utilize permeable, light coloured or landscaped surfaces wherever practical to reduce heat retention and encourage natural infiltration of storm water.

The proposed development does not interfere with provincially significant or locally significant wetlands or significant woodlands. Active transportation is encouraged around the subject site, within the larger Oxford Village Phase 1 Subdivision, through the provision of sidewalks and streets with low vehicle operating speeds, and trees will be planted where it is feasible to not interfere with servicing connections.

5 Conclusion

The Zoning By-law Amendment application proposes to rezone the subject lands from R1-17-H to R3-12-H. This change will allow for the construction of townhouse units in an area that was previously planned for single detached dwellings. The proposed amendment maintains the total number of units approved in the existing Draft Plan. Additionally, the Zoning By-law Amendment will adjust the zone boundaries to better align with the proposed street pattern and block layout. This application is being submitted concurrently with a Part Lot Control Exemption application, to facilitate the potential for additional future land division for sale purposes.

As demonstrated in this report, the proposed development is appropriate and consistent with the applicable policies set out in the 2024 Provincial Policy Statement and conforms with the United Counties of Leeds and Grenville Regional Official Plan, the Municipality of North Grenville Official Plan, the North Grenville Developer's Guide, and the Municipality of North Grenville Zoning By-law No. 50-12.

Arcadis is of the opinion that this Zoning By-law Amendment application, along with its concurrent Part Lot Control Exemption application, for the proposed development on the subject site is an appropriate use for the lands, is consistent with the policy direction of the Official Plans and represents good land use planning. Arcadis supports this application and recommends that the application be approved accordingly.

Sincerely,

Nick Sutherland, MCIP RPP
Arcadis Professional Services (Canada) Inc.
Associate, Sr. Project Manager – Planning
Email: nick.sutherland@arcadis.com
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Municipality of North Grenville

To: Council Meeting Date: April 15, 2026

Report Number: PD-2026-020

Report Title: ZBA 03-26 2469 Bedell Road Zoning By-law Amendment Report

Prepared by: Amy Martin, Director of Planning and Development

Recommendation

THAT Council enact By-law 46-26 to amend the Rural – Exception Sixty-Seven (RU-67) zone to permit cannabis micro-cultivation, cannabis micro-processing, cannabis research and outdoor cultivation of cannabis.

Executive Summary

Purpose

- To amend the Rural – Exception Sixty-Seven (RU-67) zone to permit cannabis micro cultivation, cannabis micro-processing, cannabis research and outdoor cultivation of cannabis to the property at 2469 Bedell Road.

Key Findings

- The subject property in North Grenville is currently used for licensed industrial hemp cultivation and research.
- The lands are designated Agriculture in both municipal and United Counties of Leeds and Grenville Official Plans.
- The proposal seeks to add cannabis micro-processing, micro-cultivation, research, and outdoor cultivation as permitted uses.
- The application builds on an existing agricultural operation and supports economic diversification in the rural area.
- The proposal is consistent with the Provincial Planning Statement, which permits agriculture and agriculture-related uses in prime agricultural areas.
- Cannabis cultivation is considered an agricultural use, while micro-processing and research are considered agriculture-related uses.
- The proposed uses are compatible with surrounding agricultural operations and are not expected to create land use conflicts.
- Federal licensing requirements will regulate odour, waste, and security, while municipal site plan control will address layout, buffering, and design.
- Site-specific zoning provisions are proposed, including reduced setbacks and permissions for outdoor cultivation within a controlled (fenced) area.

- Overall, the application represents a logical expansion of an existing farm operation and supports the long-term viability of the agricultural sector, with staff recommending approval subject to zoning and site plan control.

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

Cannabis Orchard operates a hemp operation and hold a licence with the Government of Canada for the cultivation and propagation of hemp for research purposes. The subject property was rezoned in 2022 by by-law 69-22 to permit the cultivation and propagation of hemp for research purposes. This included establishing zone specific standards for the development of the property.

The United Counties Official Plan designates the property as Agriculture. The Municipality's Official Plan designates the property as Agriculture.

The property is located in the rural area of North Grenville. Land uses within the area includes agricultural uses, rural residential uses, and backs onto a railway corridor.

The applicant submitted various documents to support their submission including:

- Planning Rationale
- Site Plan – Existing and Proposed
- Interior Building Layout as proposed for the licence
- Government of Canada Licence information
- Proposed Building Structure – including elevations
- Proposed Zoning Regulations

Provincial Planning Statement

The Provincial Planning Statement (PPS) establishes policy direction for development across the Province of Ontario.

The PPS generally describes areas outside of settlement areas as the rural area and goes further to distinguish between Rural Lands and Agricultural Uses.

Rural Area policies (2.5.1) identify that healthy, integrated and viable rural areas should be supported by:

a) Building up on rural character, and leveraging rural amenities and assets;
e) Promoting diversification of the economic base and employment opportunities, through goods and services, including value-added products and sustainable management or use of resources;

h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.

Staff Analysis:

The proposed zoning amendment meets the intent of the Rural area policies, as it builds upon an existing hemp operation. The proposed zone change supports the continued diversification of a business within the rural area and provides additional economic activity in a prime agricultural area.

The subject property is designated as Agriculture in the County and Municipal Official Plan. Agriculture policies within the PPS must be evaluated.

The PPS provides greater policy protection for prime agricultural areas. This includes more definition around permitted uses. In accordance with Section 4.3.2.1 of the PPS classifies uses as agricultural uses, agriculture related uses and on-farm diversified uses based on Provincial Guidance. The PPS requires that agriculture related uses and on-farm diversified uses shall be compatible with and shall not hinder, surrounding agricultural operations. Criteria for these may be based upon provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

Provincial guidance on agriculture related uses and on-farm diversified uses are provided in Ontario Publication 851. The PPS defines agriculture related uses as farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operation as a primary activity.

Agriculture related uses add to the vitality and economic viability of the agricultural areas, because the are directly related to farm operations in the area. These uses may be located on farms or separate agricultural related commercial or industrial properties.

Publication 851 was published in February of 2024, which predates the adoption of the latest PPS, which was October of 2024. Regardless, the guidance document provides valuable criteria for considering agriculture-related uses. The below analysis goes through each of the criteria.

1. Farm-related commercial and farm-related industrial uses

   Staff Analysis:

   Farm-related industrial uses may include processing of farm commodities. The buildings used to support the processing and cultivation of hemp and cannabis are located on a property that supports agricultural activities. While cultivation itself is an agricultural use, the processing and research aspects of the operation would be considered ancillary. Adding cannabis research and micro-cannabis

processing to the permitted uses would be supportable as an agriculture related use.

2. Shall be compatible with and shall not hinder, surrounding agricultural operations.

   Staff Analysis:

   The property is currently used for hemp cultivation (approximately a 5 acre area) and associated green houses. There is also a building used for research and site operations. The addition of cannabis micro-processing, micro-cultivation, research and outdoor cultivation will not impact surrounding agricultural operations. An additional building is proposed for the subject property with the warehouse being relocated into the property. The proposed buildings to support the micro-processing will not have an impact on surrounding agricultural operations.

   The proposed additional uses do not impact surrounding agricultural operations from being able to pursue their agricultural practices, it is appropriate for the available rural services.

   The proposed development meets the agricultural/rural character of the area. There is a treed buffer around the majority of the property that is adjacent to Bedell Road. The buildings ensure outdoor storage is limited.

   The Federal Government regulates cannabis operations and requires controls and measures through their licensing as it relates to the handling of waste and odor. The Municipality does regulate the development of micro-processing and micro-cultivation through site plan control as it relates to the development of the property. Site plan control does not impact mechanical requirements within buildings.

   The guidelines consider cumulative impacts of agriculture related uses. There are no additional agriculture related uses in the area that would accumulatively impact the rural area.

3. Directly related to farm operations in the area.

   Staff Analysis: The cannabis micro-processing would support the operations of the property. There are no immediate farm operations in the area that would be supported by this activity. The guidelines identify that ‘area is not based on a set distance or on municipal boundaries’. In the case of the micro-processing of cannabis, the associated processing facility would directly support the agricultural

activity on the property as it relates to the cultivation of cannabis and hemp on the property.

4. Supports agriculture

   Staff Analysis: The micro processing and research of cannabis supports the cultivation of hemp and cannabis on the property, which are considered agriculture uses.

5. Provides direct products and/or services to farm operations as a primary activity.

   Staff Analysis: The micro processing and research support the cultivation of hemp and cannabis on the property.

6. Benefits from being in close proximity to farm operations.

   Staff Analysis: The cannabis micro-processing and research facilities need to be located on the same property as the cultivation to meet the requirements of the Federal Government licensing.

Staff Analysis

While cannabis cultivation is generally considered an agricultural use, production facilities, particularly those within buildings are not uniformly treated as agricultural uses. Micro-processing and research associated uses can be treated as agriculture related uses, as they directly support the cultivation of agriculture products being hemp and cannabis.

The proposed addition of cannabis micro-processing and research is consistent with the agriculture related uses as established in Ontario Publication 851. The outdoor cultivation of cannabis is considered an agricultural use, and is consistent with the agriculture use policies of the PPS.

Site Plan Control is implementable based on the Municipality's zoning requirements for micro-processing facilities.

United Counties of Leeds and Grenville Official Plan

The United Counties Official Plan establishes land use policies for development at the regional level. The policy structure is similar to the PPS, where there are more generalist policies for the rural area, and specific policies related to agriculture designated lands.

Rural Area policies are established in Section 3. Objectives of the Rural Area includes:

a) Maintaining and building upon the rural character and leveraging rural amenities and assets, such as agricultural operations, recreational and tourism

opportunities, natural resources and the protection and enhancements of the natural environment;

b) Protect prime agricultural areas and recognize the economic and social importance of agriculture in the Counties and ensure its continued viability by promoting a range of agricultural uses, activities and complimentary uses;
e) Promote the efficient use of existing rural infrastructure and public service facilities;
g) Promote diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources; and
j) provide opportunities for a diversified range of economic activities in the rural area.

Section 3.2 of the Counties Official Plan provides policies related to agriculture areas. The subject lands are designated as agriculture in the Counties Official Plan.

It is the objectives of the Counties Official Plan to:

a) Recognize agriculture as the primary activity and land use in the Rural Area.
b) Maintain and enhance the agricultural resource base and farming operations within the Counties.
c) Protect the Counties' prime agricultural area from fragmentation, development and land uses unrelated to agriculture.
d) Promote normal farm practices and protect the right to farm.
e) Promote a diverse, innovative and economically strong agricultural industry and associated activities, including local food production, by enhancing their capacity to contribute to the economy by accommodating a range of agriculture related uses and on farm diversified uses.
f) Preserve and promote the agricultural and rural character of the Counties.

The Counties Official Plan provides the following policies to support uses in the agriculture area:

a) All types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards.
b) The primary use of land is for agricultural uses including:
    i. The growing of crops, including nursery, biomass and horticultural crops;
    ii. Raising of livestock;
    iii. Raising of other animals for food, fur or fibre, including poultry and fish;
    iv. Aquaculture
    v. Apiaries
    vi. Agro-forestry
    vii. Maple syrup production; and
    viii. Associated on farm buildings and structures, including but not limited to livestock facilities, manure storage, value retaining facilities, and

accommodations for full time farm labour when the size and nature of the operation requires additional employment.

d) agriculture related uses will be permitted which include farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity. Proposed agriculture related uses will be compatible with and will not hinder, surrounding agricultural operations. The Local Municipal Official Plan will establish land use policies and provisions related to agriculture related uses.

Staff Analysis:

It is the opinion of staff that the proposed addition of uses to the property, including cannabis micro-processing and cannabis research are agriculture related uses. This is supported in the analysis of the PPS policies, which the Counties policies mirror.

Municipality of North Grenville Official Plan

The Municipality's Official Plan establishes land uses policies for the various land use designations within the boundaries of North Grenville. North Grenville's Official Plan designates the property as agriculture. Similar to the PPS and the United Counties Official Plan, the policies that relate to agriculture land uses follow the same structure.

Section 3 of the Municipal Official Plan establishes a goal to conserve agricultural land, protect the viability of farms and farm-related industries and maintain the quality of rural life for the benefit of all.

To achieve this goal, it is the objective of the Municipal Official Plan to:

a) Protect, maintain and improve the prime agriculture areas for future generations. Prime agricultural areas are lands with highly valued soils in accordance with the CLI mapping and therefore have potential for agricultural production, areas demonstrating a concentration of farming actively, as well as pockets of lesser valued soils within the greater context of a prime agricultural area;

b) Promote and support a healthy and productive agricultural industry as a key component of the Municipality's economic base and heritage;

c) Promote farm practices which encourage the conservation of surface and groundwater resources, aquatic habitat, woodlands, wetlands, wildlife habitat and other natural features, where such practices do not impose undue limitations on the farming community;

e) Discourage uses which are not supportive of agriculture from locating in areas designated for agricultural purposes;

f) Direct permitted agriculturally-related development in agricultural areas to lands that have a marginal or lesser capability for agriculture, and where the potential for conflict between agricultural and non-agricultural uses will be minimized;

h) Conserve agricultural land within the Municipality of North Grenville as a valuable, limited and non-renewable resource;

i) Protect the productivity of farmland for agricultural production for the global community and future generations;

j) Protect the long term viability and stability of agricultural lands by recognizing these areas as a permanent use of land;

k) Encourage economic development and research opportunities associated with teaching and learning establishments;

To achieve the objectives of the agriculture area, the Official Plan establishes permitted uses for agriculture related uses.

3.3.3 Agriculture-Related Uses

Agriculture-related uses in the 'Agriculture' designation includes uses such as, feed mill or seed cleaning plants, livestock assembly points, grain drying, animal husbandry services, storage for farm produce, abattoirs, custom machinery operators, or similar agri-businesses. These uses may be permitted upon lands designated as Agriculture provided it has been demonstrated that there are no reasonable alternative locations which avoid Agricultural designated lands and that there are no reasonable alternative locations within the Agriculture designation with lower priority agricultural lands. Such uses shall be placed in a separate zoning category.

Specific policies related to agriculture related uses include:

d) Notwithstanding Section 3.3.3 above, within the Agriculture designation, farm related commercial and industrial uses which require proximity to agricultural operations and provide agricultural services and supplies, such as a farm implement dealer, a feed mill or seed cleaning plant, an agricultural produce warehouse, an abattoir or other similar agri business may be permitted without an amendment to this Plan. These uses shall generally be encouraged to consolidate into groups within or adjacent to existing communities or in areas of lower quality agricultural land. Regard shall be had to the following matters in reviewing applications for the development of such uses:

i. the compatibility of the proposed use with surrounding land uses; and

ii. the siting and design of the proposal so as to ensure the provision of adequate off-street parking and loading facilities, appropriate setbacks, landscaping and buffering

and that any lighting or signs are arranged so as to blend in with the character of adjacent uses.

Such uses may be permitted conditional upon approval of an amendment to a separate zoning classification in the implementing Zoning By-law where appropriate provisions and regulations are established to govern the use of such lands.

e) Permitted farm related commercial or industrial uses will be subject to Site Plan Control, as outlined in Section 14.3 of this Plan. In addition, the Municipality may require a preliminary site plan as part of the application for a Zoning By-law amendment.

h) Agricultural related businesses and services will be permitted in the Agriculture designation subject to the following: i. the proposed use is directly related to agriculture and it should be demonstrated that it is necessary to be in close proximity to farm operations;

ii. the proposed use is proposed for less productive land wherever possible; and

iii. the uses shall be appropriately zoned in the Zoning By-law.

Staff Analysis

As discussed in the policy analysis for the PPS and the Counties Official Plan, the cultivation of cannabis is considered an agricultural use while the micro-processing and research are agriculture related uses. In review of North Grenville's policies, the proposed additional uses meets the objectives for the agricultural area, as described in Section 3.2 of the Official Plan and replicated above in this report.

As it relates to agriculture related uses, the proposed additional uses are required to be near the cultivation activities. The associated building for the micro-processing will be on the same property as the cultivation activities. The location of these uses is premised on the following criteria:

i. the compatibility of the proposed use with surrounding land uses; and

Staff Analysis:

The cultivation of hemp and cannabis is recognized as agricultural uses. The property is located within the rural area of the Municipality where agricultural activities are expected to occur. The property is already established with for the cultivation and production of hemp for research purposes. Based on the information received, there would be no new impacts to the surrounding area based on the operation of the site as it pertains to micro-processing, cultivation and research of cannabis plants.

ii. the siting and design of the proposal so as to ensure the provision of adequate off-street parking and loading facilities, appropriate setbacks, landscaping and buffering and that any lighting or signs are arranged so as to blend in with the character of adjacent uses.

Staff Analysis:

The property has an existing tree buffer that was maintained when the hemp operation was established on the property. Fencing is required as part of the licensing for outdoor cultivation of cannabis. This area is proposed to be located on 0.7 acres of land internal to the site, and within the existing 5-acre foot print where hemp is grown. Inside growing of cannabis will be confined to the proposed building, which would contain any lighting required for the growing of the plants. Detailed information related to the building are provided in the attachments. Federal regulations do require proper ventilation within the structure to reduce odours external to the building.

Section 3.3.3 articles (d) and (e) require site plan control for agriculture related uses.
Staff Analysis:

The proposed micro-processing and outdoor cultivation will be subject to site plan control to regulate placement of building and ensuring appropriate fencing is provided in accordance with federal and municipal regulations.

Lastly, section 3.3.3(h) provides additional policies related to establishing agriculture related uses.

ii. the proposed use is proposed for less productive land wherever possible; and

Staff Analysis: The area of the property where the associated buildings are proposed is identified as class 5 soils which would be considered to be less productive soils. The area where cannabis and hemp are to be cultivated are within class 2 soils.

iii. the uses shall be appropriately zoned in the Zoning By-law.

Staff Analysis: The zoning amendment proposed will ensure that the proposed uses are established in an appropriate zone category.

Comprehensive Zoning By-law 50-12

By-law 69-22 was passed on August 30th, 2022 which established sit specific standards as it related to setbacks and vegetative buffers for the property. The proposal in 2022 was seeking to establish an agricultural research centre related to the study of hemp and cultivation of hemp on the property. As hemp is an agricultural crop, no additional provisions were added related to the growing of the hemp plant. By-law 69-22 is attached to provide additional context.

