



# Municipality of North Grenville

**Report No.**  
PD-001-2020

**File No.**  
07-T-19002  
ZBA-12-19

<b>Date:</b>	<b>January 15, 2020 – Committee of the Whole</b>
<b>Subject:</b>	<b>eQuinelle Subdivision (Phase 5) Plan of Subdivision &amp; Zoning Amendment Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville</b>
<b>Attachments:</b>	<b>Appendix 1: Location Plan Appendix 2: Draft Plan of Subdivision Appendix 3: Details of Proposed Zoning Amendment Appendix 4: Details of Proposed Subdivision</b>

## **RECOMMENDATION**

The following recommendations are provided for Committee of the Whole’s consideration:

- 1) That the Committee of the Whole recommends that Council approve Zoning By-Law Amendment ZBA-12-19 for the lands described as Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville to amend the zoning of the property from Rural (RU) to Residential Third Density-Special Exception 19 (R3-19) to accommodate the proposed residential subdivision phase.**
  
- 2) That the Committee of the Whole direct staff to prepare a report setting out proposed Conditions of Draft Approval for this subdivision phase to be brought back to a subsequent meeting for consideration by the Committee of the Whole.**

## **BACKGROUND**

The subject property is approximately 11.26 hectares (27.82 acres) in size and is currently vacant. The irregular shaped parcel is situated at the northern boundary of Kemptville’s Urban Service Area to the west of County Road 44 and south of River Road (**Appendix 1**). Surrounding uses to the lands include residential properties to the north and the west along River Road, the Rideau Glen Golf Course to the east, and the eQuinelle Subdivision (Phase 1) to the south. The proposed Phase 5 of the eQuinelle Subdivision is slated to be developed for a total of 141 residential units, comprised of 93 single detached dwellings, and 4 residential blocks intended for semi-detached and townhouse dwellings (**Appendix 2**).

The property is currently designated Residential as per Schedule 'B' of North Grenville's Official Plan and is zoned Rural (RU) according to the Municipality's Comprehensive Zoning By-Law 50-12.

## **DISCUSSION**

The following provides a brief description of the submitted applications and environmental assessment which are the subject of the public meeting scheduled for January 15, 2020.

### *Zoning By-Law Amendment*

The requested Zoning By-Law Amendment for the property is to have the property rezoned from Rural (RU) to Residential Third Density – Special Exception 19 (R3-19), which is in keeping with the zoning for Phases 3 and 4BC within the eQuinelle Subdivision. The effect of the rezoning would be permitting the residential development to comprise a mix of single family, semi-detached, and townhouse dwellings within Phase 5 (**Appendix 3**). The areas not intended for residential development are to be utilized for open space and stormwater management, and are intended to maintain their current Rural zoning.

### *Plan of Subdivision*

The application for Approval of a Plan of Subdivision, submitted to the United Counties of Leeds and Grenville, is for a total of 141 residential units, comprised of 93 single detached dwellings, and 4 residential blocks on the lands described as Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville (**Appendix 4**). Supporting studies and documentation that accompanied the application include the following:

Geotechnical Investigation – eQuinelle Residential Subdivision Phase 5 – prepared by GEMTEC - Dated August 14, 2019 File No. 64819.10

Phase I ESA – eQuinelle Residential Subdivision Phase 5 prepared by GEMTEC - Dated April 12, 2019 File No. 64819.10

Draft Plan of Subdivision – Dated August 8, 2019

Proposed Zoning Map – Dated August 2019

Planning Rationale – eQuinelle Phase 5 - Dated August 2019 File No. 90002

eQuinelle Subdivision Phase 5 Servicing and Stormwater Management Report – Dated August 16, 2019 File No. 90002

eQuinelle Phase 5 Traffic Impact Study – Dated August 16, 2019

Archaeological Assessment (Stages 1 & 2) of the eQuinelle Phase 5 property prepared by Adams Heritage – Dated May 30, 2019

Environmental Impact Statement – Proposed Plan of Subdivision eQuinelle residential Subdivision (Phase 5) prepared by GEMTEC - Dated July 22, 2019 Project No. 64819.10.

eQuinelle Phase 5 – Tree Conservation Report Dated July 26, 2019

#### Source Water Protection Checklist

The purpose of the public meeting is to elicit comments from the public and other agencies on this development proposal. As a result of the public meeting, conditions of draft approval can be formulated and added to those of staff and the commenting agencies. Those recommendations for conditions of draft approval can then be brought back to Council for approval, in the form of a Resolution, which will then be provided to the United Counties of Leeds & Grenville, who are the approval authority for Plans of Subdivision.

