

CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 54-23

Being a By-Law to Adopt Amendment No. 10 to the Official Plan of the Municipality of North Grenville

The Council of the Corporation of the Municipality of North Grenville, in accordance with the provisions of the *Planning Act*, as amended, hereby enacts as follows:

1. Amendment No. 10 to the Official Plan of the Municipality of North Grenville, consisting of the attached text and Schedule 'A', is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the United Counties of Leeds and Grenville for approval of the aforementioned Amendment No. 10 to the Official Plan of the Municipality of North Grenville.
3. That this by-law shall come into force and effect on the day of passing.

PASSED AND ENACTED
THIS 10TH DAY OF MAY

NANCY PECKFORD
Mayor

HILLARY GENEAU
Clerk

Official Plan Amendment No. 10
To
The Official Plan of the Municipality of North Grenville

Pinehill Road
Parts 1 and 2 on 15R-243
PIN 68124-0368
Part Lot 25, Concession 3
Geographic Township of Oxford-on-Rideau
now The Municipality of North Grenville

10 May 2023

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE

Introduces and provides context for the Amendment but does not constitute part of the Amendment to the Municipality of North Grenville Official Plan.

PART B – THE AMENDMENT

Consists of a text and a map, which constitutes the Amendment to the Municipality of North Grenville Official Plan.

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PART A – THE PREAMBLE

1.0 Purpose

The purpose of this Amendment is to:

- amend Sub-section 10.2.5 of the Official Plan to permit higher density through a site specific zoning by-law amendment for the subject lands at a density not to exceed 149 units per gross hectare.
- Amend Sub-section 10.4.3 of the Official Plan to permit residential uses, with ground floor commercial uses, to occur on lands designated Highway Commercial at the subject property at a density not to exceed 149 units per gross hectare.
- Amend schedule “B” of the Official Plan to re-align the boundary between Highway Commercial and Residential Land Use designations.

2.0 Location

This Amendment affects lands located at Pinehill Road, Parts 1 and 2 on 15R-243, PIN 68124-0368, being Part Lot 25, Concession 3 in the Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville. The subject property is approximately 3.297 hectares and is situated within the Municipality’s Urban Service Area 2. The surrounding land uses consist of commercial and residential uses.

Schedules ‘A’ and ‘B’ attached *hereto*, and forming part of this Amendment, shows the location of the lands affected by the Amendment.

3.0 Basis

3.1 Provincial Policy Statement

The most recent Provincial Policy Statement (PPS 2020) came into effect on May 1st, 2020. The PPS provides overarching policies for growth and development in Ontario.

Relevant to the subject application, the PPS notes that “healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term (1.1.1[a]); accommodating an appropriate affordable and market-based range and mix of residential types – including multi-unit housing, affordable housing and housing for older persons (Section 1.1.1[b]); avoiding development and land use patterns which may cause environmental or public health and safety concerns (Section 1.1.1[c]); [and] ensuring necessary infrastructure will be available to meet current and projected needs (Section 1.1.1[g]); promoting development and land use patterns that conserve biodiversity (Section 1.1.1[h]).”

The PPS notes that “...vitality and regeneration of settlement areas is critical to the long-term economic prosperity of communities and promotes efficient development patterns to ensure effective use of infrastructure and minimize unnecessary public expenditures (Section 1.1.3).” Settlement areas are directed to be the “focus of growth” (Section 1.1.3.1) with land use patterns in these areas being based on densities and a mix of land uses that “efficiently use land and resources, are appropriate for infrastructure which is

available and which avoids the need for unjustified expansion, minimize negative impacts to air quality and climate change, and promote energy efficiency” and “are transit-supportive, where transit is planned, exists or may be developed” (Section 1.1.3.2).

“Appropriate development standards should be promoted which facilitate intensification...and compact form while avoiding or mitigating risks to public health and safety” (Section 1.1.3.4).

“New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities” (Section 1.1.3.6).

“Planning authorities should establish and implement phasing policies to ensure...the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs” (Section 1.1.3.7 [b]).