The proposed application is seeking to add additional uses to the property, being the micro-processing, micro-cultivation, cannabis research and outdoor cultivation. The following text is provided as to the proposed permitted uses, and requested site specific zone requirements:

a) Permitted Uses

Notwithstanding the permitted uses outlined in Section 9.2, the following uses shall be permitted:

- Cannabis Micro-Processing
- Cannabis Micro-Cultivation
- Cannabis Research
- Cannabis Outdoor Cultivation

b) **Zone Provisions**

That Section 9 of By-law 50-12, as amended, is hereby amended further by adding the following clauses to Subsection 9.4.2(ooo) RU-67 (2469 Bedell Road) immediately following clause v.:

vi. Notwithstanding Section 6.8(a)(i) and 6.8(a)(ii) of By-law 50-12, Cannabis micro-cultivation may include outdoor cultivation on the subject lands where licensed by Health Canada provided that outdoor cultivation shall occur within a fenced area to be identified on the approved site plan, and subject to compliance with the remaining provisions of this by-law.

vii. Notwithstanding Sections 6.7(a)(i), 6.7(a)(ii), 6.8(a)(v) and 6.8(a)(vi) of By-law 50-12, the minimum setback from a Sensitive land use for:

- Any building or structure for cannabis micro-processing and
- Any building, structure or fenced cultivation area used for Cannabis Micro Cultivation

Shall be 20 metres.

Cannabis Provisions in Comprehensive Zoning By-law 50-12

The Municipality adopted By-law 71-20 to add general provisions as it relates to Cannabis Cultivation, Production and Processing including provisions for micro scale processing, production and cultivation. The provisions included setbacks from sensitive land uses, requirements for site plan control, buffering considerations and outdoor storage limitations.

The proposed micro-processing building is to be in the south-east corner of the property as per the attached site plan. Given the existing development pattern in the area, meeting the 150-metre setback for a building with ventilation is not possible.

The closest sensitive land use, being a residential dwelling, is located approximately 90 metres from the proposed location of Building 1. The proposed setback of 20 metres represents the distance to the property line. The setback from the sensitive land use receptor, being the residence across the street is beyond the proposed 20 metre setback.

This is a reduction from the 150-metre requirement in the general provisions for micro-processing and micro-cultivation in a building with air treatment control measures.

The new building is proposed to support the micro-processing and micro-cultivation, which is demonstrated to be 116 square metres on the provided site plan. Building 2 is proposed to be relocated on the property and be partially utilized as part of the licensed area as demonstrated on the attached site plan. The total area of building 2 is 520 square metres. 27 square metres of building 2 is expected to be used for the cannabis licence. Together, this represents 143 square metres of building space dedicated to the micro-processing and micro-cultivation of cannabis. This is below the general zoning provision which provides a maximum area of 200 square metres for micro-processing and micro-cultivation uses.

There are no proposed limitations in the zoning by-law related to outdoor cultivation, as outdoor cultivation is considered a normal farm practice and an agricultural use. Requirements to restrict the area may be imposed by the Government of Canada. Site Plan Control is a requirement for outdoor cultivation of cannabis to address site security measures such as fencing. The area for outdoor cultivation of cannabis would be restricted by the site plan agreement and would require an amendment to any agreement should the applicant wish to expand the outdoor cultivation area in the future. The site plan submitted provides an area of outdoor cultivation for cannabis at 0.7 acres. There are no restrictions on the outdoor cultivation of hemp on the property.

Relevance to Strategic Priorities

Strategic Pillar	Pillar #2 - A Strong, Connected, and Vibrant Community
Goal	Goal #2.3 - Build and Grown in a Connected Way
Key Action	Action #2.3.3 - Promote development policies that incorporate connectivity and coordination with the surrounding area

Options and Discussion

1. Approve the recommendation **– Recommended** – the proposed application meets the intent of the PPS, County Official Plan and Municipal Official Plan as an agriculture related use. The outdoor cultivation aspect of the operation is considered an agriculture use.
2. Do not approve the recommendation **– Not Recommended**

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

The application was circulated in accordance with the requirements of the Planning Act.

Internal Comments

Building Division provided a note of 'no comment' after their review.

By-law Division inquired about the height of the fencing and inquired if the area for the outdoor cultivation of cannabis could be located further back onto the property to mitigate concerns from neighbouring property owners.

External Comments

Enbridge Gas provided an e-mail of no objection.

Canadian Pacific Railway sent a letter outlining their proximity guidelines, which recommends a setback for buildings from a principal railway of 30 metres. They also recommended including wording within a development agreement related to the operations of the railway. The buildings on the site are outside of the 30 metre setback of the railway.

Public Comments

The Municipality has received two e-mails from a neighbouring property owner. The concerns provided included:

- Past damage to the roadway.
- Plant materials being left on the roadway during transportation.
- The disposal of plant materials on the property, including concerns related to burning.
- Future concerns on the aquifer due to irrigation of cultivation area. Given the drought like conditions in 2025, impacts to the aquifer are a concern.
- Future concern for property values.
- Concern related to security of the property given the nature of what's being grown.
- Impacts to local residents and families within the vicinity.

The applicant has responded to the resident letter.

All comments have been circulated to Council. Comments received after the report is submitted will be summarized at the public meeting.

Communications

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

Attachments

- Draft Zoning By-law Amendment
- Zoning Amendment Application Submissions:
    - Government of Canada Licence Information
    - Building Layouts
    - Building Plans
    - Concept Plan
    - Micro-Cultivation Site Plan
    - Draft Wording – Zoning Amendment
- By-law 69-22

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE
BY-LAW NO. 46-26

Being a By-law to amend By-law 50-12, as amended to regulate the land and use of buildings and structures within the Municipality of North Grenville, for the zoning of lands located at 2469 Bedell Road

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 Corporation of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands located at 2469 Bedell Road to amend the subject lands Rural – Exception Sixty-Seven (RU-67) zone.

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. The area affected by this By-law is 2469 Bedell Road, indicated on Schedule "A" and attached hereto and forming part of this By-Law.

2. That Section 9 of By-law 50-12, as amended, is hereby amended further by adding the additional permitted uses to Subsection 9.4.2(ooo) RU-67 (2469 Bedell Road) as follows:

a) Permitted Uses

Notwithstanding the permitted uses outlined in Section 9.2, the following uses shall be permitted:

- Cannabis Micro-Processing
- Cannabis Micro-Cultivation
- Cannabis Research
- Cannabis Outdoor Cultivation

3. That Section 9 of By-law 50-12, as amended, is hereby amended further by adding the following clauses to Subsection 9.4.2(ooo) RU-67 (2469 Bedell Road) immediately following clause v.:

vi. Notwithstanding Section 6.8(a)(i) and 6.8(a)(ii) of By-law 50-12, Cannabis micro-cultivation may include outdoor cultivation on the subject lands where licensed by Health Canada provided that outdoor cultivation shall occur within a fenced area to be identified on the approved site plan, and subject to compliance with the remaining provisions of this by-law.

vii. Notwithstanding Sections 6.7(a)(i), 6.7(a)(ii), 6.8(a)(v) and 6.8(a)(vi) of By-law 50-12, the minimum setback from a Sensitive land use for:

- Any building or structure for cannabis micro-processing and
- Any building, structure or fenced cultivation area used for Cannabis Micro Cultivation

Shall be 20 metres.

4. Schedule “A” attached hereto shall form part of this By-Law.

5. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantically 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.

6. This by-law shall come into force and effect on the date of passing.

PASSED AND ENACTED
THIS 15TH DAY OF APRIL, 2026

_____

NANCY PECKFORD
Mayor

_____

MARY REMMIG
Deputy Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

Schedule "A" to By-Law 46-26

This Map forms part of the By-Law

Subject Lands

2469 Bedell Road

Lands subject to the Zoning By-law Amendment

Licence No. - Nº de licence
LIC-62HGML74BR-2022-8

LICENCE

This licence is issued in accordance with the *Cannabis Act* and the *Industrial Hemp Regulations*

LICENCE

Cette licence est délivrée conformément à la *Loi sur le cannabis* et le *Règlement sur le chanvre industriel*

Licence Holder / Titulaire de la licence :
CANNABIS ORCHARDS INC.

Mailing address / Adresse postale :
2469 BEDELL ROAD
KEMPTVILLE, ON, CANADA, K0G 1J0

The above-mentioned person is authorized to conduct, at the site specified on this licence, the activities listed below for the following licence class:

Industrial Hemp

Cultivation/Propagation

- to propagate industrial hemp of the following variety or name or number: See conditions
- to cultivate industrial hemp for the following forms: seed, fibre, flowering heads, leaves, branches.

La personne susmentionnée est autorisée à effectuer, sur le site spécifié sur cette licence, les activités énumérées ci-dessous pour la catégorie de licence suivante :

Chanvre industriel

Culture/Multiplication

- multiplier du chanvre industriel de la variété, du nom ou du numéro suivant: See conditions
- cultiver du chanvre industriel pour les formes suivantes: graines, fibre, têtes florales, feuilles, branches.

Non-Cultivation/Sans-culture

Site	Authorized Activities and Forms	Activités autorisées et formes
1725 ST. BARBARA STREET OTTAWA, ON, CANADA, K1T 1M1	• to import seed • to export seed	• importer des graines • exporter des graines
2469 BEDELL ROAD KEMPTVILLE, ON, CANADA, K0G 1J0	• to sell industrial hemp: seed, grain, flowering heads, leaves or branches • to import seed • to import grain • to export seed • to export grain • to possess industrial hemp seed and grain for the purpose of cleaning	• vendre du chanvre industriel: graines, grains, têtes florales, feuilles ou branches • importer des graines • importer des grains • exporter des graines • exporter des grains • avoir en sa possession des graines et des grains en vue de leur nettoyage

Conditions	Conditions
The flowering heads, leaves and branches of varieties that are grown for propagation (varieties not found on the List of Approved Cultivars) cannot be sold.	Les têtes florales, les feuilles et les branches de variétés cultivées à des fins de propagation (les variétés ne se trouvent pas sur la liste de cultivars approuvés) ne peuvent pas être vendues.
The following varieties or the names or numbers of the germplasm of industrial hemp will be used in the propagation: Boax, PANAKEIA, Carmagnola, CBF1, Canma, Hot Blonde, Queen Dream, Cherry Blonde, Cherry Blossom, Cinderella Story, Apricot Auto, Valerie 16, Trifecta, Super Cinco, Fruity Petals, Pure CBG, Angie, Front Range Superfit Hybrid 5, Early Remedy, Early Spectrum, Auto Tsunami, Auto Pilot, AutoCBD, AutoCBD Alpha Exporer, AutoCBD Alpha Nebula, PhotoCBD, CBGambit, Red Robin, Auto Alpha, Blue DelicaC, CO Fiber Variety 1, CO CBC Variety 1, CO CBGV Variety 1, CO THCV Variety 1, CO CBDV Variety 1, CO CBCV Variety 1, CO Hybrid 1, CO Hybrid 2, CO CBN Variety 1, Auto Glue, Master Eden, Super Woman, Ultra Pink, C2B, Vendetta, CBG Auto, CBG Domina, Valerie-29, SLVC-CBG	Les variétés suivantes ou leurs noms ou numéros de germoplasme de chanvre industriel seront utilisés pour la propagation : Boax, PANAKEIA, Carmagnola, CBF1, Canma, Hot Blonde, Queen Dream, Cherry Blonde, Cherry Blossom, Cinderella Story, Apricot Auto, Valerie 16, Trifecta, Super Cinco, Fruity Petals, Pure CBG, Angie, Front Range Superfit Hybrid 5, Early Remedy, Early Spectrum, Auto Tsunami, Auto Pilot, AutoCBD, AutoCBD Alpha Exporer, AutoCBD Alpha Nebula, PhotoCBD, CBGambit, Red Robin, Auto Alpha, Blue DelicaC, CO Fiber Variety 1, CO CBC Variety 1, CO CBGV Variety 1, CO THCV Variety 1, CO CBDV Variety 1, CO CBCV Variety 1, CO Hybrid 1, CO Hybrid 2, CO CBN Variety 1, Auto Glue, Master Eden, Super Woman, Ultra Pink, C2B, C2B, Vendetta, CBG Auto, CBG Domina, Valerie-29, SLVC-CBG

Senior Manager, Industrial Hemp & Import – Export, Controlled Substances and Cannabis Branch

Gestionnaire prin., Chanvre Ind. et Import-Export, Direction générale des substances contrôlées et du cannabis

Conditions	Conditions
The licence holder may only sell the flowering heads, leaves, and branches of industrial hemp to a holder of a licence issued under the Cannabis Act in relation to industrial hemp or non-hemp cannabis.	Le titulaire d'une licence autorisant la vente ne peut vendre les têtes florales, les feuilles et les branches qu'au titulaire d'une licence ou d'une licence au sens du Règlement sur le cannabis.

Effective date of the licence:

This licence is effective as of **August 28, 2025**

Date d'entrée en vigueur de la licence:

Cette licence entre en vigueur à compter du **28 août 2025**

Expiry date of the licence:

This licence expires on **March 25, 2027**

Date d'expiration de la licence:

La présente licence expire le **25 mars 2027**

Senior Manager, Industrial Hemp & Import – Export, Controlled Substances and Cannabis Branch

Gestionnaire prin., Chanvre Ind. et Import-Export, Direction générale des substances contrôlées et du cannabis

Licence No. - Nº de licence
LIC-L5IDXXQDF1-2026

LICENCE

This licence is issued in accordance with the *Cannabis Act* and *Cannabis Regulations*

LICENCE

Cette licence est délivrée conformément à la *Loi sur le cannabis* et le *Règlement sur le cannabis*

Licence Holder / Titulaire de la licence :
CANNABIS ORCHARDS INC.

The above-mentioned person is authorized to conduct, at the site specified on this licence, the activities listed below for the following licence classes and subclasses:

- Research

La personne susmentionnée est autorisée à effectuer, sur le site spécifié sur cette licence, les activités énumérées ci-dessous pour les catégories et les sous-catégories de licence suivantes :

- Recherche

Site and authorized activities

Site et activités autorisées

Site	Activities	Activités
BUILDING 1, 2469 BEDELL ROAD KEMPTVILLE, ON, CANADA, K0G 1J0	• to possess cannabis for the purpose of research • to produce cannabis for the purpose of research • to transport, send or deliver cannabis between the sites that are set out by the licence for the purpose of research	• aux fins de recherche, avoir du cannabis en sa possession • aux fins de recherche, produire du cannabis • aux fins de recherche, transporter ou expédier du cannabis d'un lieu visé par sa licence à un autre de ces lieux ou le livrer à l'un de ces lieux
SECOND FLOOR, BUILDING 2, 2469 BEDELL ROAD KEMPTVILLE, ON, CANADA, K0G 1J0	• to possess cannabis for the purpose of research • to produce cannabis for the purpose of research • to transport, send or deliver cannabis between the sites that are set out by the licence for the purpose of research	• aux fins de recherche, avoir du cannabis en sa possession • aux fins de recherche, produire du cannabis • aux fins de recherche, transporter ou expédier du cannabis d'un lieu visé par sa licence à un autre de ces lieux ou le livrer à l'un de ces lieux

Conditions

Conditions

This licence is restricted, in addition to all other applicable conditions, in that all authorized activities conducted with cannabis under this licence is conducted in accordance with the Research Protocol "Minor Cannabinoid Breeding and Polyploidization Research Using Cannabis sativa to Maximum Cannabinoid Yields" provided to Health Canada on May 11, 2025.	Cette licence est restreinte, en plus des autres conditions qui s'appliquent, du fait que toute les activités autorisées menées sur le cannabis effectuée sous cette licence est effectuée conformément au protocole de recherche « Minor Cannabinoid Breeding and Polyploidization Research Using Cannabis sativa to Maximum Cannabinoid Yields », fourni à Santé Canada le 11 mai 2025.
For the purpose of research, no more than 9 kg of dried cannabis (or equivalent) can be stored at any given time at Building 1, 2469 Bedell Road, Kemptville ON K0G 1J0, and no more than 1 kg of dried cannabis (or equivalent) can be stored at any given time at Second floor, Building 2, 2469 Bedell Road, Kemptville ON K0G 1J0.	Pour des fins de recherche, pas plus de 9 kg de cannabis séché (ou équivalent) ne peut être entreposé en tout temps à Building 1, 2469 Bedell Road, Kemptville ON K0G 1J0, et pas plus de 1 kg de cannabis séché (ou équivalent) ne peut être entreposé en tout temps à Second floor, Building 2, 2469 Bedell Road, Kemptville ON K0G 1J0.
For the purpose of research, no more than 650 cannabis plants can be grown at any given time at Building 1, 2469 Bedell Road, Kemptville ON K0G 1J0, and no more than 350 cannabis plants can be grown at any given time at Second floor, Building 2, 2469 Bedell Road, Kemptville ON K0G 1J0.	Pour des fins de recherche, pas plus de 650 plantes de cannabis ne peuvent être cultivées en tout temps à Building 1, 2469 Bedell Road, Kemptville ON K0G 1J0, et 350 plantes de cannabis ne peuvent être cultivées en tout temps à Second floor, Building 2, 2469 Bedell Road, Kemptville ON K0G 1J0.