#### *Environmental Assessment*

The public meeting of January 15<sup>th</sup>, 2020 serves as the required public meeting under the *Environmental Assessment Act*, in accordance with the Municipal Class Environmental Assessment (Section A.2.9).

The submitted applications described above for the proposed development have been reviewed against the following policy documents; Provincial Policy Statement (2014), United Counties of Leeds and Grenville's Official Plan, North Grenville's Official Plan and North Grenville's Comprehensive Zoning By-Law 50-12.

#### Provincial Policy Statement

The Provincial Policy Statement (PPS) came into effect on April 30<sup>th</sup>, 2014 and requires that all planning matters be consistent with the Policy Statement issued under the *Act*.

Through Section 1.1.1, the PPS states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of municipalities over the long term, and promoting cost-effective development patterns that minimize land consumption. Settlement areas are intended to be the focus of growth (1.1.3.1), and new development should occur adjacent to the existing built-up areas while featuring compact form and densities that allow for the efficient use of land, infrastructure, and public service facilities (1.1.3.6).

Staff is of the opinion that the proposed development is consistent with the PPS as the development is within a settlement area, and will provide new development adjacent to the existing built-up area while making efficient use of land and available infrastructure.

#### United Counties of Leeds and Grenville Official Plan

The subject property is identified within the *Urban Settlement Area* designation on Schedule 'A' of the United Counties of Leeds and Grenville's Official Plan.

Section 2.3.2 of the Counties' Official Plan states that urban settlement areas are to be the focus of growth and are to accommodate a range of uses as permitted within the local Official Plan. Section 2.3.2 of the Official Plan states that cost-effective development patterns which minimize land consumption and reduce servicing costs are to be encouraged, and the land use patterns which may cause environmental, heritage conservation or public health and safety concerns are to be avoided.

Staff is of the opinion that the proposed development is consistent with the policies and objectives of the Counties Official Plan as the proposed development represents effective development patterns within the urban settlement area which will minimize land consumption and servicing costs. Additionally, the approval and review process for the proposed plan of subdivision will help ensure concerns related to public health and safety, and environmental well-being are appropriately addressed.

#### North Grenville's Official Plan

The subject property is designated *Residential* within Schedule 'B' of the Municipality of North Grenville's Official Plan. Section 10.2 of North Grenville's Official Plan provides policies for residential development within the Urban Service Area.

The goal for residential development within the Urban Service Area is to promote the development of a mix of housing types which satisfies the municipality's projected housing needs. Objectives within the Urban Service Area include directing the expansion of residential development into appropriate areas based on the availability of municipal services, and to minimize the potential for land use compatibility problems which may result from an inappropriate mix of low, medium and high density housing with other residential housing and non-residential uses. Additional objectives for residential development with the Urban Service include promoting development that makes efficient use of land and available services.

It is Staff's opinion that the proposed development on the subject lands and merits of the application are consistent with the objectives and intent of the policies of North Grenville's Official Plan. The proposed development will make efficient use of the land and available services, and is slated to have a mix of low and medium density residential uses which will be compatible with the other phases of the subdivision.

#### North Grenville Comprehensive Zoning By-Law 50-12

The subject property is currently zoned Rural (RU) which does not permit the establishment of a residential subdivision as proposed. Based on the proposed use for the subject lands not being a permitted use at the time of this report, a site specific zoning amendment is required. The purpose of the application is to have the property re-zoned from Rural (RU) to Residential Third Density Special Exception 19 (R3-19) to permit the development to consist of single detached, semi-detached, and townhouse dwellings in Phase 5.

It is the opinion of Staff that the rezoning of the subject lands to permit the proposed residential subdivision maintains the intent for these lands, as well as the intent of the zoning provisions for development within the Urban Service Area. Based on the merits of the application and supporting studies, the zoning amendment will result in desirable

land-use which is consistent with the additional adjacent phases of the Equinelle subdivision.