Section 1.2.1 states that “a coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

- a) Managing and/or promoting growth and development that is integrated with infrastructure planning;
- b) Economic development strategies;
- c) Managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- d) Infrastructure, multimodal transportation systems, public service facilities and waste management systems;
- f) Natural and human-made hazards;
- g) Population, housing and employment projections, based on regional market areas; and
- h) Addressing housing needs in accordance with provincial policy statements...”

“Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities” (Section 1.2.3).

Section 1.3.1 states that planning authorities shall promote economic development and competitiveness by:

- a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide

range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

- d) Encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) Ensuring the necessary infrastructure is provided to support current and projected needs.”

Section 1.3.2.1 states that “planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs”. Section 1.3.2.6 goes further by specifying that “planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations” (Section 1.3.2.6).

Section 1.4.3 states that planning authorities are required to provide for “an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs” (Section 1.4.3). This can be achieved through “establishing and implementing minimum targets for affordable housing” (Section 1.4.3[a]), “permitting and facilitating all housing options” (1.4.3[b]) and “all types of residential intensification....” It can also be achieved by “directing development of new housing towards locations where appropriate levels of infrastructure are or **will be available** (emphasis added) to support current and projected needs” (Section 1.4.3[c]) and “promoting densities for new housing which efficiently use land, resources and infrastructure” (Section 1.4.3[d]). The PPS recognizes that a range of housing should be created through established “standards for intensification, redevelopment and new development which minimize the cost of housing and facilitate[ing] compact form, while maintaining appropriate levels of public health and safety” (Section 1.4.3[f]).

Section 1.6.2 notes that “planning authorities should promote green infrastructure to complement infrastructure”.

Section 1.6.7.1 notes that “transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs”.

Section 1.6.7.4 states that “...land use pattern[s], density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation”. While Section 1.6.8.1 provides stronger language that “planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs”.

Section 1.7.1 of the plan speaks to how long-term economic prosperity should be supported by:

- a) Promoting opportunities for economic development and community investment-readiness;
- b) Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of house options for a diverse workforce;
- c) Optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- e) Encouraging a sense of place, by promoting well-designed built form...
- g) Providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;

Section 1.8.1 requires planning authorities to “support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and prepar[e] for the impacts of a changing climate through land use and development patterns which:

- a) Promote compact form and a structure of nodes and corridors;
- b) Promote the use of active transportation and transit in and between residential, employment...and other institutional uses and other areas;
- c) Focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit...or designing these to facilitate the establishment of transit in the future;
- e) Encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
- f) Promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and
- g) Maximize vegetation within settlement areas, where feasible.”

While there are many definitions of what constitutes a natural feature and area, Section 2.1.1 of the plan states that “natural features and areas shall be protected for the long term”. Section 2.1.2 elaborates further stating that “the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features”.

Section 2.1.6 states that “development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements”.

Section 2.1.7 states that “development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements”.

Section 2.2.1 states that “planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) Using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
- b) Minimizing potential negative impacts...
- c) Evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;
- d) Identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;
- e) Maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features...
- f) Implementing necessary restrictions on development and site alteration to:
 - a. Protect all municipal drinking water supplies and designated vulnerable areas; and
 - b. Protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions
- g) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- j) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces;

Due to the presence of the watercourse adjacent the property, it is noted that Section 2.2.2 states that “development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features and their hydrologic functions”.

In the opinion of Municipal planning staff, the development proposal is consistent with the PPS because:

- It promotes an efficient development and accommodates an appropriate mix of affordable and market-based mix of residential types while developing an available and appropriate site.
- It is in a location that efficiently utilizes land and resources and in an area where infrastructure will be available.
- It avoids the need for unjustified expansion of infrastructure or serviced areas.

- It is a form of residential intensification which efficiently uses land, resources and infrastructure.
- It facilitates compact form and will maintain appropriate levels of public health and safety.
- Has been planned in a coordinated, integrative and comprehensive manner with other levels of government.
- North Grenville has established standards for intensification within its Official Plan. Those are discussed more in the Official Plan section, but the proposal is consistent with them.
- Plans for, protects and preserves employment areas in proximity to major goods movement corridors.
- Has the potential to minimize the length and number of vehicle trips through its compact form.
- With appropriate zoning setbacks, will be able to protect natural features and areas and will not permit development within fish habitat.