Mélissa Rivard

Acting Manager, Initial Licensing, Controlled Substances and Cannabis Branch

Gestionnaire par intérim, licence initiale, Direction générale des substances contrôlées et du cannabis

Effective date of the licence:

This licence is effective as of **January 27, 2026**

Date d'entrée en vigueur de la licence:

Cette licence entre en vigueur à compter du **27 janvier 2026**

Expiry date of the licence:

This licence expires on **January 27, 2031**

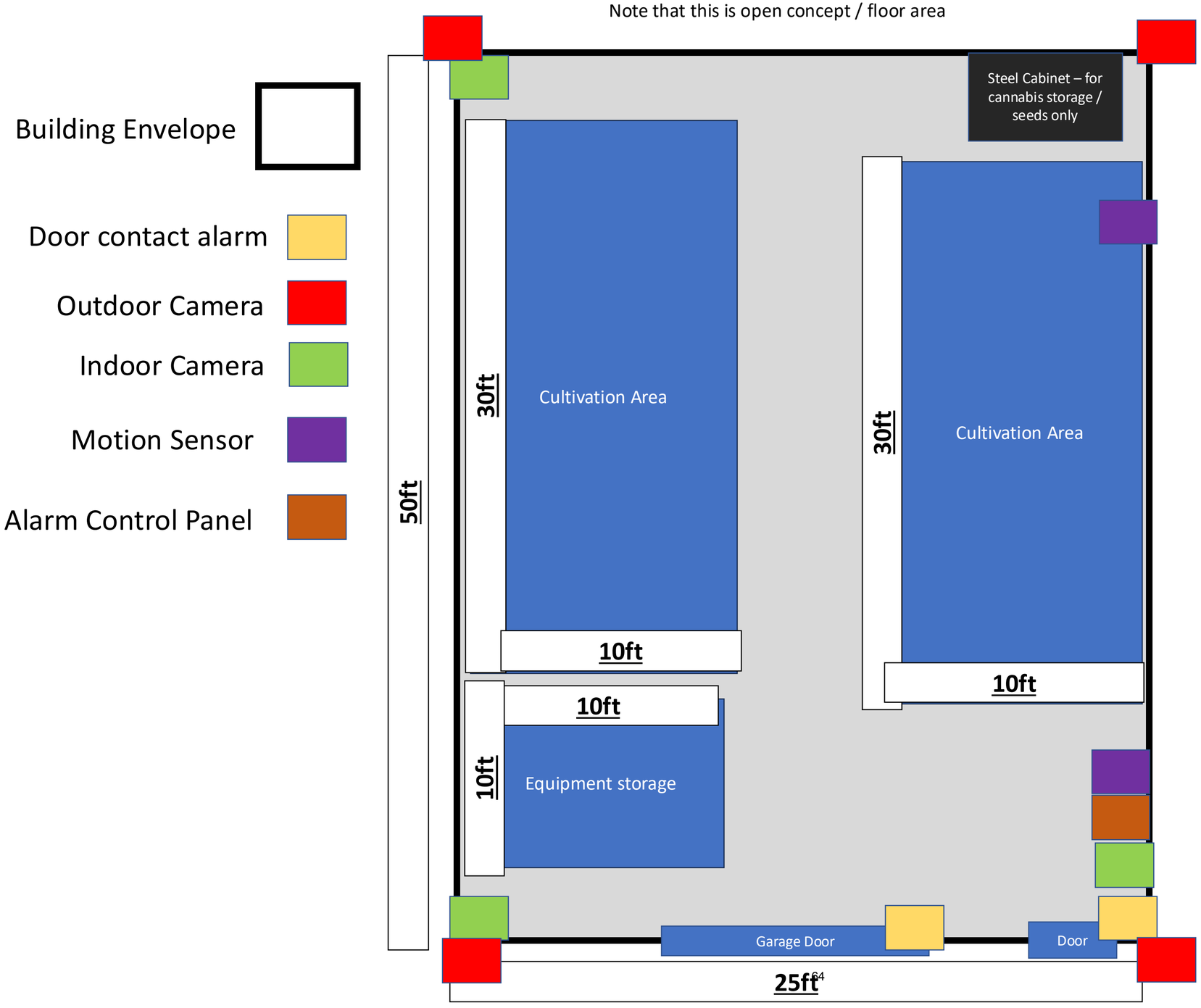
Date d'expiration de la licence:

La présente licence expire le **27 janvier 2031**

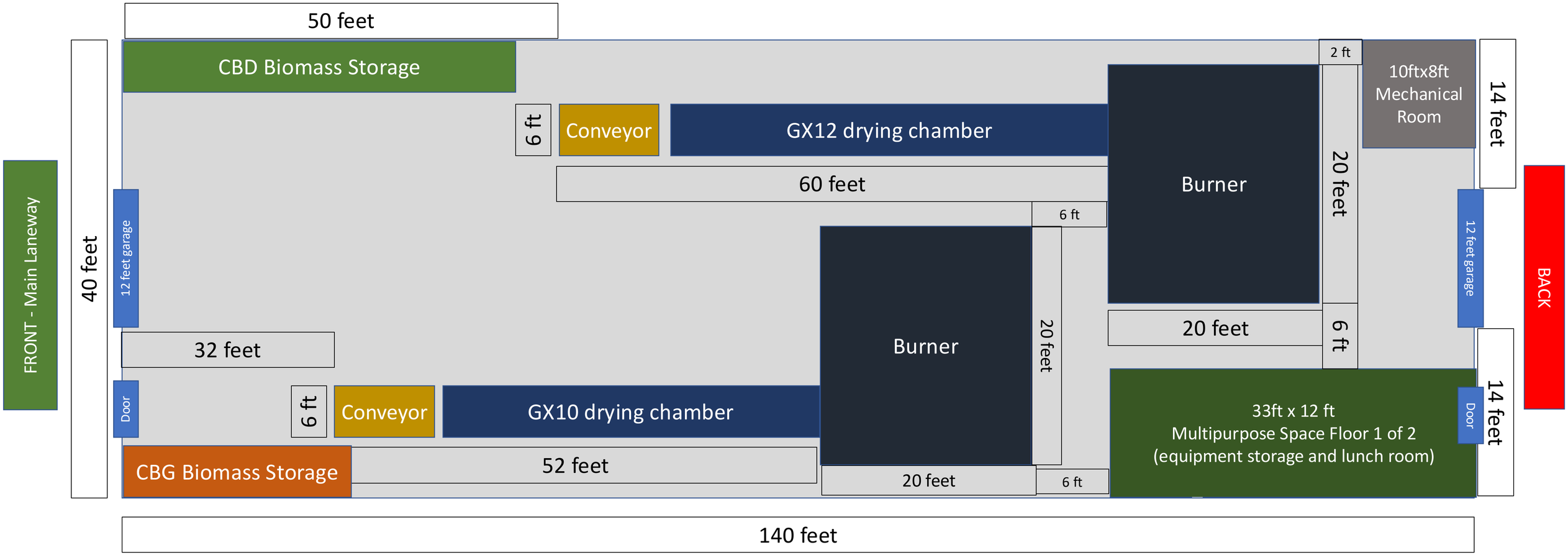
Acting Manager, Initial Licensing, Controlled Substances and Cannabis Branch

Gestionnaire par intérim, licence initiale, Direction générale des substances contrôlées et du cannabis

Building Layout for building 1 (part of the research license)



Building Layout for building 2
Floor 1 (not part of the research license)

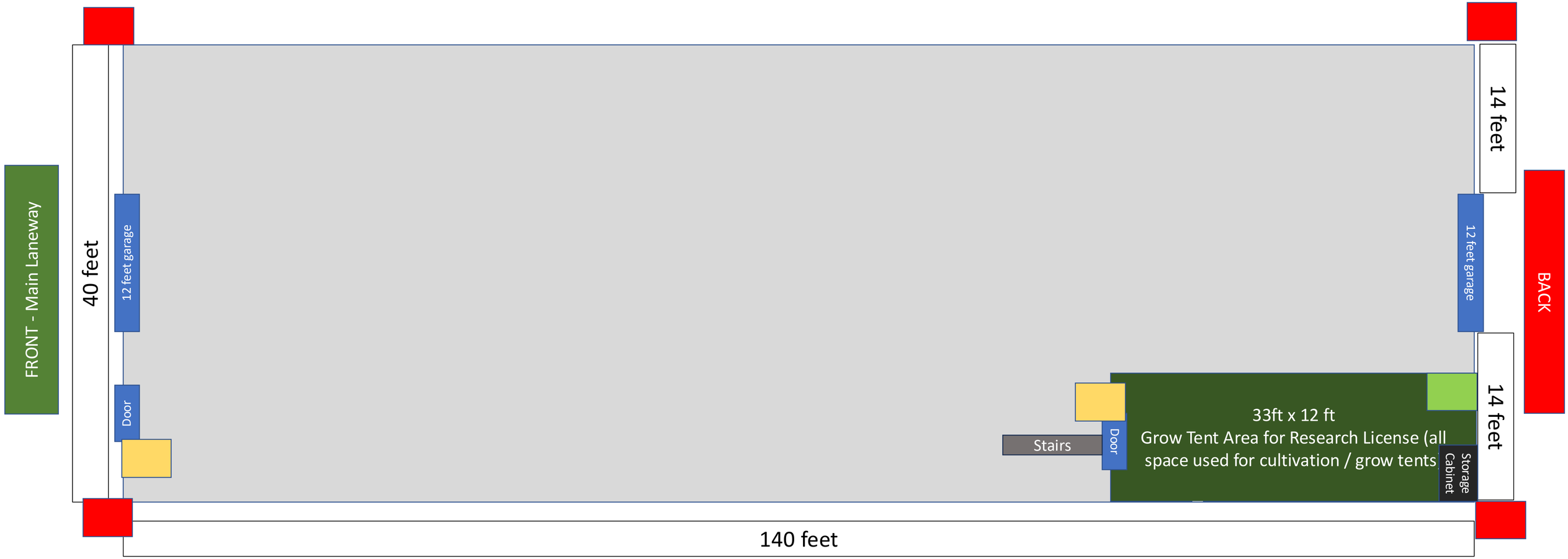


Building Layout for building 2 Floor 2 (part of the research license)

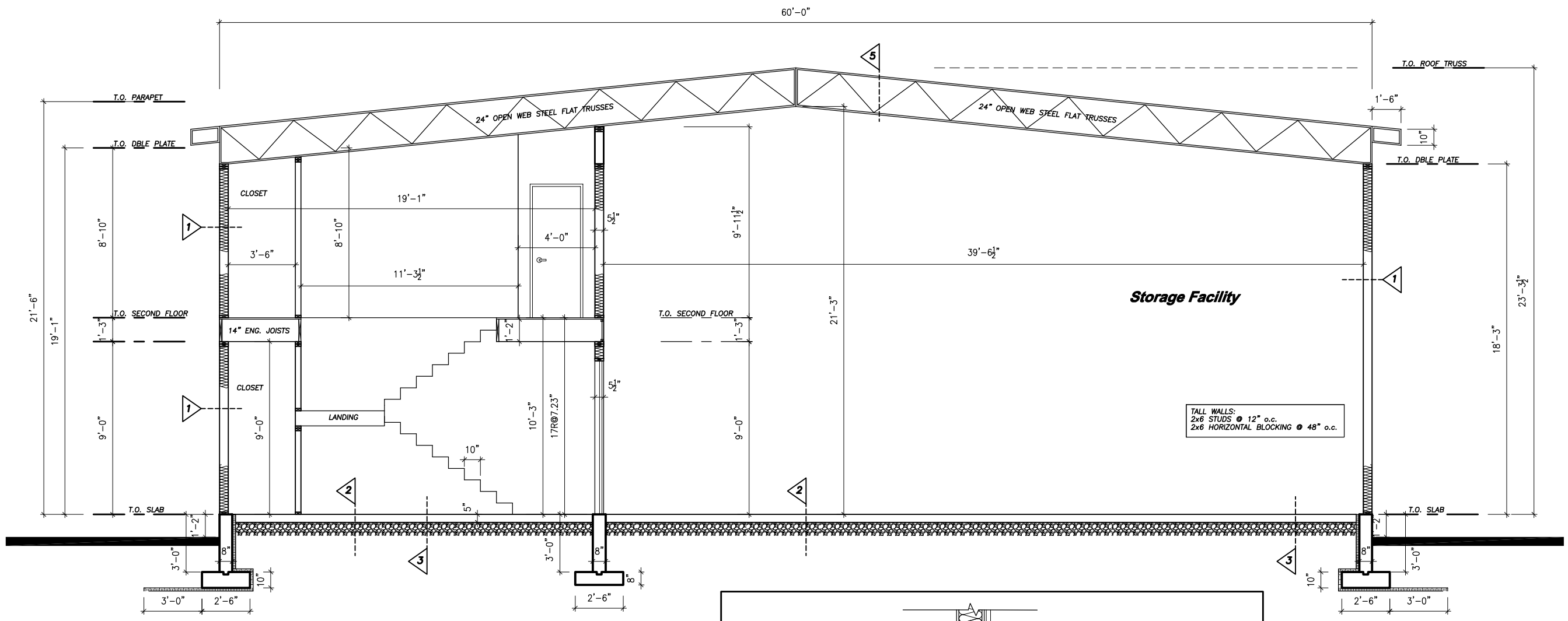
Door contact alarm

Outdoor Camera

Indoor Camera



SUBJECT TO EASEMENT PER INST. NO. S-9970
SCALE 1:2500 METRES
0 50 100 150 200 250 300
METRES
Property Line
1 W: 25ft L: Building 1
2 W: 40ft L: 140ft Building 2
5 acre hemp cultivation area
INST. NO. R-8617 (4.57 m. WIDE)
POST & WIRE FENCE
RAILWAY
PART 6 O.D.P.F. PLAN 162-107L INST. NO. 19505 (THIRDLY)
PART 2 O.D.P.F. PLAN 162-107L INST. NO. 19505 (SECONDLY)
PART
NO FENCE
FENCE CORRECT
SEE DET
2
1
30m
25m
6.4m
Road Entrance
Road Entrance
12m
6m
3m



Building Section

scale: 3/16"=1'-0"

EXTERIOR WALL

1. GALVINIZED METAL CORRUGATED SIDING
   BUILDING PAPER (TYVEK)
   1/2" ASPENITE SHEATHING
   2x6 STUDS @ 16" O.C.
   R 24 BATT INSULATION
   6 MIL POLY VAPOUR BARRIER
   1/2" GYPSUM DRYWALL
   SILL PLATE P.T.

SOIL GAS PROOFING

3. 6 MIL POLY VAPOUR BARRIER TO BE ADDED BELOW SLAB BETWEEN BACKFILL AND CRUSHED STONE LAYER
   OVERLAP JOINTS MIN. 16"

ROOF CONSTRUCTION

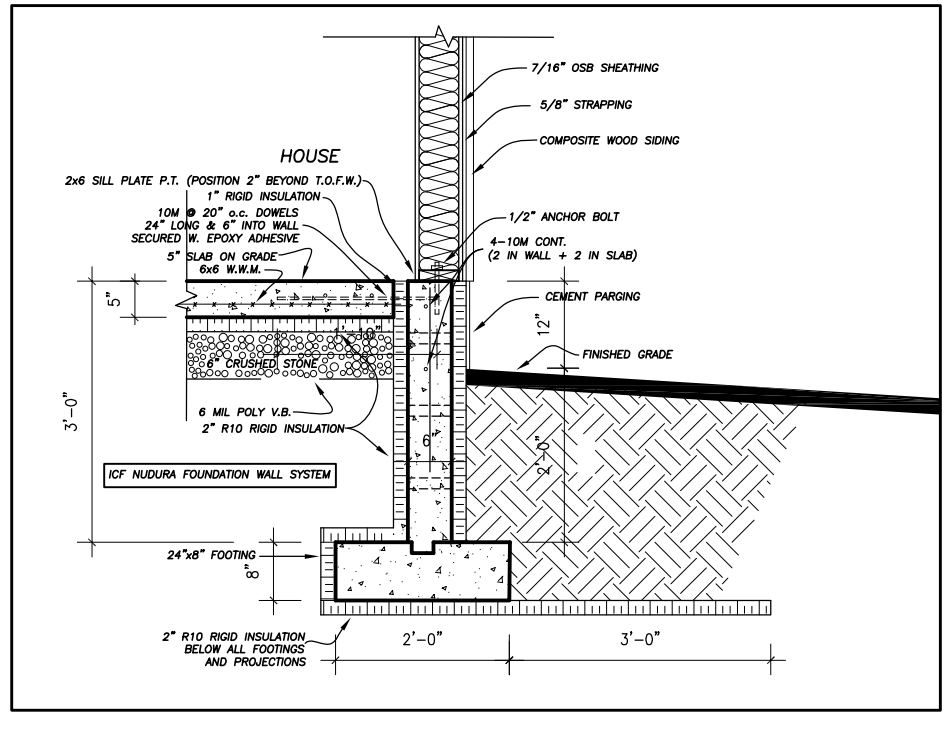
5. METAL (TIN) ROOF SYSTEM
   5/8" T&G PLYWOOD SHEATHING
   PRE ENG. STEEL TRUSSES
   MIN. R31 SPRAY FOAM INSULATION
   PF-7300-O CCMC #13244-L 2011
   1/2" STRAPPING @ 24" O.C.
   1/2" GYPSUM BOARD

GROUND/BUILDING SLAB CONSTRUCTION

2. 5" CONC. SLAB – SMOOTH FINISH
   32 mPa W/ 6% AIR ENTRAINMENT
   HIGH RIGID INSULATION 2" MIN.
   6" CRUSHED STONE

INTERIOR WALL 1

4. 1/2" DRYWALL
   2x4 STUDS @ 16" O.C.
   1/2" DRYWALL



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GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTGE.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.

POST SCHEDULE

P1 – 3" DIA. ADJUSTALE STEEL TELEPOST
8500 POUND CAP. (MIN.)
P2 – 2–2"x6" OR 3–2"x4"
P3 – 3–2"x6" OR 5–2"x4"
P4 – 4–2"x6" OR 3–2"x8"
P5 – 5–2"x6" OR 4–2"x8"
P6 – HSS 3"x3"x .188" C/W 5"x3/8"x8" B.P. & C.P.
P7 – HSS 4"x4"x .188" C/W 6"x3/8"x10" B.P. & C.P.