## **PUBLIC CONSULTATION**

This application was circulated to persons and agencies as required by the *Planning Act*. At the time of writing this report two (2) letters of concern were received.

Both letters stressed concerns over the traffic currently traveling along Royal Landing Gate and Equinelle Drive, and of fears that an additional one-hundred and forty one (141) residences would create additional health and safety concerns. The letters went on to stress that the concern was not for the creation of the new homes within the subdivision, but rather that no alternative access and egress was currently proposed to accommodate the additional traffic.

One letter mentioned concerns related to drainage ditches managing increased seasonal flows, as well as for wildlife that dwell within the lands slated to be rezoned to accommodate the proposed development. The resident requested consideration be made for these matters in addition to the traffic and safety concerns.

## **CONCLUSIONS**

It is the opinion of Staff that the proposed Zoning By-Law Amendment and the Plan of Subdivision Application are consistent with the policies of the Provincial Policy Statement, the United Counties of Leeds and Grenville's Official Plan and the Municipality's Official Plan, and will comply with the Comprehensive Zoning By-Law 50-12. The approval of the requested Amendment and Plan of Subdivision will result in appropriate use of land and resources while maintaining the intent for the lands designated as residential within the Urban Service Area for the purpose of a residential subdivision.

## **RECOMMENDATION:**

It is the recommendation of Staff that the Committee of the Whole recommend that Council **Approve** Zoning By-Law Amendment ZBA-12-19 to amend the zoning from Rural (RU) to Residential Third Density Special Exception 19 (R3-19) to permit the residential subdivision on the subject lands, and that the Committee of the Whole recommend staff to prepare a report setting out proposed Conditions of Draft Approval for this subdivision to be brought back to a subsequent meeting for consideration by the Committee of the Whole.

## **ALTERNATIVES**

1. That Committee of the Whole recommend that Council refuse Zoning By-Law Amendment ZBA-12-19 to amend the zoning from Rural (RU) to Residential Third Density Special Exception 19 (R3-19), and defer the recommendation to staff to proceed with preparing a report setting out proposed Conditions of Draft Approval. This alternative is not recommended as the land use policies applicable to the

subject property are supportive of the proposed plan of subdivision, and the requested amendments are in keeping with the intent of the zoning provisions and land use designation.

**FINANCIAL/STAFFING IMPLICATIONS**

This item has been identified in the draft budget: Yes  No  N/A **X**

This item is within the draft budgeted amount: Yes  No  N/A **X**

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.

**LINK TO COUNCIL WORK PLAN**

The proposed application(s) supports the economic development themes within Council’s Work Plan by accommodating a new residential development that extends from an existing development which provides opportunities for increased connectivity for residents while making efficient use of land and resources.