3.2 United Counties of Leeds and Grenville Official Plan

The subject property is designated “settlement area” and “urban settlement area” by the Counties’ Official Plan.

It is a policy of the Counties’ Plan to ensure that “settlement areas are the focus of growth” and this “growth is encouraged in built-up areas to maximize public and private infrastructure and to preserve agricultural, rural and natural heritage areas” (2.3.1[a]). Settlement areas, which Kemptville is listed as, are to provide “...development patterns that efficiently use land, resources, infrastructure and public service facilities” (2.3.1[b]).

Settlement area growth is based upon growth management objectives of the Official Plan. These include:

- “foster[ing] the creation of complete, healthy and vibrant communities and enhance the quality of life for all residents by focusing growth and development to settlement areas” (Section 2.1[a]).
- “Promot[ing] development patterns in settlement areas that efficiently use land, resources, infrastructure, and public service facilities, through compact urban forms, a mix of land uses and appropriate densities” (Section 2.1[d]).
- “Encourag[ing] economic development opportunities through the protection of employment areas...and providing an appropriate range and mix of uses to meet long-term needs and attract businesses to the Counties” (Section 2.1[f]).
- Encourag[ing] the provisions of a broad range of housing types and affordability to meet the needs of the existing and future residents of the Counties (Section 2.1[g]).

The Counties' Plan ultimately directs that "[l]ocal Official Plans will detail where...various types of land uses will be located" and also encourages "[h]ealthy and complete communities" which include "a diverse mix of land uses...and housing types" (Section 2.3.1[e]).

"Local municipalities are encouraged to establish land use patterns based on densities and a mix of land uses which support the local context and...efficiently use land, resources, infrastructure and public service facilities which are planned or available...minimize negative impacts to air quality and climate change...support active transportation, are transit supportive...are appropriate to the type of sewage and water services which are planned or available" (Section 2.3.1[f]).

Similar to the PPS, the Counties' Plan encourages "...long term economic prosperity of settlement areas that...promote development that is...compact, mixed use...including higher density, apartment-style housing types... [to] optimize the use of land...[and] maintain the well-being of downtowns and main streets" (Section 2.3.1[g]).

"Local municipalities will identify and promote intensification, infill and redevelopment of vacant or underutilized sites, in the urban settlement areas, taking into account the existing building stock and availability of suitable existing or planned infrastructure in accordance with...intensification policies."

"Cost-effective development patterns which minimize land consumption and reduce servicing costs are encouraged" (Section 2.3.2).

Residential intensification is identified in the Counties' Plan as "...efficient, cost-effective and reduc[ing] the need to develop land within the Counties' greenfield areas." It further recognizes that intensification "...reduces the need for settlement expansions encroaching into the Counties agricultural area." Intensification is supported by the Counties "...to increase [settlement area] vitality, offer a range of housing choices [and] efficiently use land..." (Section 2.4.1).

The Counties' Plan acknowledges that "[t]here are limited opportunities for intensification", and therefore this activity is encouraged "within the existing built-up areas wherever feasible and appropriate...." (Section 2.4.1[a]).

The proposed development helps the Counties' in achieving its goal of 20% of dwelling growth occurring through intensification (Section 2.4.1[b]). The Counties "...encourage intensification...that is of an appropriate scale and character...including availability of servicing, and demonstration of compatibility with existing neighbourhoods" (Section 2.4.1[c]).

"For existing lots of record, new development should generally be setback 30 metres if possible/feasible, otherwise as far back as the lot permits, with minimum disturbance of the native soils and very limited removal of the shoreline vegetation beyond that required

for development. Any proposed reduction to the 30 metre minimum setback will be consistent with any applicable policies in the PPS, maximize the setback through building design and orientation and minimize disturbance to native soils and shoreline vegetation..." (Section 4.4[k]).