BRICK LINTELS

OPENINGS UP TO	L SIZE
5'–0"	L 3 1/2"x3 1/2"x5/16"
7'–0"	L 4"x3 1/2"x5/16"
8'–0"	L 5"x3 1/2"x5/16"
9'–0"	L 5"x3 1/2"x3/8"
10'–0"	L 6"x4"x3/8"

6"min. BEARING EACH END

No.	DATE	DESCRIPTION	INIT.
7.			
6.			
5.			
4.			
3.			
2.			
1.	04.03.2024	FOR REVIEW	NL

REVISIONS

A – DETAIL NUMBER
B – SHEET NUMBER (DETAIL REQUIRED)
C – SHEET NUMBER (DETAIL LOCATION)

SEAL

DRAWING TITLE
BUILDING SECTION

CLIENT
Storage Building II
2469 Bedell Road
Kemptville ON K0G 1J0

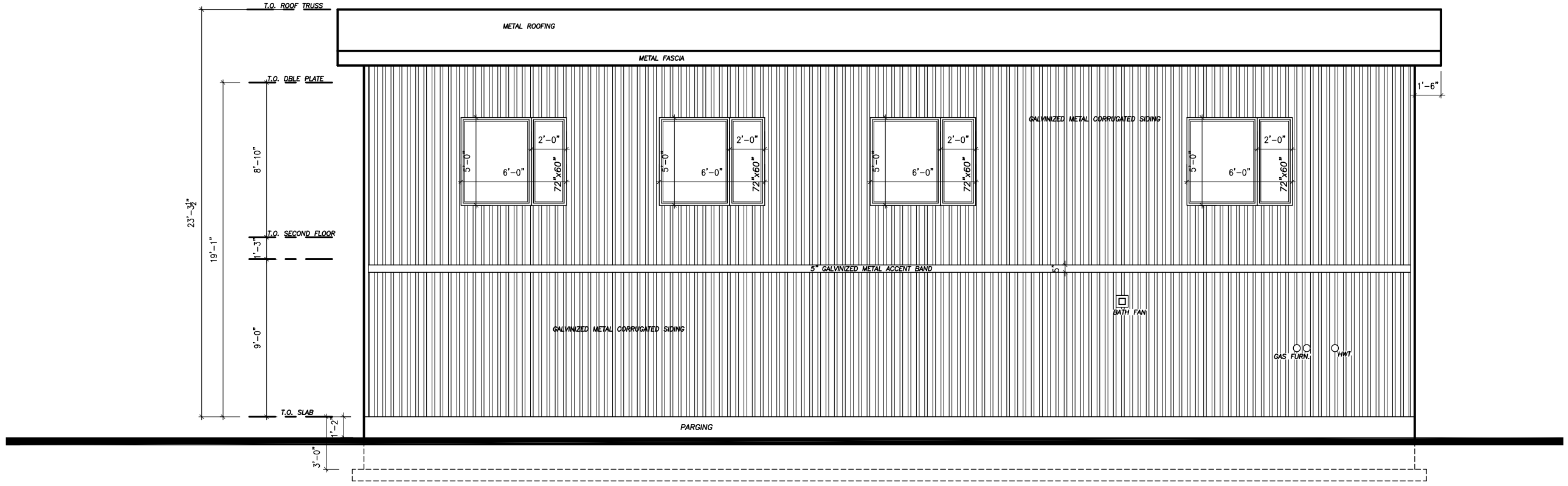
DATE
MARCH 4, 2024

SCALE
AS NOTED

DRAWN BY:
NL

CHECKED

SHEET No.
A9



Left Side Elevation

scale: 3/16"=1'-0"

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POST SCHEDULE

P1 – 3" DIA. ADJUSTALE STEEL TELEPOST 8500 POUND CAP. (MIN.)
P2 – 2–2"x6" OR 3–2"x4"
P3 – 3–2"x6" OR 5–2"x4"
P4 – 4–2"x6" OR 3–2"x8"
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P6 – HSS 3"x3"x .188" C/W 5"x3/8"x8" B.P. & C.P.
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BRICK LINTELS

OPENINGS UP TO	L SIZE
5'–0"	L 3 1/2"x3 1/2"x5/16"
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8'–0"	L 5"x3 1/2"x5/16"
9'–0"	L 5"x3 1/2"x3/8"
10'–0"	L 6"x4"x3/8"

6"min. BEARING EACH END

No.	DATE	DESCRIPTION	INIT.
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REVISIONS

A – DETAIL NUMBER
B – SHEET NUMBER (DETAIL REQUIRED)
C – SHEET NUMBER (DETAIL LOCATION)

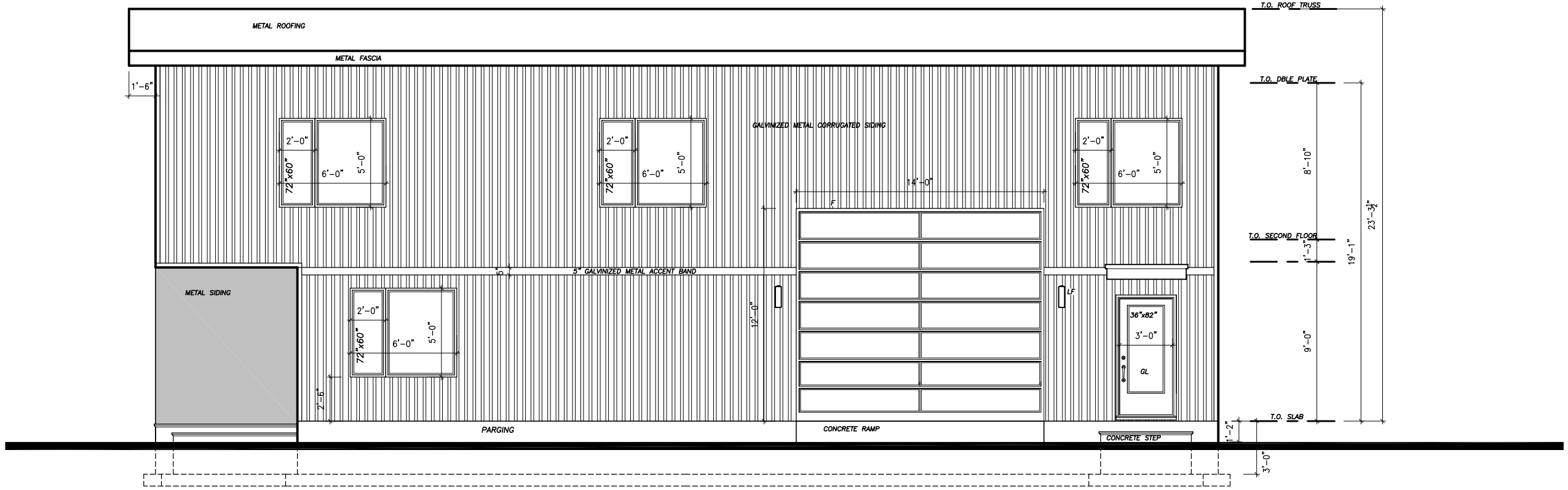
SEAL

DRAWING TITLE
LEFT SIDE ELEVATION

CLIENT
Storage Building II
2469 Bedell Road
Kemptville ON K0G 1J0

DATE: MARCH 4, 2024
SCALE: AS NOTED
DRAWN BY: NL
CHECKED

SHEET No.
A8



Right Side Elevation

scale: 3/16"=1'-0"

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Home Design

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GENERAL NOTES:

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POST SCHEDULE

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BRICK LINTELS

OPENINGS UP TO	L SIZE
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8'–0"	L 5"x3 1/2"x5/16"
9'–0"	L 5"x3 1/2"x3/8"
10'–0"	L 6"x4"x3/8"

6"min. BEARING EACH END

No.	DATE	DESCRIPTION	INIT.
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1.	04.03.2024	FOR REVIEW	NL

REVISIONS

A – DETAIL NUMBER
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C – SHEET NUMBER (DETAIL LOCATION)

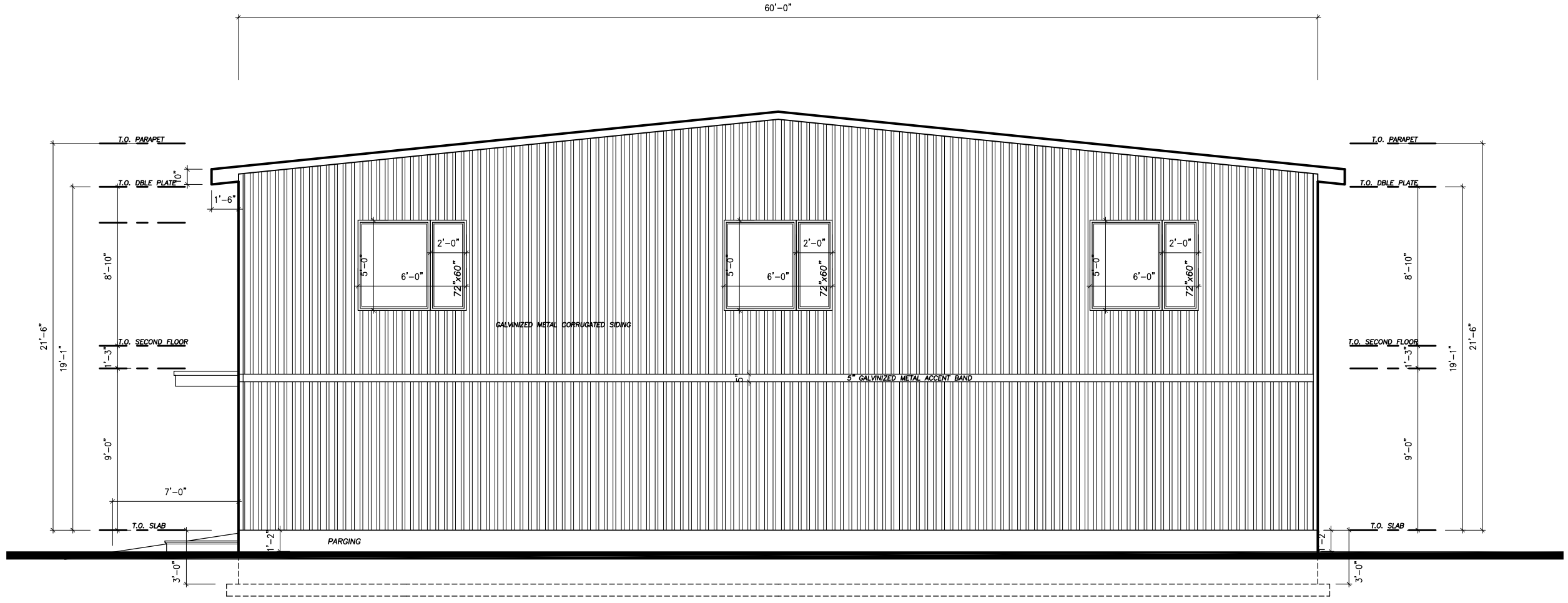
SEAL

DRAWING TITLE
RIGHT SIDE ELEVATION

CLIENT
Storage Building II
2469 Bedell Road
Kemptville ON K0G 1J0

DATE: MARCH 4, 2024
SCALE: AS NOTED
DRAWN BY: NL
CHECKED

SHEET No.
A7



Rear Elevation

scale: 3/16"=1'-0"

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Home Design

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GENERAL NOTES:

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REVISIONS

A – DETAIL NUMBER
B – SHEET NUMBER (DETAIL REQUIRED)
C – SHEET NUMBER (DETAIL LOCATION)

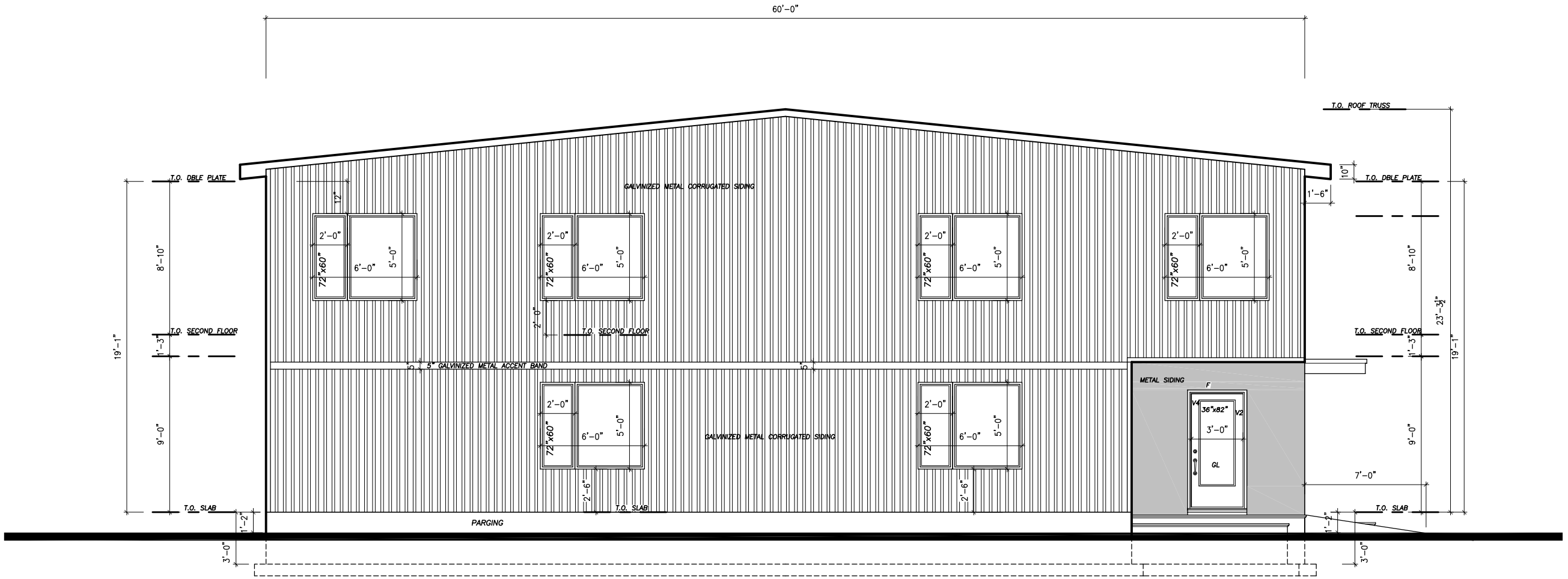
SEAL

DRAWING TITLE
REAR ELEVATION

CLIENT
Storage Building II
2469 Bedell Road
Kemptville ON K0G 1J0

DATE: MARCH 4, 2024
SCALE: AS NOTED
DRAWN BY: NL
CHECKED

SHEET No.
A6



Front Elevation

scale: 3/16"=1'-0"

openCONCEPT
Home Design

ocbd.ca

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTGE.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.

POST SCHEDULE

P1 – 3" DIA. ADJUSTALE STEEL TELEPOST 8500 POUND CAP. (MIN.)
P2 – 2–2"x6" OR 3–2"x4"
P3 – 3–2"x6" OR 5–2"x4"
P4 – 4–2"x6" OR 3–2"x8"
P5 – 5–2"x6" OR 4–2"x8"
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P7 – HSS 4"x4"x .188" C/W 6"x3/8"x10" B.P. & C.P.

BRICK LINTELS

OPENINGS UP TO	L SIZE
5'–0"	L 3 1/2"x3 1/2"x5/16"
7'–0"	L 4"x3 1/2"x5/16"
8'–0"	L 5"x3 1/2"x5/16"
9'–0"	L 5"x3 1/2"x3/8"
10'–0"	L 6"x4"x3/8"

6"min. BEARING EACH END

No.	DATE	DESCRIPTION	INIT.
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1.	04.03.2024	FOR REVIEW	NL

REVISIONS

A – DETAIL NUMBER
B – SHEET NUMBER (DETAIL REQUIRED)
C – SHEET NUMBER (DETAIL LOCATION)

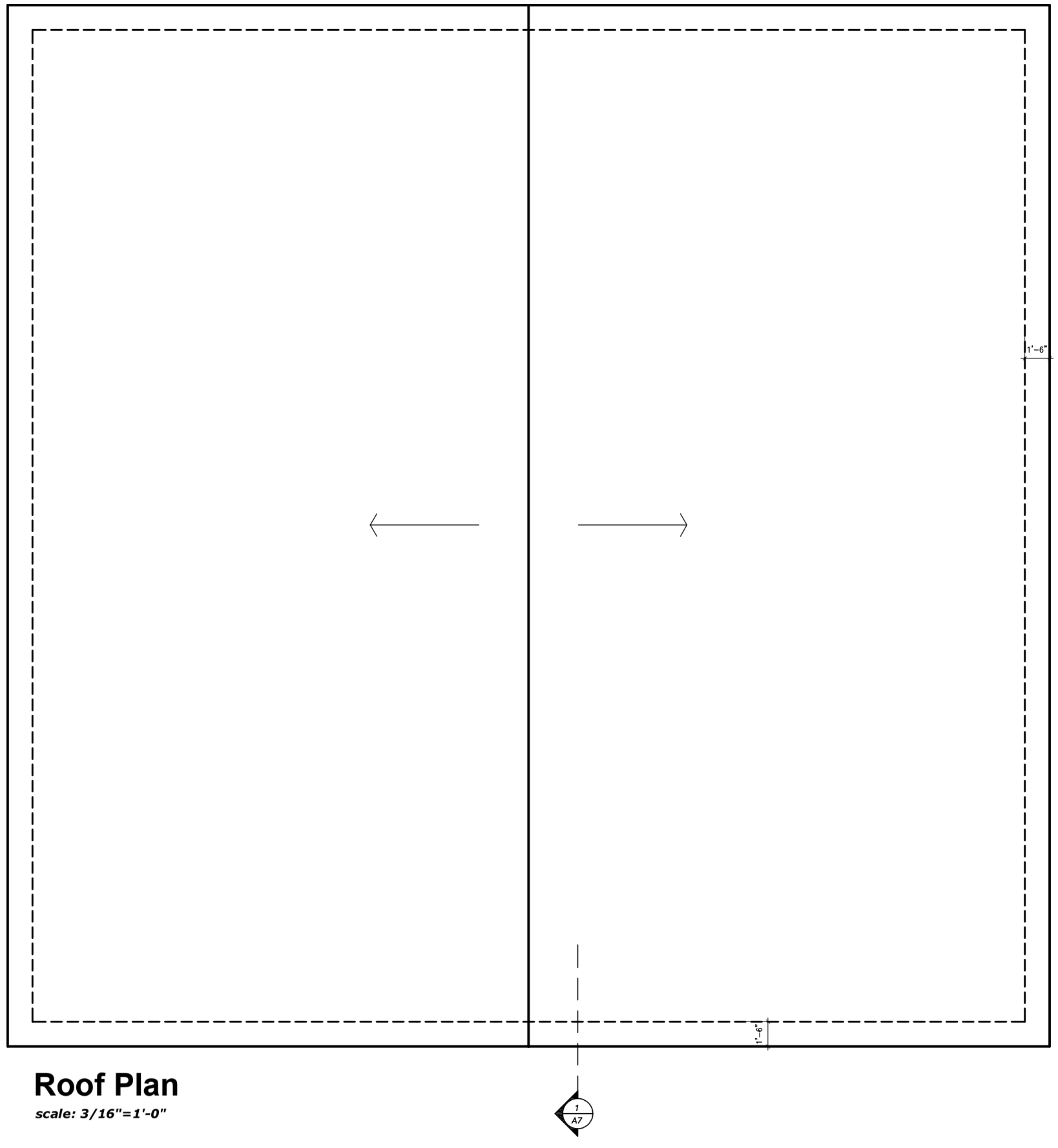
SEAL

DRAWING TITLE
FRONT ELEVATION

CLIENT
Storage Building II
2469 Bedell Road
Kemptville ON K0G 1J0

DATE: MARCH 4, 2024
SCALE: AS NOTED
DRAWN BY: NL
CHECKED

SHEET No.
A5



Roof Plan

scale: 3/16"=1'-0"

openCONCEPT
Home Design

ochd.ca

GENERAL NOTES:

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BRICK LINTELS

OPENINGS UP TO	L SIZE
5'–0"	L 3 1/2"x3 1/2"x5/16"
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8'–0"	L 5"x3 1/2"x5/16"
9'–0"	L 5"x3 1/2"x3/8"
10'–0"	L 6"x4"x3/8"

6"min. BEARING EACH END

No.	DATE	DESCRIPTION	INIT.
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1.	04.03.2024	FOR REVIEW	NL

REVISIONS

A – DETAIL NUMBER
B – SHEET NUMBER (DETAIL REQUIRED)
C – SHEET NUMBER (DETAIL LOCATION)

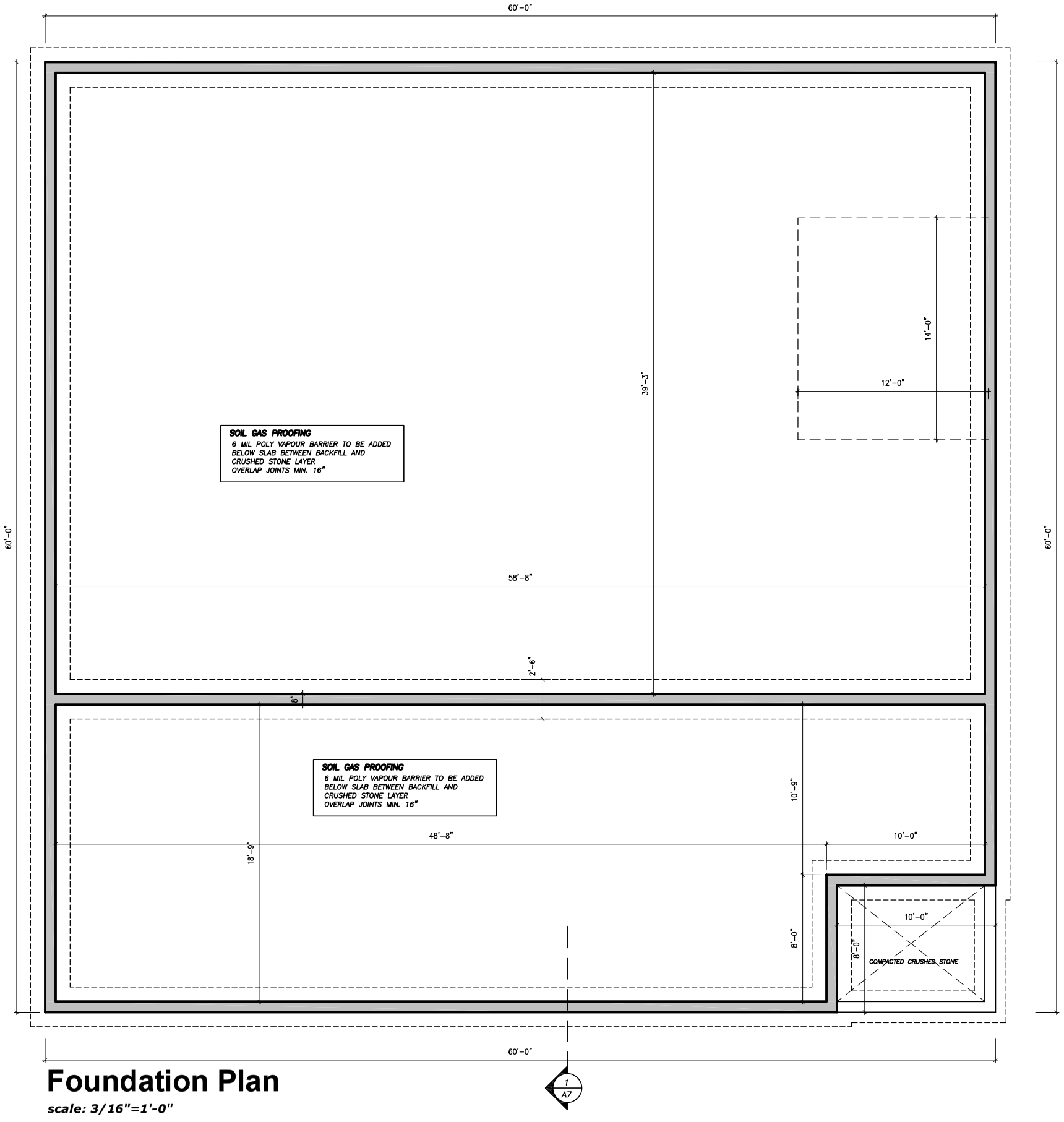
SEAL

DRAWING TITLE
ROOF PLAN

CLIENT
Storage Building II
2469 Bedell Road
Kemptville ON K0G 1J0

DATE: MARCH 4, 2024
SCALE: AS NOTED
DRAWN BY: NL
CHECKED

SHEET No.
A4



Foundation Plan

scale: 3/16"=1'-0"

1 / A7

openCONCEPT
Home Design

ochd.ca

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTGE.
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BRICK LINTELS

OPENINGS UP TO	L SIZE
5'–0"	L 3 1/2"x3 1/2"x5/16"
7'–0"	L 4"x3 1/2"x5/16"
8'–0"	L 5"x3 1/2"x5/16"
9'–0"	L 5"x3 1/2"x3/8"
10'–0"	L 6"x4"x3/8"

6"min. BEARING EACH END

No.	DATE	DESCRIPTION	INIT.
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4.			
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2.			
1.	04.03.2024	FOR REVIEW	NL

REVISIONS

A – DETAIL NUMBER
B – SHEET NUMBER (DETAIL REQUIRED)
C – SHEET NUMBER (DETAIL LOCATION)

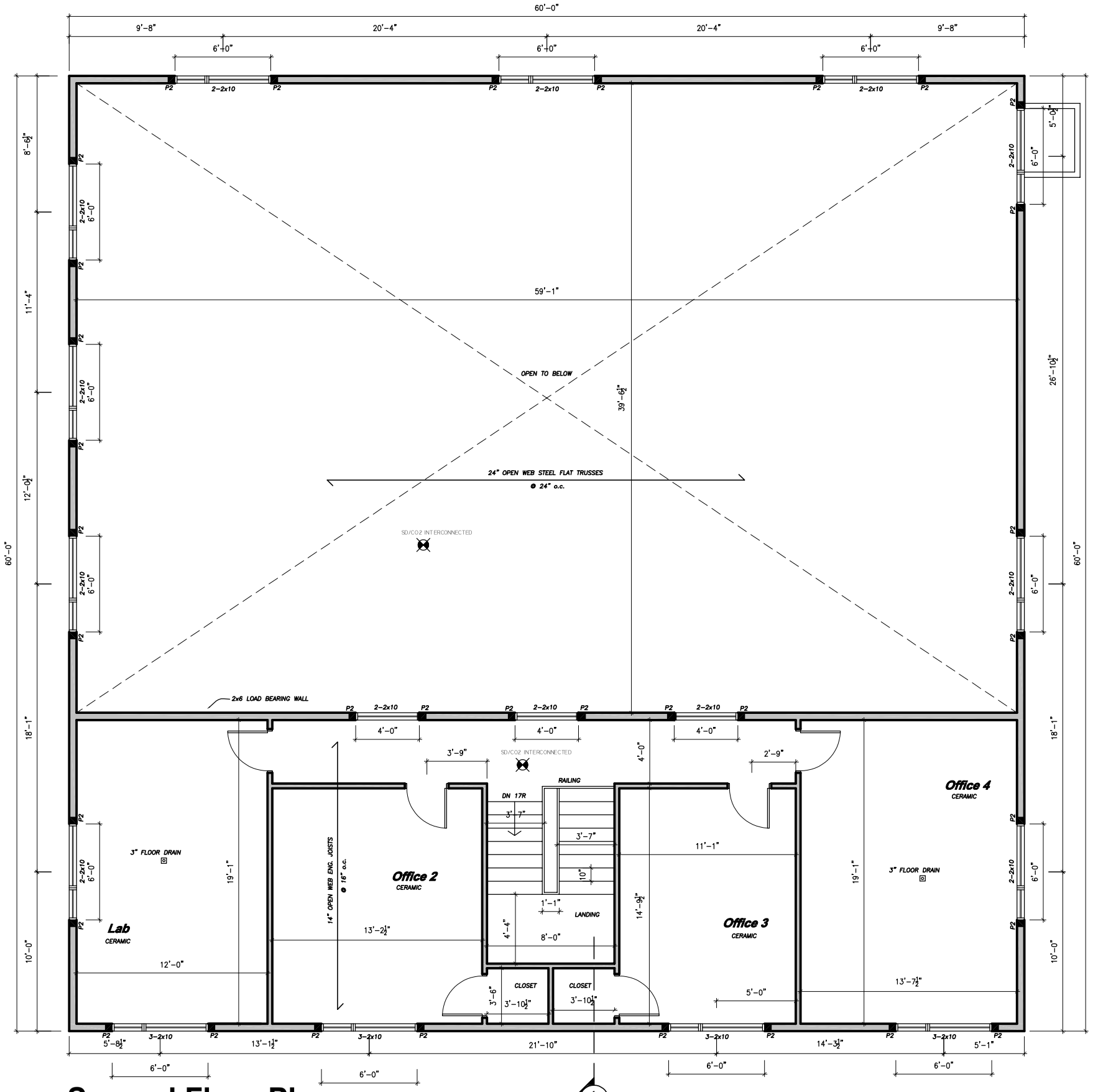
SEAL

DRAWING TITLE
FOUNDATION PLAN

CLIENT
Storage Building II
2469 Bedell Road
Kemptville ON K0G 1J0

DATE: MARCH 4, 2024
SCALE: AS NOTED
DRAWN BY: NL
CHECKED

SHEET No.
A3



Second Floor Plan

scale: 3/16"=1'-0"

1 / A7

openCONCEPT
Home Design

ochd.ca

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTGE.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
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4. DO NOT SCALE DRAWINGS.

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P7 – HSS 4"x4"x .188" C/W 6"x3/8"x10" B.P. & C.P.

BRICK LINTELS

OPENINGS UP TO	L SIZE
5'–0"	L 3 1/2"x3 1/2"x5/16"
7'–0"	L 4"x3 1/2"x5/16"
8'–0"	L 5"x3 1/2"x5/16"
9'–0"	L 5"x3 1/2"x3/8"
10'–0"	L 6"x4"x3/8"

6"min. BEARING EACH END

No.	DATE	DESCRIPTION	INIT.
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6.			
5.			
4.			
3.			
2.			
1.	04.03.2024	FOR REVIEW	NL

REVISIONS

A – DETAIL NUMBER
B – SHEET NUMBER (DETAIL REQUIRED)
C – SHEET NUMBER (DETAIL LOCATION)

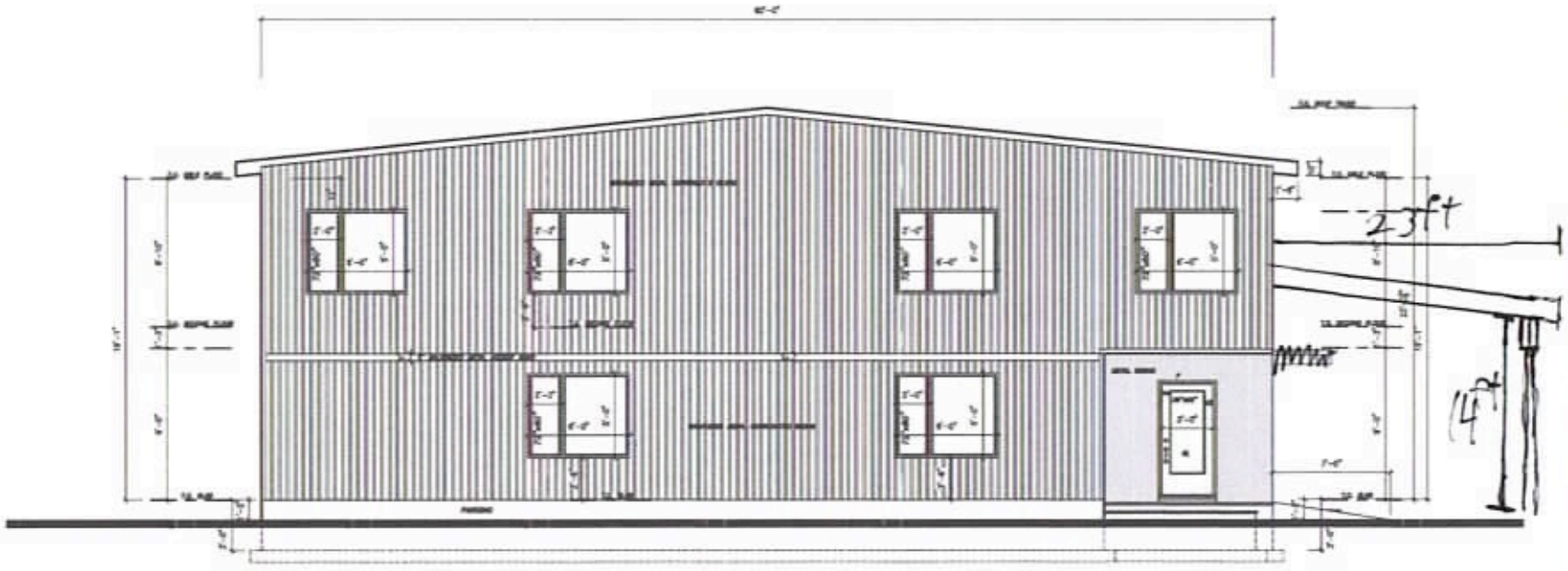
SEAL

DRAWING TITLE
SECOND FLOOR PLAN

CLIENT
Storage Building II
2469 Bedell Road
Kemptville ON K0G 1J0

DATE: MARCH 4, 2024
SCALE: AS NOTED
DRAWN BY: NL
CHECKED

SHEET No.
A2



Front Elevation

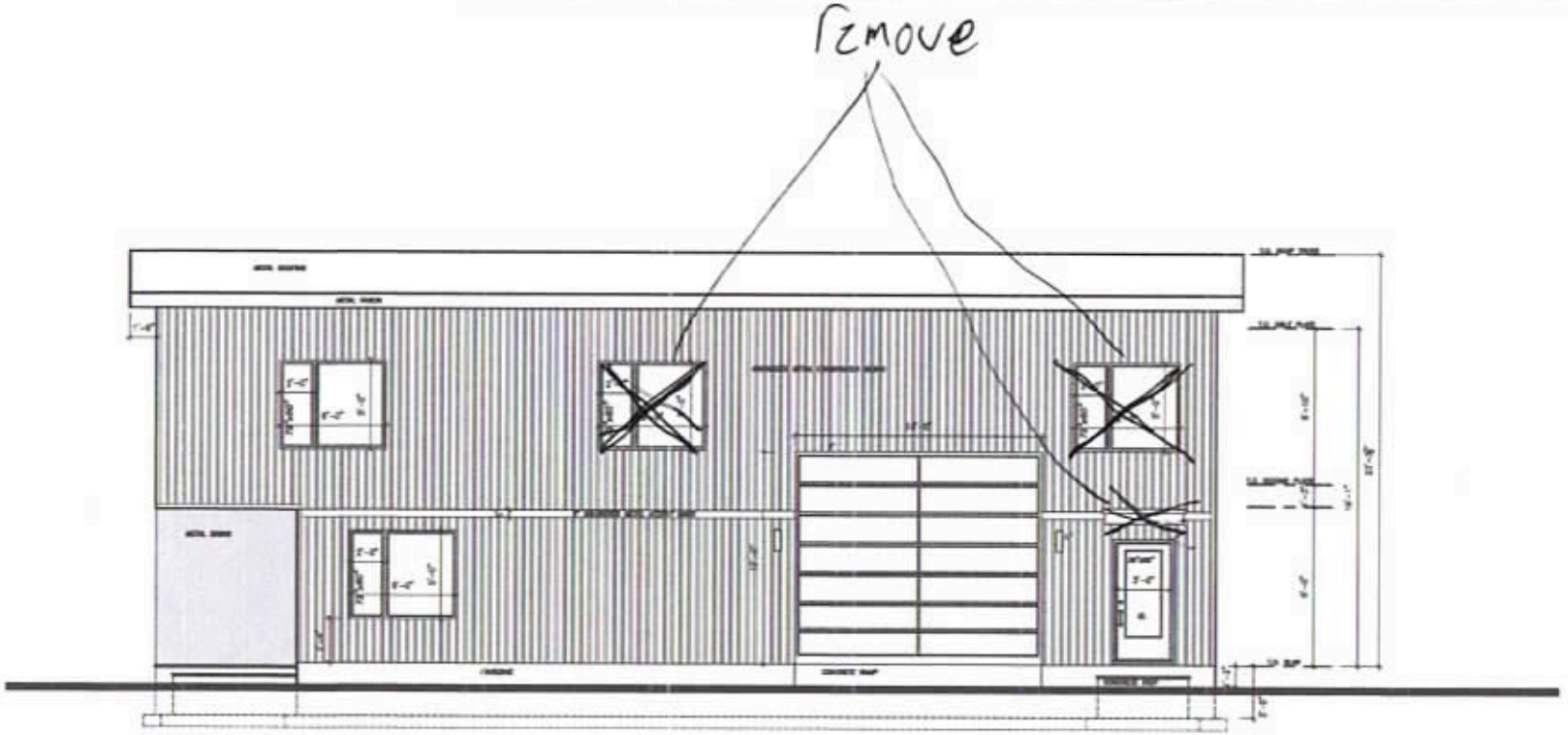
scale: 3/16"=1'-0"

openCONCEPT
Home Design

FRONT ELEVATION

Storage Building II
2469 Bedell Road
Kemptville ON K0G 1J0

A5



Right Side Elevation

scale: 3/16"=1'-0"