**Prepared by:**

**Reviewed and submitted by:**

**Reviewed and submitted for Council/Committee Consideration by:**

Original signed by

Original signed by

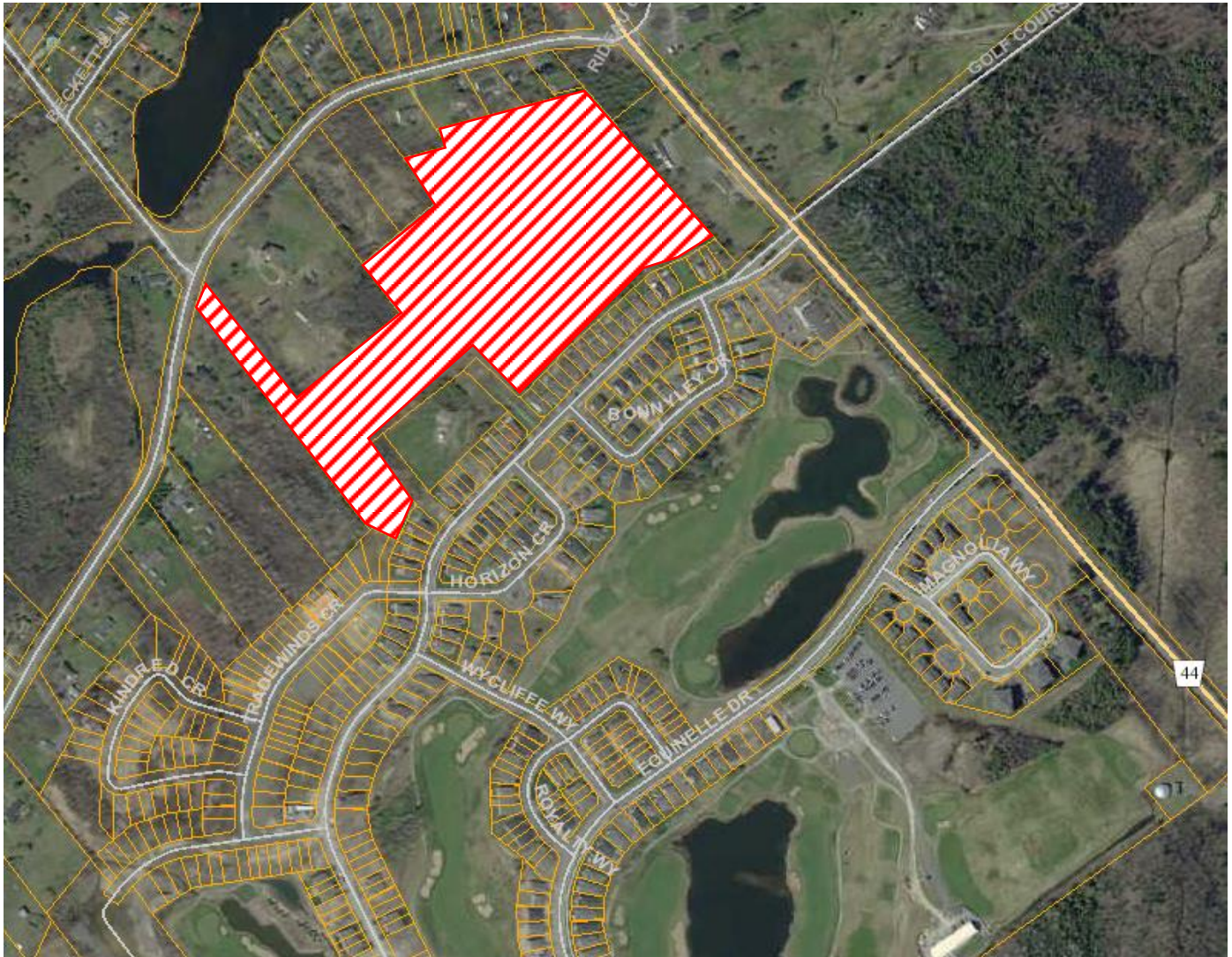
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**David Nanton  
Planner II**

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**Philip Gerrard  
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**LOCATION PLAN**



**Equinelle Phase 5** - Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville







## Details of Proposed Zoning Amendment

That the subject lands be re-zoned from Rural (RU) to Residential Third Density Special Exception 19 (R3-19), and that By-law 50-12 be further amended by adding these lands to Subsection 15.4.1 (RR Special Exception Zones) to include the following provisions:

### **(XX) R3-19 (Equinelle Phase 5)**

i. Permitted Uses  
In accordance with Section 15.4.1(a)

ii. Zone Provisions

#### Single-detached dwellings:

Lot Area (minimum)	345m <sup>2</sup>
Lot Frontage (Minimum)	11m
Lot Coverage (Maximum)	
- 1 storey dwellings	45%
- 2 or more storeys	40%

#### Semi-detached and Townhouse dwellings:

Zone provisions in accordance with section 15.4.1(a)

## Details of Proposed Subdivision

Equinelle Phase 5 is intended to be an extension of the additional phases of the subdivision and relevant details of the development include:

- Total number of residential units: 141 (93 single detached dwellings, and 4 residential blocks intended for semi-detached and townhouse dwellings)
- Development to feature a Stormwater Management block (Block 98) and Open Space blocks (99 and 102)
- Total site area: 11.26 hectares
- Internal access: four proposed internal streets (1-4) with Streets 1 and 2 featuring 20-m right-of-way width with a sidewalk on one side, and Streets 3 and 4 having right-of-way widths of 18-m with no sidewalk.
- Pedestrian access:
  - o Block 100 provides pedestrian access between Street 2 and open space Block 99 to River Road
  - o Block 101 provides a pedestrian pathway to Tradeswind Crescent
- Access and Egress points: County Road 44 and Royal Gate Landing
- Style of development: Rural residential estate lots (single family dwellings)