Municipal planning staff are of the opinion that the proposed development is consistent with the settlement and urban settlement policies of the Counties' Official Plan and the Plan in general because:

- It occurs within a settlement area which is the focus of growth.
- It continues to protect a portion of employment lands within the Municipality.
- It proposes a development pattern that efficiently uses land, resources, infrastructure and public service facilities.
- It efficiently uses and optimizes land, promotes higher density through intensification and assists the Counties' in achieving its intensification goals.
- It provides alternative housing type: assisted living, seniors facilities and apartment-style dwellings, to assist North Grenville in achieving a diverse mix of housing types.
- Approval of the Amendment can help the Counties' delay urban expansion within the North Grenville area.
- It generally maintains a setback of 30 metres from the adjacent watercourses.

3.3 Municipality of North Grenville's Official Plan

The lands affected by the Amendment are presently designated on Schedule 'B' of the Municipality of North Grenville's Official Plan as "Urban Service Area 2" "Highway Commercial" and "Residential". Section 10 of the Official Plan provides policies and direction for lands designated "Urban Service Area", "Residential" and "Highway Commercial" Designations. In addition, relevant policies which address this kind of application are found within the following sections:

- Section 2.2 "Interpretation of the Vision Statement"
- Section 2.2.10 "Linkages"
- Section 2.4.5 "Land Requirements"
- Section 2.5 "Growth Management Policies and Principles"
- Section 10.2 "Residential"
- Section 10.4 "Highway Commercial"
- Section 10.8 "Municipal Services"
- Section 10.9 "Special Study Area – County Roads 43 and 44 Corridor"
- Section 11 "Housing Policies"

The general intent of these policies is as follows:

Section 2.2.4 of the Plan interprets the vision statement regarding settlement patterns

and states that "...[t]he Town of Kemptville will provide a mix of housing opportunities, including affordable housing, and will continue to be the primary centre for residential, commerce and services for North Grenville."

Section 2.2.9 interprets the vision statement regarding social needs, noting that "[the mental and physical health of the Municipality's residents will depend upon the effective delivery of...(a) professional health care services (i.e., medical doctors...), (b) affordable housing (rental and ownership) for people of all ages and levels of independence (single detached homes, multiple residential, home sharing, nursing homes, homes for the aged)."

Section 2.2.10 acknowledges that "the transportation, servicing and communication networks constitute the linkages within which the Municipality's residents and visitors will live, work and play. In an effort to reduce our carbon footprint, it will be an ongoing goal to minimize time, distance, economic and energy costs of movement for persons, goods and information. Development along major roadways in North Grenville, particularly along entrance routes to the Municipality, will consider its surrounding and improve the quality of the built environment. It will also be a goal of this plan to support a built environment that promotes safe, active transportation as a priority travel option within settlement areas." Additional linkages include "walking and cycling trails that connect shoreline areas, existing parks or other important physical or man-made features will be developed wherever possible." In addition, "the integrity of the existing Provincial, County and Municipal road networks shall be maintained and upgraded, and integrated with cycling and walking routes as much as possible."

Section 2.4.5 discusses how the growth forecast of North Grenville will be addressed through land requirements and states that "[t]he forecasted growth in population, housing and employment will be accommodated in the following ways...intensification of land use in existing settlement areas...through the development of vacant, designated Residential [and] Commercial...lands within the...limits of the existing urban areas."

Section 2.5.2 discusses how growth management will occur within the Municipality and "...[is] based on the following principles: ...measures necessary to accommodate growth through land use intensification...will be supported[,...]...that growth will be prioritized in existing serviced areas and settlement areas, where infill and intensification is appropriate[,...]...that growth will be directed to areas that are **suitable** (emphasis added) for the provision of full municipal services in keeping with...long term servicing and financial plans[,...]...encourag[ing] the majority of new development to be planned to provide a mix of housing types and tenures as a means of diversifying the housing stock and encouraging the supply of affordable housing...."

Section 10.2 contains policies for how residential areas will be developed. The goal of the residential area is "[t]o promote the development of a mix of housing types that will satisfy the Municipality's projected housing needs." Objectives that achieve this goal include:

a) Provide for a supply of residential land that is sufficient to accommodate the anticipated demand for a broad range of new dwelling types over the planning period.

b) Support 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.

c) Support the distribution of a choice of dwelling types by zoning lands for a range of densities and structural types throughout the Urban Serviced Area.

d) Support the development of residential facilities that meet the housing needs of persons requiring special care.

f) Encourage infill residential development and intensification in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities.

g) minimize the potential for land use compatibility problems which may result from an inappropriate mix of: low, medium and high density housing; higher intensity residential uses with other residential housing; or residential and non-residential uses.

h) support the provision of services and amenities that enhance the quality of the residential environment.

j) promote residential development that makes efficient use of land and services.