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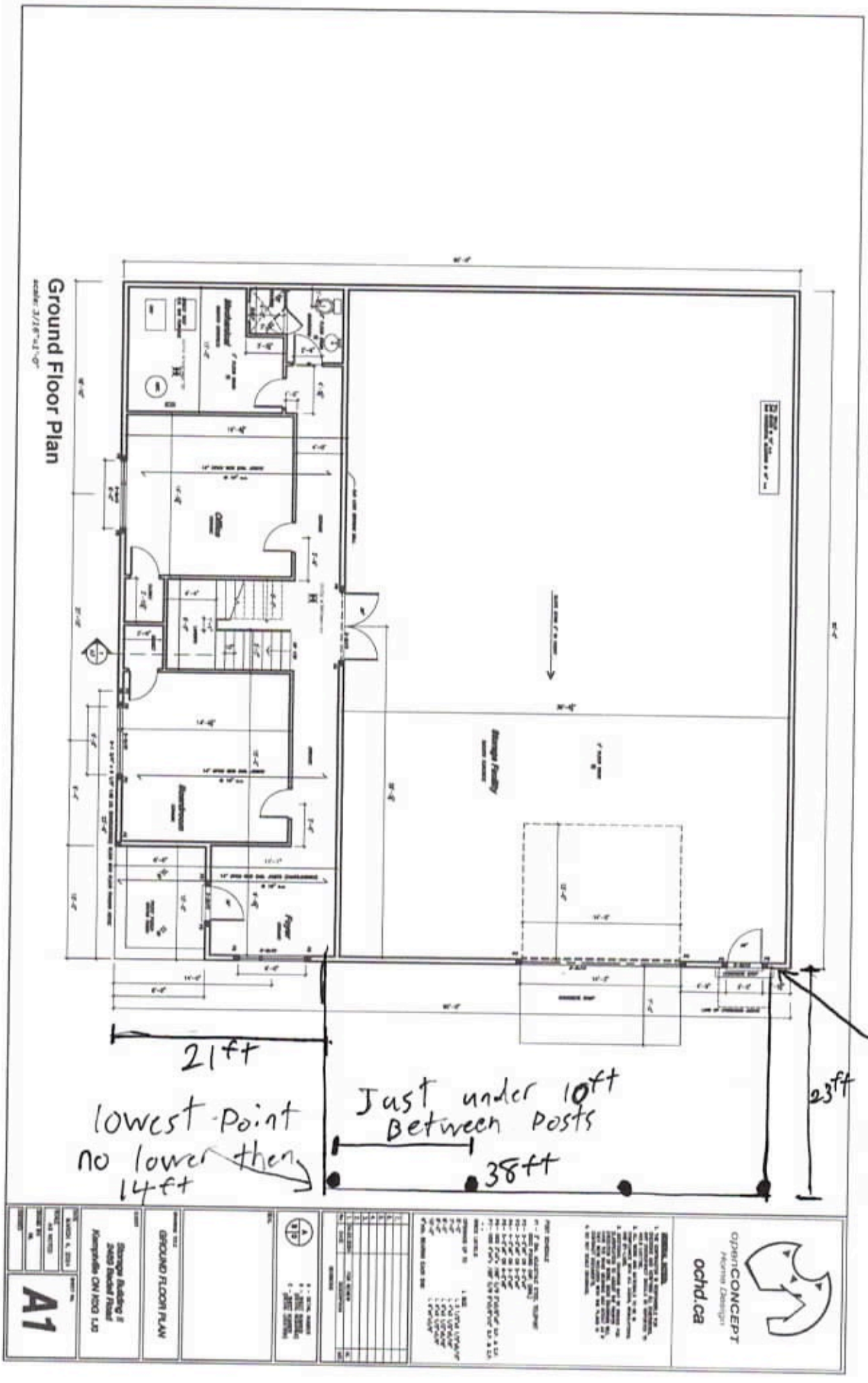
RIGHT SIDE ELEVATION

Storage Building II
2469 Bedell Road
Kemptville ON K0G 1J0

A7


Ground Floor Plan
21ft
lowest Point
no lower then
14ft
Just under 10ft
Between Posts
38ft
23ft
Keep
roof
Back
1 foot
A1
GROUND FLOOR PLAN
openCONCEPT
ochd.ca

2469 Bedell Road — Concept Plan

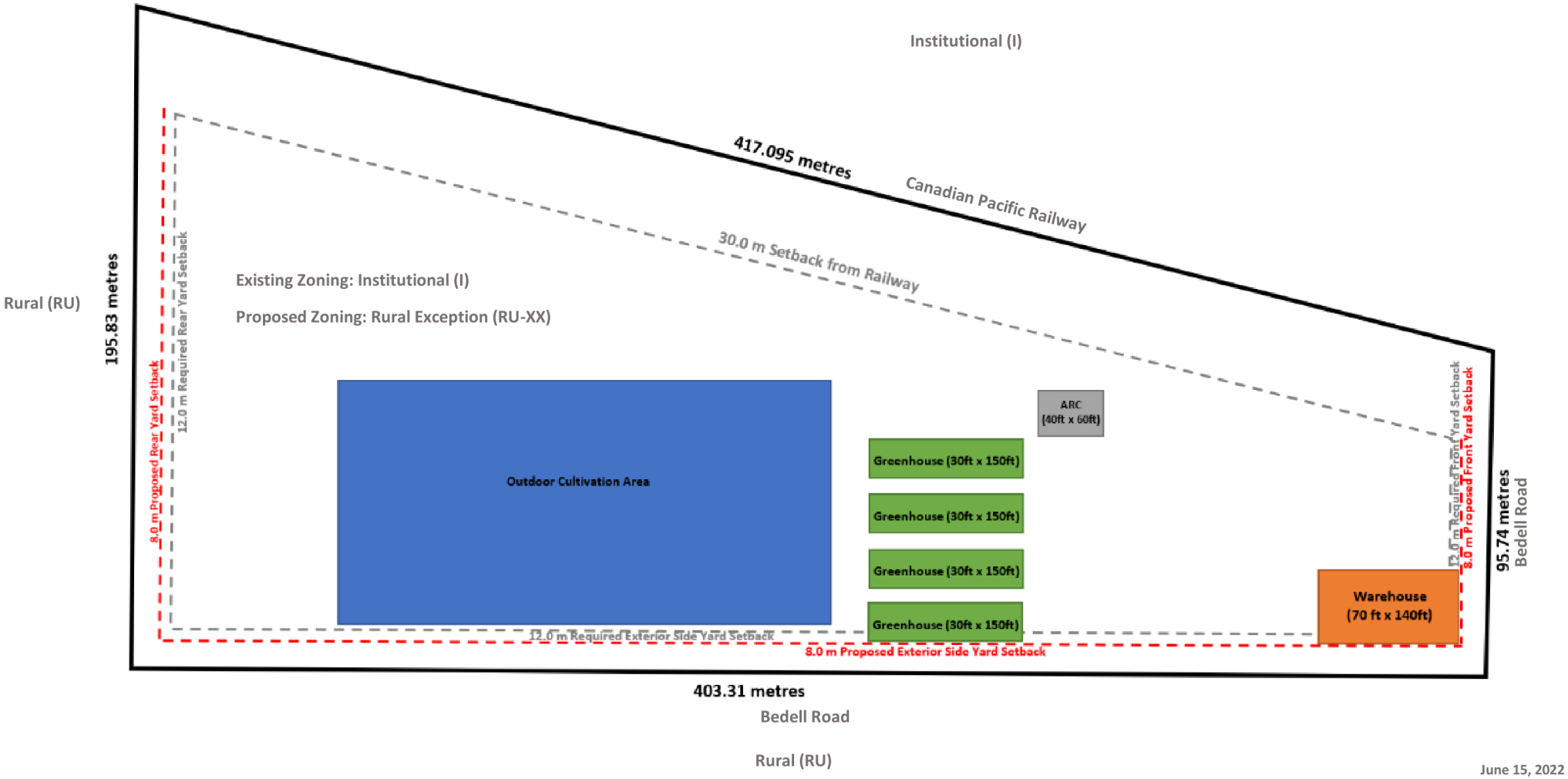
Proposed Zoning By-law Amendment (Feb 28, 2026)

Proposed Zoning By-law Amendment to Permit Industrial Hemp Cultivation and Processing & Agricultural Research Centre

2627 Bedell Road, Municipality of North Grenville

CONCEPT PLAN

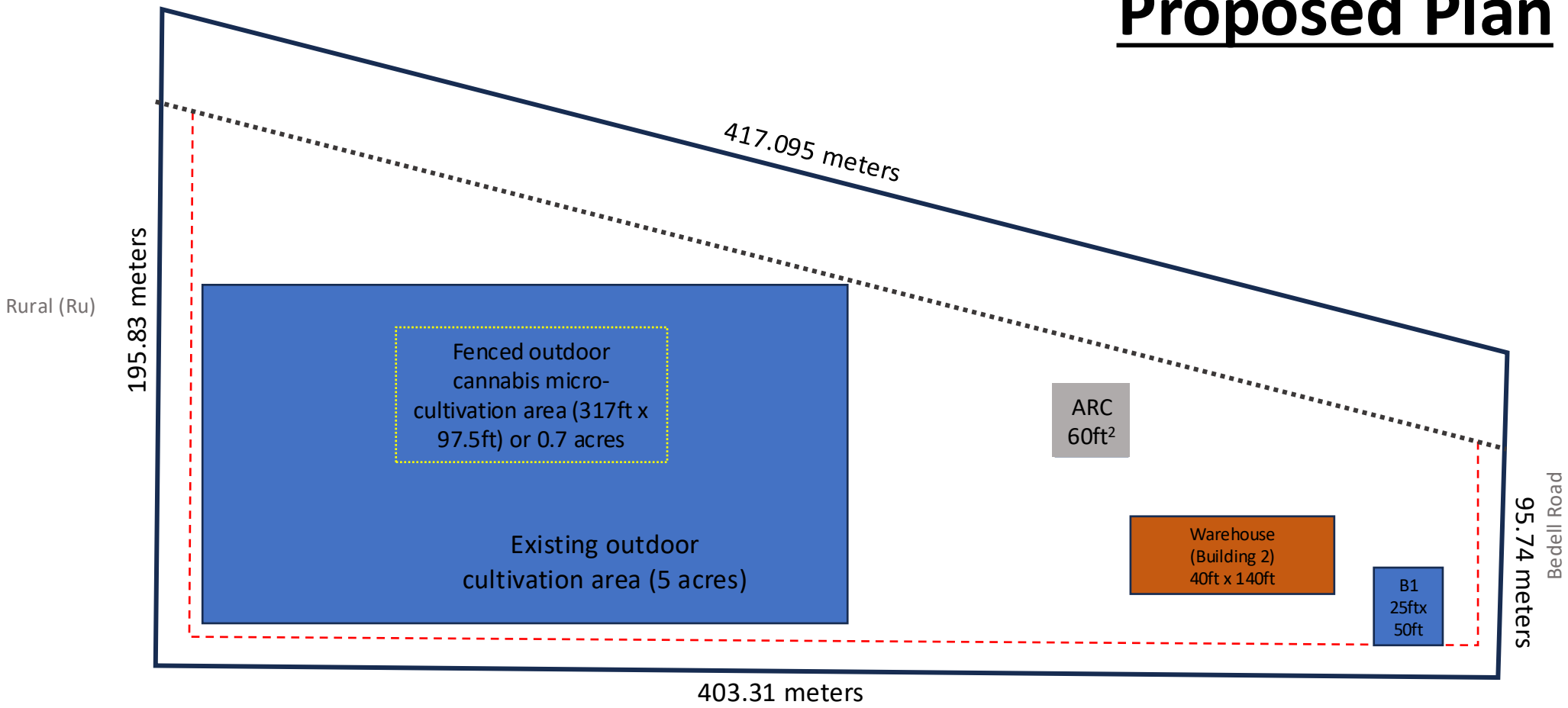
Existing Plan



June 15, 2022

Proposed Zoning By-law Amendment to Permit Cannabis micro-cultivation, micro-processing and Cannabis Research to existing Industrial Hemp cultivation, Processing and Agricultural Research Centre
2469 Bedell road, Kemptville, Ontario, K0G 1J0; Municipality of North Grenville
CONCEPT PLAN

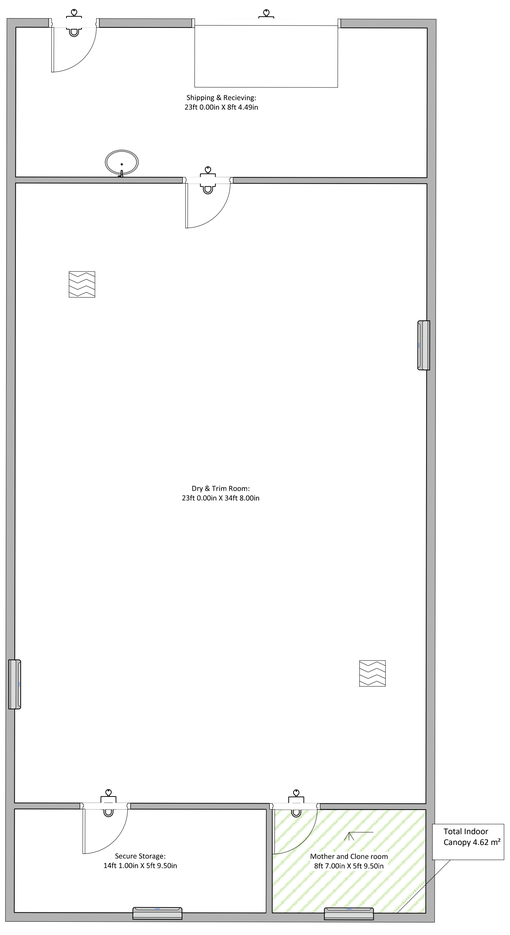
Proposed Plan



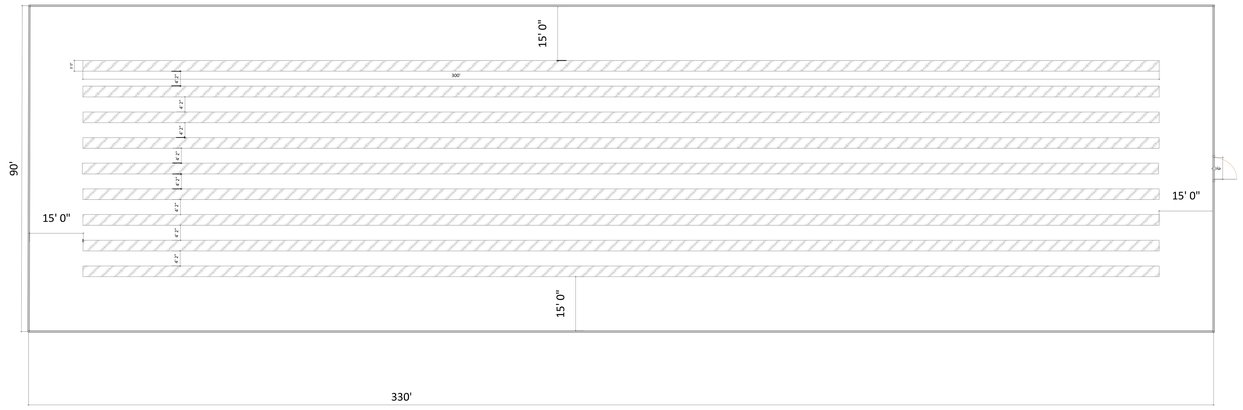
Feb 28, 2026

Legend

- Air Conditioner
- Dehumidifier
- Humidifier
- Key Lock
- Sink
- Indoor Canopy



Cannabis Orchards
Micro-Cultivation Building
February 26 2026
Drawn By: True Standard Consulting



Total Outdoor Canopy 752.5 m²
Total Indoor Canopy 4.62 m²
Total Combined Canopy 757.12 m²

Cannabis Orchards
Micro-Cultivation Site Plan
February 27 2026
Drawn By: True Standard Consulting

Legend

- Air Conditioner
- Dehumidifier
- Key Lock
- Sink
- Outdoor Canopy
- Indoor Canopy

BY-LAW NO. [XX-26]

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

A By-Law to Amend By-Law 50-12, being a By-Law to regulate the use of land and the use and erection of buildings and structures within the Municipality of North Grenville, for the zoning of lands located at **2469 Bedell Road**.

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 2469 Bedell Road within the Municipality of North Grenville;

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 **2469 Bedell Road** as indicated on Schedule "A" attached hereto and forming part of this by-law.
2. **THAT** Schedule "A-4" of By-Law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule "A" attached hereto from **Rural – Special Exception (RU-67)** to **Rural – Special Exception (RU-XX)**.
3. **THAT** Section 9 of By-law 50-12, as amended, is hereby further amended by adding the following new clause to Subsection **9.4.2 (Rural Special Exception Zones)**, as follows:

RU-XX (2469 Bedell Road)

Notwithstanding the provisions of Subsections **6.1.7**, **6.7**, **6.8**, **9.1** and **9.2** hereof to the contrary, on the lands zoned Rural – Special Exception (RU-XX), the following provisions shall apply:

A. Carry-forward of existing RU-67 provisions

The following provisions (previously applicable to RU-67 at 2469 Bedell Road) shall continue to apply to RU-XX:

i. Front Yard (Minimum)

a. For the first 34 metres measured from the southern lot line: 12 m

b. For the remainder: 8 m

ii. Exterior Side Yard (Minimum)

a. For the first 55 metres from the eastern lot line: 12 m

b. For the remainder: 8 m

iii. Rear Yard (Minimum): 8 m

iv. Maximum Permitted Height (Non-Residential): 15.5 m

v. Required vegetative buffer for the south and east property lines (minimum)

a. For the first 34 metres measured from the southern lot line: 9.25 m

b. For the first 55 metres measured from the eastern lot line: 9.25 m

c. For the remainder: 8 m

vi. Notwithstanding Sections 6.41 and 6.48, a maximum of two (2) shipping containers are permitted for periods not exceeding 12 months.