The Application is seeking an increase in the maximum permitted density on the property. Section 10.2.4 provides that "in order to encourage the development of a pleasant residential environment that is generally consistent with the existing physical character of the Urban Service Area, various policies which will influence the density, type and location of residential development are included as follows:

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 Application is being sought to permit an increase in the maximum gross density from 45 units per gross hectare to 149 units per gross hectare. This will permit the subject property to be developed for four mixed-use residential buildings and a club

house. The mixed-use buildings are proposed to be up to 7 storeys in height with up to 3 levels of underground parking. Each residential building is proposing to have ground floor commercial units in satisfaction of 10.2.4 [b].

Section 10.2.6.4 notes that residential intensification proposals "...will be subject to a concurrent site plan process." This helps to ensure that all matters can be addressed. Relevant to this section, the applicant will be required to enter into a site plan control agreement with the municipality before building permits can be issued.

Section 10.4 includes policies regarding development within the Highway Commercial designation. Residential uses are not typically contemplated within the Highway Commercial land use designation, which is why the applicant has requested a special policy area be established for the proposed Highway Commercial Lands.

Section 10.8.1[a] states that the ability for the urban serviced area of Kemptville to provide piped municipal services to areas identified within the Official Plan provides advantages to accommodate higher density development. Select policies of the Official Plan address that "no development will take place within the Urban Serviced Area...unless adequate municipal water and sewer services are available. However, nothing in the Plan shall prevent development from occurring in Service Area 2 provided the Developer has submitted appropriate studies required by this Plan to the satisfaction of the Municipality and has entered into agreement(s) with the Municipality to extend municipal services at no cost to the Municipality."

Section 10.8.1[b] states that "[a]ll costs associated with the extension of the municipal sewage and water system to [lands within Service Area 2] 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...sanitary sewage and/or water treatment capacity at the existing municipal sewage treatment plant or water facilities...connection of this development to the municipal...systems shall be deemed premature until a servicing agreement, satisfactory to the Municipality...has been entered into by the developer and the Municipality."

Section 10.9 identifies the subject property as being part of the special policy area known as the County Road 43 corridor. Any development within this policy area needs to be designed "in consideration of the following urban design guidelines[:)...sidewalks may be required on both sides of the roadway to ensure pedestrian safety and activity...entrances and exits should be located to ensure the safety of vehicles entering and exiting the property...landscaping provisions on lands abutting County Roads should include...not less than 1.5m width between the street line and any parking areas on the property...appropriate roadway illumination and traffic control lights should be provided."

The Housing Policies within the Official Plan have several key objectives (Section 11.2) which support the proposed request for increased density. Namely, they:

“a) support the provision of a choice of dwelling types so that a broad range of housing requirements is satisfied.

b) ... provide opportunities for an adequate supply of affordable housing to meet the economic, social, health and well-being requirements of all people.

d) support the development, at appropriate locations, of residential facilities that meet the housing needs of persons requiring specialized care.

f) the Municipality shall encourage and support private, public and local partnerships in the provision of affordable and supportive housing.

i) In addition to opportunities for the development of affordable housing in new developments, residential intensification...also contribute to the supply of affordable housing and may assist the Municipality in meeting its target for the provision of affordable housing.”

Where requests for increased height and density are submitted to the Municipality, Section 14.2 of the Plan outlines how these requests should be considered. Owners of properties making these requests shall address one or more of the following requirements to the satisfaction of the Municipality to be eligible for increases beyond those permitted:

- i. The provision of affordable housing, assisted housing or housing for those with special needs;
- ii. the provision of community facilities, such as parks, with a special emphasis on waterfront lands, day nurseries or community centres;
- iii. the preservation of architectural, historic, archaeological and scenic features;
- iv. the dedication or provision of open space, recreation facilities, waterfront lands or open space trails;
- v. the provision of energy conservation and environmental performance measures.