B. Additional permitted uses

In addition to the uses otherwise permitted in the Rural (RU) Zone, the following uses shall be permitted on the subject lands:

i. **Cannabis Micro-Cultivation** (including outdoor cultivation where licensed by Health Canada), in accordance with Section C and D below;

ii. **Cannabis Micro-Processing** (including activities ancillary to micro-processing as authorized under Health Canada Cannabis licensing), in accordance with Section C and D below;

iii. **Cannabis Research** (standalone permitted use), including research-related cultivation/processing activities authorized by Health Canada licence;

iv. **Industrial hemp cultivation/propagation and related hemp activities**.

C. Outdoor micro-cultivation

Notwithstanding Section **6.8(a)(i)** and **6.8(a)(ii)** of By-law 50-12, **Cannabis Micro-Cultivation may include outdoor cultivation** on the subject lands **where licensed by Health Canada**, provided that outdoor cultivation shall occur only within a secure fenced area to be identified on the approved Site Plan, and subject to compliance with the remaining provisions of this zone.

D. Reduced setback to Sensitive Land Use

Notwithstanding Sections **6.7(a)(i)-(ii)** and **6.8(a)(v)-(vi)** of By-law 50-12, the minimum setback from a **Sensitive Land Use** for:

- any building or structure used for **Cannabis Micro-Processing**, and

- any building, structure, or fenced cultivation area used for **Cannabis Micro-Cultivation**

  shall be **20 metres**.

For clarity, “Sensitive Land Use” includes residential uses and other human-sensitive receptors as defined in the Zoning By-law.

E. Federal licensing thresholds

The scale of Cannabis Micro-Cultivation and Micro-Processing on the subject lands shall be consistent with the applicable Health Canada micro-licence thresholds, including (without limitation) micro-cultivation grow surface area up to **800 m²** (including indoor and outdoor areas) and micro-processing possession limits up to **2,400 kg/year** of dried cannabis equivalent (subject to federal regulations and any site-specific licence conditions).

4. **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.
5. **THAT** the Clerk is authorized to make minor administrative/grammatical corrections not altering intent.
6. **THAT** Schedule “A” constitutes part of this by-law.

Schedule “A”: [rezoning map / key plan for 2469 Bedell Road]

MINOR CANNABINOID HEMP AND CANNABIS MICRO-CULTIVATION, MICRO-PROCESSING & AGRICULTURAL RESEARCH CENTRE

2469 BEDELL ROAD, MUNICIPALITY OF NORTH GRENVILLE

PLANNING RATIONALE

Project No.: CCO-26-0392

Prepared for:
Cannabis Orchards Inc. c/o Dr. Jamie Ghossein
2469 Bedell road
Kemptville, Ontario, K0G 1J0

Prepared by:
True Standard Consulting
P.O. Box 74018
Laval, QC, H7A 4A2
Name : David Selema
Email : David@ucg-can.com

February 28, 2026

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1.0 Introduction and Purpose

This Planning Rationale supports an application to amend the Municipality of North Grenville Comprehensive Zoning By-law No. 50-12, for lands municipally known as **2469 Bedell Road, Kemptville, Ontario, K0G 1J0** (the "Subject Lands"). The Subject Lands are currently zoned **Rural – Special Exception (RU-67)** under By-law 69-22, which established site-specific development standards (yards, height, vegetative buffer, shipping containers) to support an agricultural research centre use for a hemp cultivation and processing facility.

Pre-application consultation discussions were held between Dr. Jamie Ghossein and the Municipality of North Grenville on many occasions, including with Ms. Amy Martin, Director of Planning & Development on Feburary 06, 2026 to discuss the proposal and confirm the complete application requirements for a zoning by-law amendment application.

This Planning Rationale will demonstrate that the rezoning of the subject land to permit a minor cannabinoid hemp and cannabis micro-cultivation, micro-processing and agricultural research center represents good planning.

The Subject Lands are currently used for the operations of **Cannabis Orchards Inc.**, an industrial hemp-focused research and development operation focused on delivering novel non-intoxicating cannabinoids for therapeutic purposes to patients, researchers and consumers in Canada and abroad. The company holds a **Health Canada Industrial Hemp** and **Health Canada Cannabis Research Licence** on the property, supporting controlled research activities related to cultivar development and cannabinoid research under Health Canada oversight.

Under Health Canada's framework, industrial hemp is a class of *Cannabis sativa* that is distinguished by its very low THC concentration, specifically, cultivars that contain no more than 0.3% (w/w) THC in the flowering heads and leaves. Whereas "cannabis" more broadly refers to *Cannabis sativa* and its products that may contain higher levels of THC and are regulated accordingly. Even when the majority of plants cultivated on the subject lands meet the industrial hemp threshold (≤0.3% total THC), these plants are still regulated as cannabis and must be cultivated, processed, distributed, or sold under the appropriate industrial hemp licensing pathway to ensure compliant handling, recordkeeping, and movement through the legal supply chain given they are in the early development stages and have not yet been registered as an approved industrial hemp crop. The proposed work focuses on hemp-origin, minor-cannabinoid *Cannabis sativa* cultivars, including lines rich in CBDV, CBGV, THCV, CBC, and CBG, which for the majority are selected and managed to remain within the industrial hemp THC limit while supporting research, agronomic optimization, and downstream processing of non-intoxicating cannabinoid profiles.

The Applicant seeks to rezone the Subject Lands from **RU-67** to a new **Rural – Special Exception (RU-XX)** to:

1. **retain** all existing RU-67 site-specific standards; and
2. add permissions for **cannabis micro-cultivation**, **cannabis micro-processing**, and **cannabis research**, including a site-specific exception to allow:

- **outdoor micro-cultivation** where federally licensed (which is otherwise prohibited for micro uses in the Zoning By-law), and
- a reduced **Sensitive Land Use setback** of **20 m** for micro-cultivation/micro-processing buildings/structures and the fenced cultivation area (instead of the general 150 m / 300 m standards).

This rezoning is a **minor, site-specific alignment exercise** intended to harmonize municipal land-use permissions with **existing low-impact rural operations**. There is a demonstrated history of compliance with existing ongoing operations for over 4 years, and no complaints have been received to the municipality regarding activities undergone on the subject lands. Additionally, the existing operations will see very minimal change in both activities or impact to neighbouring properties, with licensing and development plans aimed at expanding on permissions for processing or sale on plants already being cultivated on the subject lands.

2.0 The Applicant and Operational Context

Cannabis Orchards Inc. is a research-driven agricultural operation focused on **minor cannabinoids** with health-related research applications. The Applicant's work emphasizes **non-intoxicating or low-THC cultivars** (e.g., CBG, CBDV and other minor cannabinoids), including supply of plant-derived materials used for research and clinical trials.

The key planning point is that the proposed Zoning By-law Amendment does **not** introduce a high-intensity retail or high-odour recreational cannabis use. Rather, it allows a controlled **micro-scale**, federally regulated use to:

- continue and expand research and development activities; and
- **lawfully commercialize research outputs that would otherwise be destroyed due to limitations of industrial hemp variety registration pathways. The same cultivation activities are already taking place, the proposal allows to commercialize or further process the crop rather than destroying it after cultivation.**

In practical terms: the same lands can already support similar agronomic cultivation under existing hemp and cannabis research licenses; the rezoning allows micro-licensing so the work can translate into regulated processing and distribution without materially changing the rural character or generating new impacts to neighbouring uses.

3.0 Site Description and Surrounding Land Uses

3.1 Subject Lands

The subject land is known municipally as 2469 Bedell Road and is in the Municipality of North Grenville, within the United Counties of Leeds and Grenville. The subject land is described legally as Part of Lot 24, Concession 4, Geographic Township of Oxford, now in the Municipality of North Grenville, and further described as Part 2 on Plan 15R-10707 and has been assigned PIN 681210069.

The subject land is located on the north side of Bedell Road, immediately south of the Canadian Pacific Railway and west of a jog in Bedell Road (Figure 1). The subject land has an area of +/- 59,349 square metres (+/-14.6 acres) and has frontage of +/- 500 metres on Bedell Road. There are 2 existing buildings on the property (building 1 and 2) which are currently licensed as part of a Health Canada industrial hemp and Cannabis Research License (see Appendix A for Health Canada licenses, and Appendix B for current site plans). There is also a 5 acre open agricultural field which is tile drained and used to cultivate industrial hemp.

Figure 1: Location of Subject Land (Source: North Grenville Zoning By-law Mapping Tool)

The subject land is located within the rural portion of the Municipality of North Grenville, which is characterized by a rural, natural landscape. Uses within the rural area include but are not limited to a variety of agricultural uses, both residential and non-residential rural uses, open natural spaces, and small settlement areas in the form of hamlets.

Located to the north of the subject land is the (active) Canadian Pacific Railway, with agricultural and wooded land beyond. Portions of the agricultural and wooded lands form part of the Kemptville Campus. To the northwest of the subject land is a rural lot subdivision with the

Kemptville Creek beyond. Situated east of the subject land is a vacant parcel is a single detached residential dwelling (currently owned by Dr. Jamie Ghossein) with the hamlet of Bedell beyond. South of the subject land are several rural residential dwellings with wooded land and mineral extraction preservation lands beyond. Located to the west of the subject land are rural residential and agricultural uses. Please see Figure 2: Surrounding Land Uses for details pertaining to the existing land uses in the vicinity.

Figure 2: Surrounding Land Uses (Source: RVCA GIS Mapping Portal)

The Subject Lands front onto **Bedell Road** and is completely surrounded in a rural context. The property includes:

- existing buildings associated with agricultural operations and research (including "Buildings 1 and 2");
- open field area suitable for outdoor cultivation; and
- established tree lines and vegetative buffering along portions of the road frontage and property edges.

Figure 3 – Road frontage and rural context (photo)

View along Bedell Road showing rural road character and minimal urban development.

Figure 2 – Primary entrance/access gate (photo)

Existing gated entrance and field access from Bedell Road.

Figure 3 – Existing vegetative buffer and screening (photo)

Established treeline/vegetation contributing to visual and wind screening.

Figure 4 – Second entrance/access point (photo)

Secondary entrance location (existing), demonstrating access flexibility without requiring new driveways.

3.2 Surrounding Land Uses and "Sensitive Land Uses"

Surrounding lands are predominantly rural, including rural residential dwellings. These dwellings are "Sensitive Land Uses" under the Zoning By-law definition.

The Applicant notes that the closest sensitive receptor (land situated at an address containing a residential dwelling) is approximately **50 m** from the nearest proposed micro-related area, and the requested 20 m setback standard provides a margin while enabling functional siting on a rural lot.

Figure 5 – Distance to Nearest Sensitive Land Use

Figure 5. Aerial image illustrating the approximate separation distance (~50.5 m) between the closest licensed building on the Subject Lands (2469 Bedell Road) and the nearest Sensitive Land Use (residential dwelling) located on a neighbouring rural property. This figure demonstrates that the nearest sensitive receptor is approximately 50 m from the existing licensed building footprint, providing a clear buffer above the proposed 20 m site-specific setback standard requested for Cannabis Micro-Cultivation and Cannabis Micro-Processing uses.

4.0 Existing Approvals and Regulatory Context

4.1 Existing Municipal Zoning Framework (RU-67)

The Subject Lands are currently zoned RU-67, with site-specific standards that the Applicant proposes to carry forward unchanged into RU-XX. These include (among others): reduced yard setbacks in defined areas, a maximum height of 15.5 m for non-residential buildings, a required vegetative buffer along the south and east property lines, and permission for up to two shipping containers.

4.2 Federal "Micro" Licensing Framework

The "micro" framework is regulated by federal requirements and limits.

- **Micro-cultivation surface area limit:** Federal regulations require the licence holder to delineate a surface area that does not exceed **800 m²** for micro-cultivation.
- **Micro-processing possession limit:** Federal guidance/regulatory streamlining materials describe micro-processing as permitting possession of up to **2,400 kg of dried cannabis equivalent in a calendar year**.

These federal constraints are important land-use compatibility tools as they inherently prevent the proposal from becoming a large industrial-scale operation under the "micro" category.

5.0 Description of the Proposed Development

The proposal consists of three related components:

5.1 Existing "Building 1" – Add micro-cultivation (small area) and continue research/hemp activities

Building 1 will continue to support existing industrial hemp and cannabis research functions, with the addition of a limited micro-cultivation area (0.7 acres) to support controlled R&D and small-scale production consistent with federal micro-cultivation licensing.

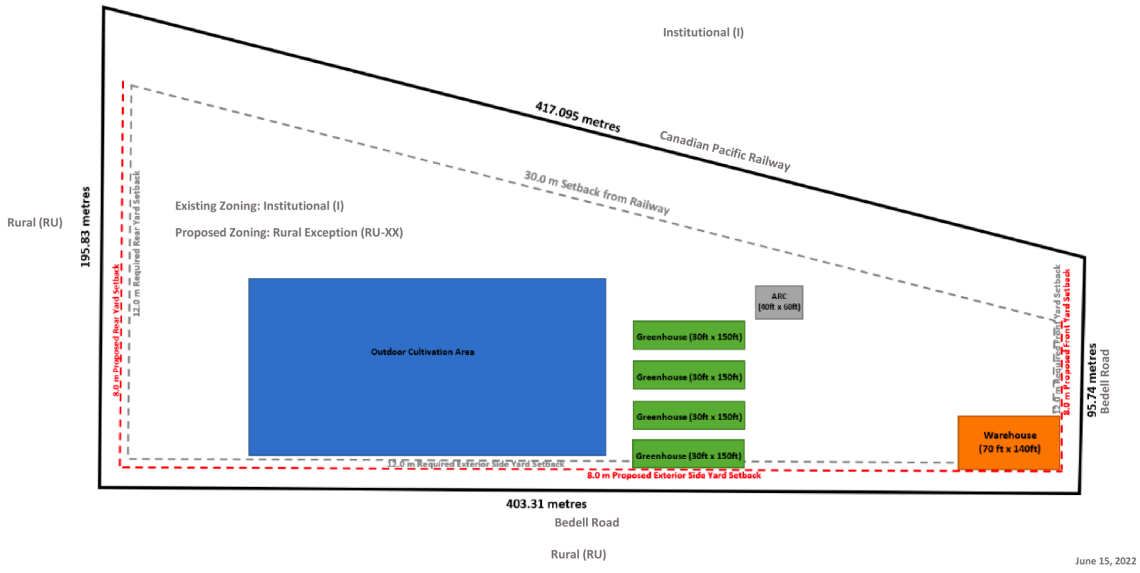
5.2 New Building – Micro-processing + micro-cultivation + research/hemp support functions

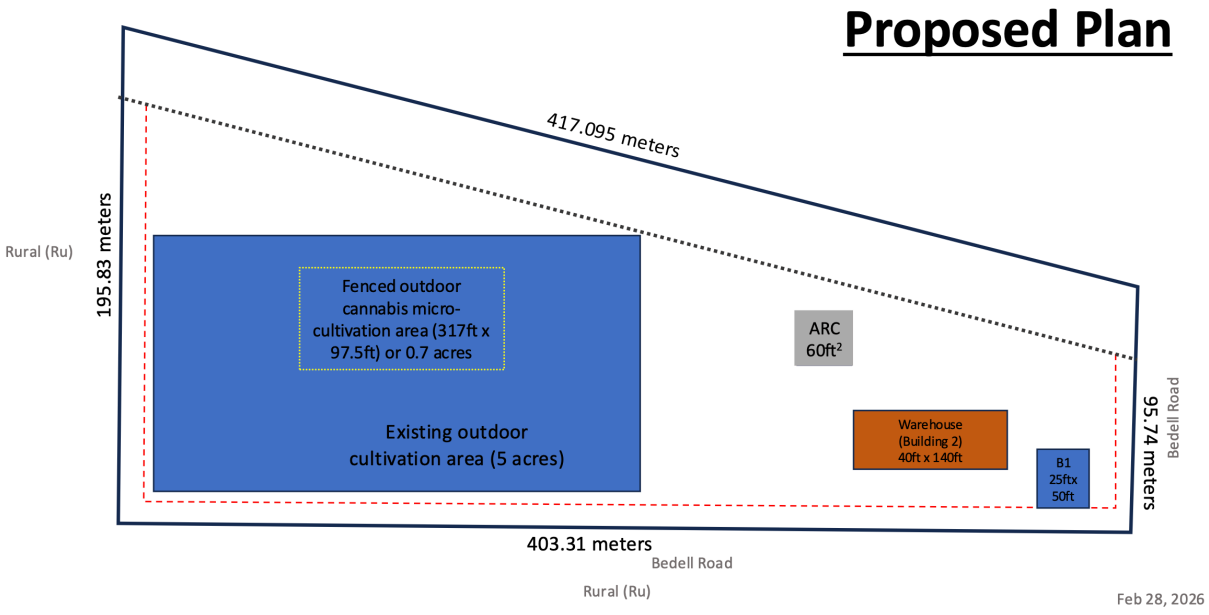
A new building is proposed to house an agricultural research centre which permits micro-processing functions and related operational rooms. Detailed internal room programming will be finalized through Health Canada compliance planning by True Standard Consulting, but the intent is that the building accommodates micro-processing activities consistent with micro-processing licensing. Building and floor plans are attached in **Appendix C**.

5.3 Outdoor Micro-cultivation Area – approximately 1 acre

An outdoor cultivation area of approximately *1 acre (currently planned at 0.7 acres)* with secure fencing and controlled access, as required for federally regulated cultivation activities will be confirmed at Site Plan stage. The Applicant's intent is that outdoor cultivation is limited to what is authorized under the micro-cultivation licence framework (including the 800 m² surface area limit) and associated site-specific licence conditions. See Figure 6 for Concept Plan. The concept plan is attached in **Appendix D**, and preliminary plans for the micro-cultivation license is attached in **Appendix E**.

Figure 6: extract from current concept plan, demonstrating previous approved plan above, and proposed plan below.





6.0 Zoning By-law Analysis and Required Relief

6.1 General Provisions that constrain the proposal

North Grenville's Zoning By-law contains two key constraints for micro operations:

1. **Micro uses must be enclosed, and outdoor cultivation is prohibited**

   The Zoning By-law states that all activities for cannabis micro-production/micro-cultivation must occur within an enclosed building and that **no outdoor cultivation, production, or storage is permitted**.

2. **Sensitive Land Use setbacks (150 m / 300 m)**

   The Zoning By-law sets a minimum separation from a Sensitive Land Use of **150 m** (with air treatment control) or **300 m** (without) for cannabis production/processing and similarly applies these standards to cannabis micro uses.

6.2 Requested Site-Specific Exceptions (RU-XX)

The proposed rezoning to **Rural – Special Exception (RU-XX)** will retain the existing RU-67 standards applicable to the Subject Lands and introduce the following site-specific permissions and relief:

A) Additional permitted uses

The RU-XX zone will add permissions for:

- **Cannabis Micro-Cultivation** (including limited indoor micro-cultivation within an existing building);
- **Cannabis Micro-Processing** within a proposed new building; and
- **Cannabis and Industrial Hemp Research** as a permitted use on the Subject Lands (including research-related cultivation/processing activities authorized through Health Canada licensing).

B) Site-specific relief / exceptions

The RU-XX zone will also provide site-specific relief to:

1. **Permit outdoor micro-cultivation**, where federally licensed, within a defined fenced area on the Subject Lands (notwithstanding the general prohibition on outdoor cultivation for micro uses in the Zoning By-law).
2. **Reduce the Sensitive Land Use setback to 20 metres** for **Cannabis Micro-Cultivation** and **Cannabis Micro-Processing**, including the fenced cultivation area and associated buildings/structures (notwithstanding the general 150 m / 300 m separation standards).

This relief is requested because the proposal is micro-scale, located in a rural setting, supported by existing vegetative buffering and screening, generates minimal traffic relative to typical rural agricultural operations, and reflects a demonstrated history of low-impact operations on the Subject Lands.

7.0 Compatibility and Impact Assessment

7.1 Land-use compatibility and rural character

- The Subject Lands are rural and already accommodate agricultural/research-related uses through RU-67.
- The proposal does not introduce urban-level intensity; it is constrained by federal micro limits and is physically screened by existing vegetation and rural setbacks.
- No retail sales are proposed as part of the land-use concept; distribution/shipping occurs as needed at a low frequency (approximately one shipment/month).

7.2 Odour and air quality

- **Indoor:** Indoor cultivation areas are limited in scale and supported by ventilation/filtration (e.g., HRV with filters). As a result, odour is anticipated to be **negligible beyond the property boundary**, consistent with the Zoning By-law intent that cannabis-related operations employ air treatment measures so that odour is not detectable off-site. No change to odour versus current operations is expected.
- **Outdoor:** Outdoor micro-cultivation is proposed in a rural agricultural context where field cultivation already occurs. The site benefits from **existing treelines and vegetative buffers** that provide screening and help dissipate any localized odour (refer to the attached photos/figures). The Applicant's operations are focused on **minor cannabinoid research and development** rather than large-scale, high-THC, terpene-intensive cultivation; accordingly, the proposal is not expected to result in a material change to odour conditions compared to existing permitted activities on the Subject Lands.

7.3 Sensitive land uses and setbacks

- The nearest Sensitive Land Use (rural residential dwelling) is approximately **50 m** away; the requested 20 m standard provides separation while allowing functional site planning.
- A nearby comparator in the Municipality is **Growtown Cannabis (formerly Fleurish Cannabis)** located at **2725 Leeds and Grenville Rd 20, Kemptville, ON K0G 1J0**. This facility has operated within the local rural context and demonstrates that cannabis-related uses can be accommodated without requiring large separation distances in every circumstance. Based on the Applicant's review of publicly available aerial imagery and site context, the Growtown Cannabis site is located **in the range of less than 15 m** from the nearest Sensitive Land Use (residential dwelling). Accordingly, the requested site-specific setback of **20 m** for cannabis micro-cultivation and micro-processing at 2469 Bedell Road would **not introduce a new precedent** for proximity to sensitive receptors in the area; rather, it reflects an established local context while maintaining an additional margin of separation.

7.4 Visual Impact and Screening

The attached site photographs included in this report demonstrate that the Subject Lands are situated along a rural road frontage characterized by substantial open space and low-density development. The photos also confirm the presence of established tree lines and vegetation that provide effective visual screening from the public realm and contribute to maintaining the rural character of the area.

The existing **RU-67** provisions already require vegetative buffers along defined property edges, and these standards will be carried forward through the proposed RU-XX zoning.

7.5 Noise

Noise impacts are not expected to increase materially as a result of the proposed amendment. Activities on the Subject Lands will remain similar in nature to existing rural operations. Micro-processing activities will occur indoors within a modest building envelope, and outdoor cultivation activities will be seasonal and limited in scope. Any mechanical equipment associated with the proposed buildings will be typical of small-scale rural/agricultural facilities and is not anticipated to generate off-site nuisance impacts.

7.6 Traffic and Access

- The Subject Lands are served by **two existing entrances** (east and south), which will remain unchanged.
- No road widening, new access points, or major grading works are proposed as part of this Zoning By-law Amendment.
- Shipping and receiving activity is expected to remain **low** (approximately **one shipment per month**), comparable to existing operations, and is not anticipated to materially increase traffic on Bedell Road.

7.7 Servicing and Stormwater

- Servicing will continue to be provided through private well and septic systems.
- No municipal servicing is required.
- No major stormwater works are anticipated at this stage; any minor drainage considerations or site grading details would be addressed through Site Plan Control at a future stage, if required.

7.8 Safety and Security

Cannabis micro-licensing requires a secure operational approach. The proposal contemplates:

- controlled access to the site and licensed areas,
- secure fencing for the outdoor cultivation area, and

- security measures consistent with federal requirements and the operational planning supported by **True Standard Consulting**.

Detailed security elements (e.g., fencing specifications, controlled access points, monitoring) will be further refined through the federal licensing process and, where applicable, at the Site Plan Control stage.

8.0 Natural Environment Considerations

An Environmental Screening (Wetlands) memorandum was prepared by **McIntosh Perry Consulting Engineers Ltd.** (dated **May 14, 2021**) for the subject lands. The memorandum concludes that **there are no wetland communities within the subject land**.

The memorandum further notes that:

- desktop screening did not identify watercourses or waterbodies within or adjacent to the study area,
- the area is outside RVCA regulated areas (based on the mapping review), and
- field screening observations informed the conclusion using an OWES-informed approach.

The proposed amendment is not predicated on wetland disturbance.

9.0 Planning Policy Framework

The proposed Zoning By-law Amendment is consistent with typical rural planning directions as it:

- supports rural employment and innovation through small-scale, value-added agricultural and research activity;
- relies on private servicing, appropriate for rural areas;
- maintains compatibility through existing screening, limited traffic generation, and micro-scale regulatory frameworks; and
- does not introduce retail uses or urban intensification.

The proposal is also consistent with the broader intent of maintaining rural character while permitting diversified rural economic activity, particularly where the site already supports agricultural research operations through an existing rural special exception zone.

Conclusion

The requested rezoning of **2469 Bedell Road** from **RU-67** to **RU-XX** represents a **minor, site-specific zoning refinement** that:

- preserves all existing RU-67 standards (yards, height, vegetative buffers, temporary containers);
- permits cannabis micro-cultivation, micro-processing, and cannabis research in a manner constrained by federal "micro" thresholds (including the **800 m²** micro-cultivation surface area limit and the **2,400 kg/year** micro-processing possession framework as applicable under federal licensing);
- enables **outdoor micro-cultivation** where federally licensed, by site-specific exception, notwithstanding the general prohibition on outdoor cultivation for micro uses in the Zoning By-law;
- replaces the general **150 m / 300 m** Sensitive Land Use setback requirements with a **20 m** standard for cannabis micro-cultivation and micro-processing (including the fenced cultivation area), reflecting the actual site context and existing buffering with a comparator in the same municipality;
- and is supported by environmental screening evidence indicating **no wetland communities** within the subject lands.

On this basis, the proposed amendment is appropriate, maintains compatibility with surrounding rural uses, and represents good planning for a rural innovation and research use with limited impacts.

Appendices and Figures Checklist

Figures

Figure 1 – Location of Subject Lands

Key map showing 2469 Bedell Road within the Municipality of North Grenville. *(Source: North Grenville Zoning By-law Mapping Tool)*

Figure 2 – Surrounding Land Uses

Aerial/context mapping showing surrounding rural land uses in the vicinity of the Subject Lands. *(Source: RVCA GIS Mapping Portal)*

Figure 3 – Road Frontage and Rural Context (Photo)

View along Bedell Road illustrating the rural road character and low-density development context.

Figure 4 – Primary Entrance / Access Gate (Photo)

Existing gated entrance and field access from Bedell Road.

Figure 5 – Distance to Nearest Sensitive Land Use

Aerial image illustrating the approximate separation distance (~50.5 m) between the closest licensed building footprint on the Subject Lands (2469 Bedell Road) and the nearest Sensitive Land Use (a rural residential dwelling) on a neighbouring property. This figure demonstrates that the nearest sensitive receptor is approximately 50 m from the existing licensed building area, providing a clear buffer above the proposed 20 m site-specific setback requested for Cannabis Micro-Cultivation and Cannabis Micro-Processing uses.

Figure 6 – Existing Vegetative Buffer and Screening (Photo)

Established treeline/vegetation contributing to visual screening and wind buffering along portions of the property.

Figure 7 – Secondary Entrance / Access Point (Photo)

Secondary entrance location (existing), demonstrating access flexibility without requiring new driveways.

Figure 8 – Concept Plan / Preliminary Site Plan

Concept plan showing existing and proposed buildings, fenced outdoor micro-cultivation area, access points, and key separation/setback relationships. *(Full plan provided in Appendix D.)*

Appendices

Appendix A – Health Canada Licences and Authorizations

Copies of current Health Canada authorizations supporting on-site activities (e.g., Industrial Hemp licence/authorization and Cannabis Research licence), and any related federal documentation relevant to the proposed micro-licensing pathway (if available).

Appendix B – Existing Site Plans / Current Conditions

Existing site plan(s) showing current buildings ("Building 1" and "Building 2"), existing licensed areas, entrances/access points, and current outdoor cultivation field areas.

Appendix C – Proposed New Building Plans (Architectural Set)

Preliminary architectural drawings for the proposed new building (micro-processing + micro-cultivation + research/hemp support functions), including floor plans and any available elevations.

Appendix D – Concept Plan (Full Size)

Full-size concept plan referenced in Figure 8, including proposed building locations, fenced outdoor micro-cultivation area, and setback/sensitive land use relationship exhibit(s) as applicable.

Appendix E – Draft Zoning By-law Amendment (RU-XX)

Draft site-specific zoning provisions to rezone the Subject Lands from RU-67 to RU-XX, including permissions for micro-cultivation/micro-processing/research, outdoor micro-cultivation where federally licensed, and the proposed 20 m Sensitive Land Use setback.

Appendix F – Micro-Cultivation Canopy & Site Layout (Plans by True Standard Consulting)

Appendix F provides the **micro-cultivation building layout** and **micro-cultivation site plan** for Cannabis Orchards, including the **total canopy areas** and key equipment/security elements.

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 69-22

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 2469 Bedell Road

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 2469 Bedell Road 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 2469 Bedell Road as indicated on Schedule "A" attached hereto and forming part of this by-law.

2. That Schedule "A-4" of By-Law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule "A" attached hereto from I to RU-67.

3. That Section 9 of By-law 50-12, as amended is hereby further amended by adding the following new clause to Subsection 9.4.2 (Rural Special Exception Zones), as follows:

   (ooo) RU-67 (2469 Bedell Road)

   Notwithstanding the provisions of Sub-sections 6.1.7, 9.1 and 9.2 hereof to the contrary, on the lands zoned Rural Special Exception (RU-67) the following provisions shall apply:

   i. Front Yard (Minimum)
      a. For the first 34 metres measured from the southern lot line 12m
      b. For the remainder 8m

   ii. Rear Yard (Minimum) 8m

   iii. Maximum Permitted Height (Non-Residential) 15.5m

iv. Required vegetative buffer for the south and east property lines (minimum)
   a. For the first 34 metres measured from the southern lot line 9.25m
   b. For the first 55 metres measured from the eastern lot line 9.25m
   c. For the remainder 8m

v. Notwithstanding the provisions of Section 6.41 & 6.48 hereof to the contrary, a maximum of two (2) shipping containers are permitted for periods of time not exceeding 12 months.

4. 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.

5. 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.

6. Schedule "A" constitutes part of this by-law.

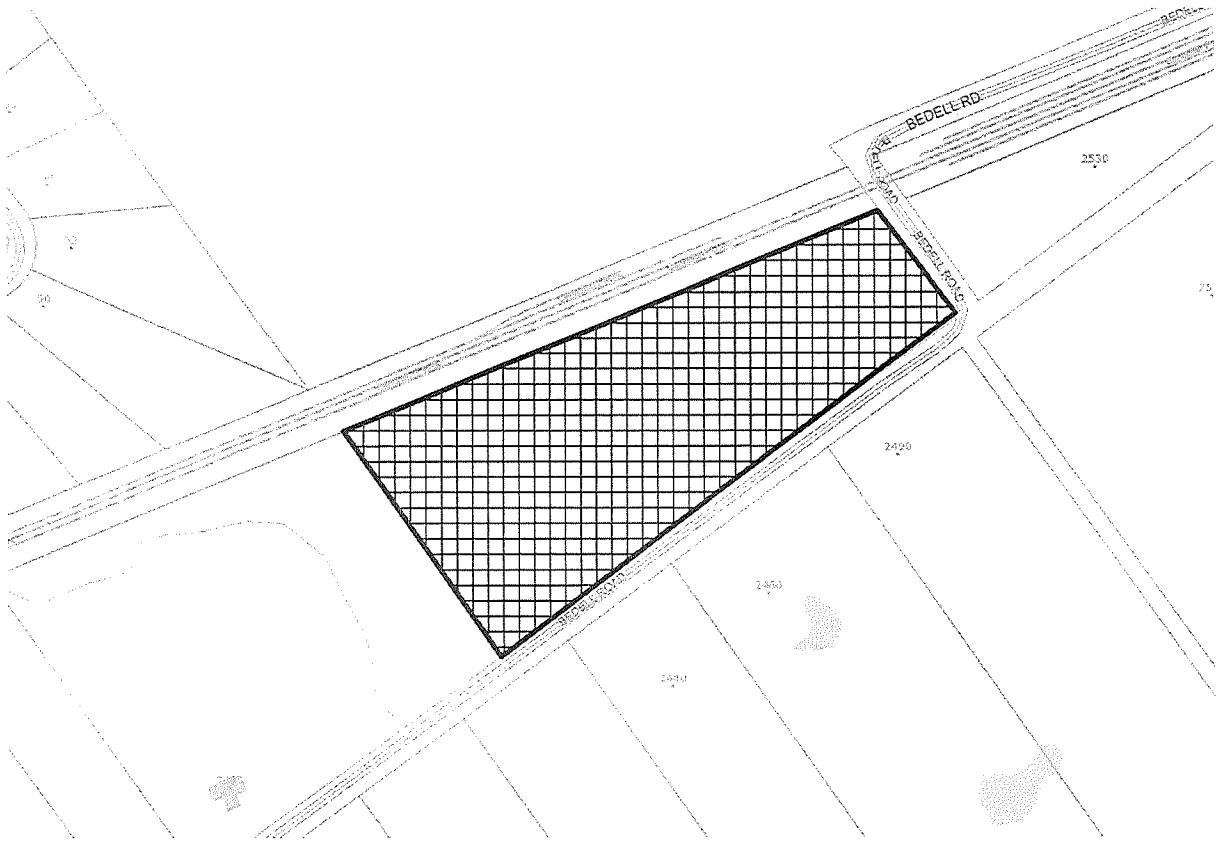
PASSED AND ENACTED
THIS 30th DAY OF AUGUST, 2022

NANCY PECKFORD
Mayor

JESSICA WORKMAN
Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE
Schedule "A" to By-Law 69-22

This map forms part of By-Law 69-22



2469 Bedell Road
Part of Lot 24, Concession 4
former Township of Oxford-on-Rideau,
now The Municipality of North Grenville

Area to be rezoned from the Institutional (I) Zone to the Rural – Special Exception (RU-67) Zone.

CORPORATION OF THE

MUNICIPALITY OF NORTH GRENVILLE

COUNCIL MINUTES

March 26, 2026, 8:00 a.m.
Held Virtually

Members Present	Mayor Nancy Peckford Deputy Mayor John Barclay Councillor Doreen O'Sullivan Councillor Deb Wilson
Members Absent	Councillor Kristin Strackerjan
Staff Present	Karen Dunlop, Chief Administrative Officer Spencer Putnam, Cunningham Swan

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A. CALL TO ORDER

Mayor N. Peckford called the meeting to order at 8:06 a.m.

B. LAND ACKNOWLEDGMENT

Councillor Doreen O'Sullivan read the land acknowledgement.

C. ADOPTION OF AGENDA

C-2026- 129

Moved By Deputy Mayor John Barclay

Seconded By Councillor Deb Wilson

THAT the Agenda for March 26, 2026 be approved, as presented.

CARRIED

D. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest or general nature thereof.

DRAFT

E. CLOSED SESSION

C-2026- 130

Moved By Councillor Deb Wilson

Seconded By Councillor Doreen O'Sullivan

THAT a Closed Meeting of Council be held on March 26, 2026, at 8:15 a.m. held virtually, in accordance with Section 239(2)(e) of the Municipal Act, 2001, to consider the following:

- Ontario Land Tribunal Zoning By-Law Amendment Appeal - Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

CARRIED

F. RECONVENE IN OPEN SESSION

C-2026- 131

Moved By Councillor Doreen O'Sullivan

Seconded By Councillor Deb Wilson

THAT Council reconvenes in Open Session at 8:46 a.m.

CARRIED

G. BUSINESS ARISING FROM CLOSED

Mayor N. Peckford confirmed direction was provided to staff in Closed Session.

H. CONFIRMATION BY-LAW

C-2026- 132

Moved By Councillor Deb Wilson

Seconded By Deputy Mayor John Barclay

THAT the Confirmation By-Law as attached to this Agenda be read a first, second and third time, and finally passed in Open Council.

DRAFT

CARRIED

I. ADJOURNMENT

C-2026- 133

Moved By Councillor Doreen O'Sullivan

Seconded By Councillor Deb Wilson

THAT we do now adjourn at 8:50 a.m. to meet again at the call of the Mayor.

CARRIED

DRAFT

CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 47-26

To Confirm the Proceedings of Council at its

Regular Meeting held on April 15, 2026

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 April 15, 2026, 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
THIS 15th DAY OF APRIL, 2026

_____
NANCY PECKFORD
Mayor

_____
MARY REMMIG
Deputy Clerk