Section 14.2[g] goes on to state that before passing zoning by-laws to allow an increase in height or density of a development project, the Municipality will have regard to:

- i. the type or types of development to which increased height or density provisions may apply;
- ii. area or areas of the Municipality where these provisions may apply;
- iii. the facilities, services or matters which may be provided in exchange for increased height or density;
- iv. the extent of the increases in height and density which may be granted.

As a condition of an application for height and density, the owner will be required to enter into an agreement with the Municipality to deal with the facilities, services, or matters that are to be provided, the timing of their provision, and the increase in height or density to be given (Section 14.2[jj]).

The facilities, services and matters which are to be provided shall be commensurate with the increased height or density which may be granted for each development project (Section 14.2[i]).

It is the opinion of Municipal planning staff that this Amendment conforms to the general intent of the Municipal Official Plan because:

- It helps further the Vision of North Grenville by bringing a shift to the municipal housing stock by providing more high density units, including affordable units.
- It can assist in further addressing social needs, effective delivery of professional health care services, affordable housing, and housing for people of all age levels and dependence.
- It manages the growth forecast of North Grenville by intensifying land use of a vacant site, in an appropriate location and where municipal services will be made available.
- It meets the objectives of the residential designation, specifically:
 - o supporting provision of a choice of dwelling type, including affordable housing,
 - o proposing development within areas which are part of the Municipality's master servicing plans,
 - o intensifying development in areas where existing land uses are not adversely affected,
- It satisfies several objectives of North Grenville's housing policies. Specifically:
 - o Supports the provision of a choice of dwelling types to satisfy a broad range of housing requirements,
 - o Provides opportunities for a supply of affordable housing to meet economic, social, health and well-being requirements of all people,
 - o Supports the development of residential facilities that meet the housing needs of persons requiring specialized care,
 - o Contributes to the supply of affordable housing to help North Grenville achieve its target for the provision of affordable housing
- It addresses the bonusing policies of the Official Plan by proposing 10% of units as affordable and proposes assisted housing for seniors.

Based on the foregoing, in the opinion of municipal staff, this amendment is consistent with the Provincial Policy Statement and Counties' Official Plan, conforms to the intent

of the Municipal Official Plan and is appropriate for the orderly and efficient development of land, and represents good land use planning.

PART B – THE AMENDMENT

1.0 Introductory Statement

All of this document entitled The Amendment, consisting of the following text and attached Schedule 'A' constitutes the Amendment to the Municipality of North Grenville Official Plan.

2.0 Details of the Amendment

That Sub-section 10.2.5 of the Municipality of North Grenville Official Plan be amended to include the following provision:

10.2.5.6 Pinehill Road, Parts 1 and 2 on 15R-243, PIN 68124-0368, being Part Lot 25, Concession 3 in the Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville.

Notwithstanding the Increased Height and Density Provisions of Section 14.2(c) of the Official Plan, on the lands designated special residential by Section 10.2.5.6:

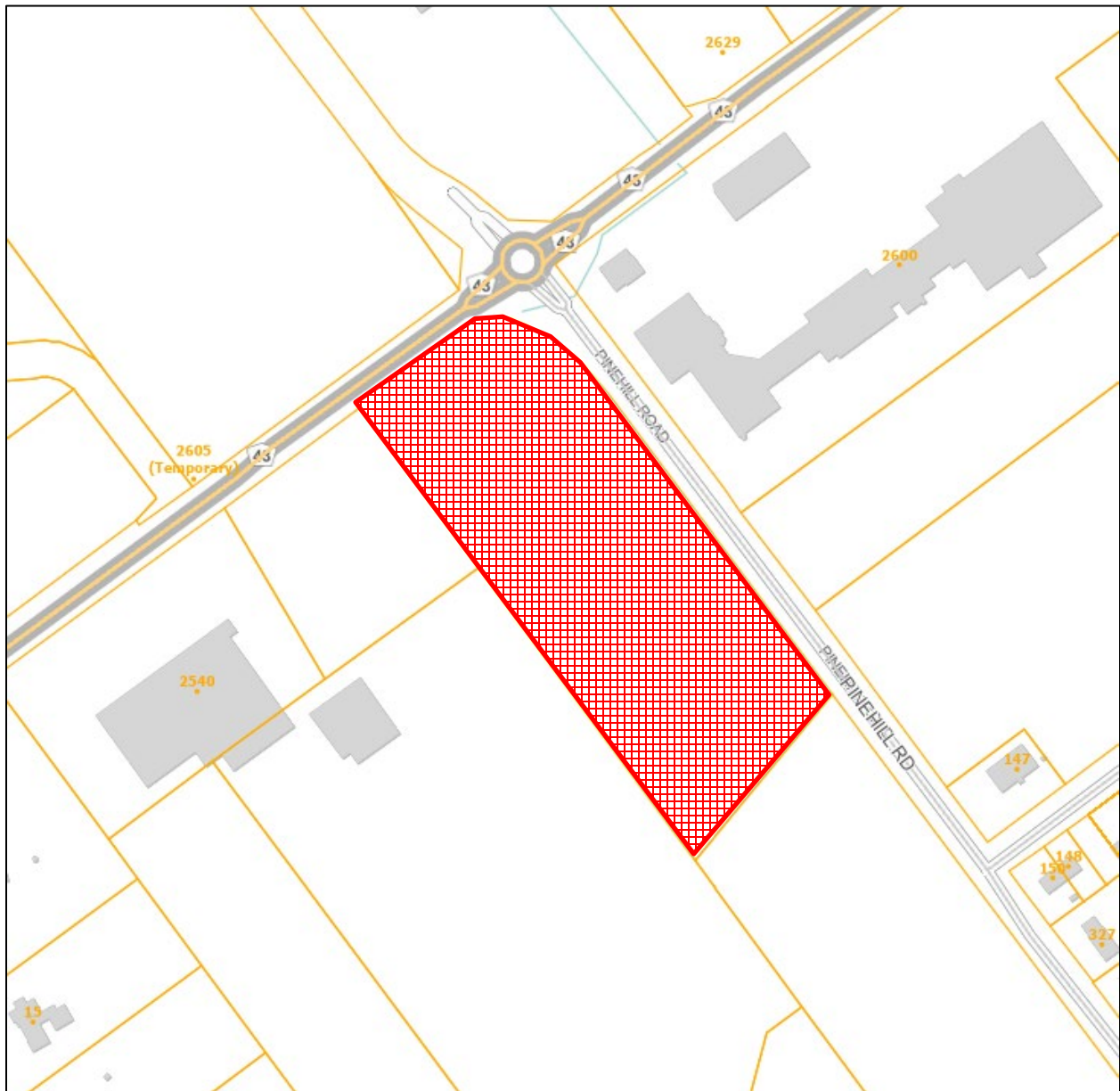
- a) The total overall density of this development (including residential uses within the Highway Commercial designated land on the northern portion of Part Lot 25, Concession 3) shall not exceed 149 units per gross hectare as established through a site-specific zoning by-law amendment.
- b) The overall concept plan for this development includes three (3) apartment dwellings and one (1) retirement home. Two (2) apartment dwellings and one (1) retirement home are proposed for the Residential designation of the land.

- c) All development shall take place on the basis of connection to the municipal sewage treatment system and the municipal water supply system. All costs associated with extension of these services shall be borne by the Developer as per Section 10.8.1[b] of this Plan.
- d) The form and location of buildings shall be set out in an implementing Zoning By-law.
- e) an agreement to establish the facilities, services or matters to be provided is required in accordance with Sections 10.2, 10.8.1[a] and 14 of the Plan, to the satisfaction of the Municipality;

That Sub-section 10.4.3 of the Municipality of North Grenville Official Plan be amended to include the following provision:

- c) Notwithstanding 10.4.1 to the contrary, on the lands located in Part of Lot 25, Concess 3, Geographic Township of Oxford-on-Rideau that are designated Highway Commercial on Schedule 'B', a medium rise apartment dwelling with ground floor commercial units shall be an additional permitted use on those lands. The subject lands shall be zoned appropriately to reflect the additional permitted use and will be subject to site plan control. The total overall density of this development (including residential uses within the Residential designated land on the southern portion of Part Lot 25, Concession 3) shall not exceed 149 units per hectare.

CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE
Schedule 'A' to Amendment No. 10

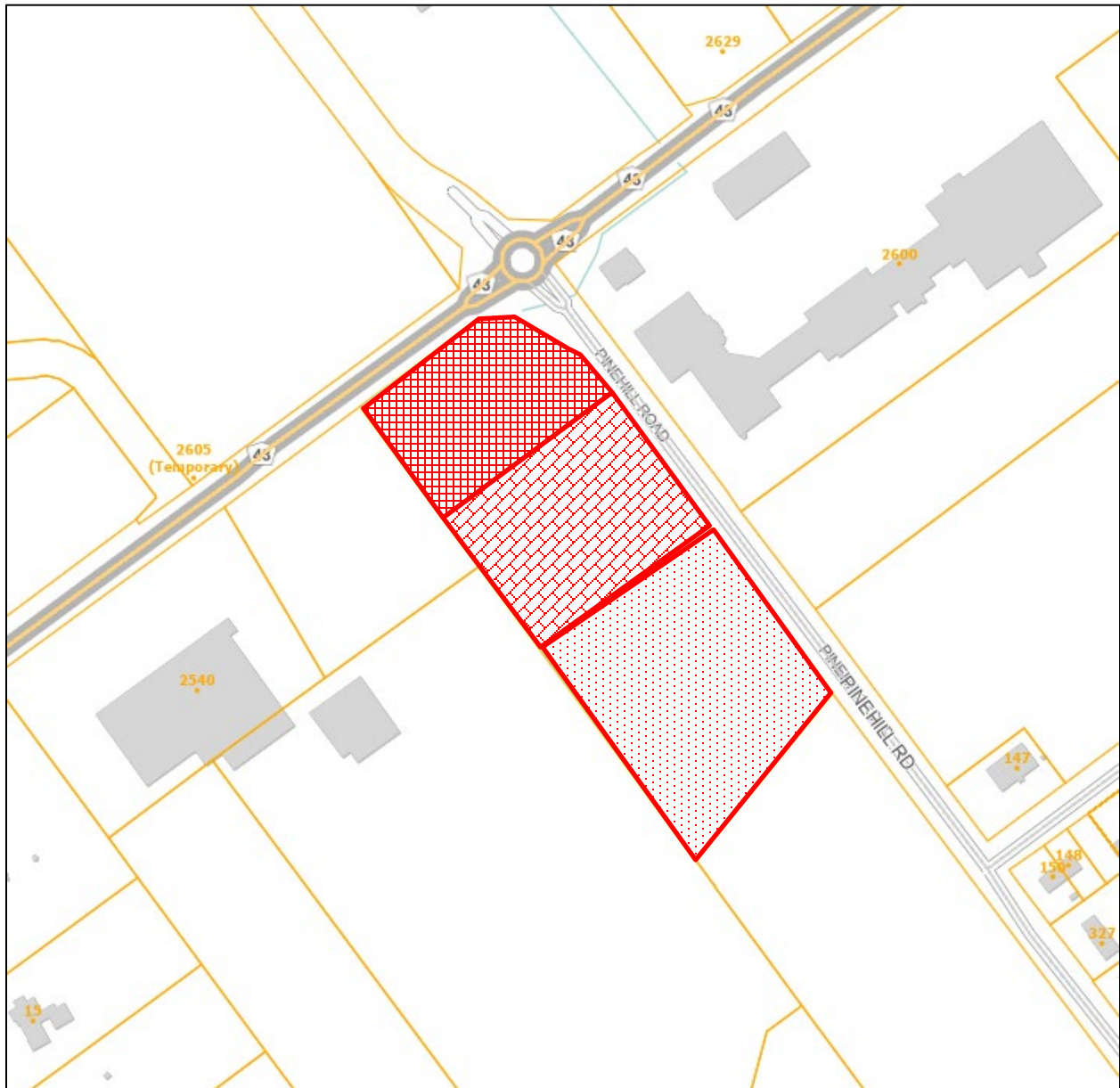




Pinehill Road,
Parts 1 and 2 on 15R-243,
PIN 68124-0368, being Part Lot 25, Concession 3
Geographic Township of Oxford-on-Rideau, now the Municipality of North
Grenville.

CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE
Schedule 'B' to Amendment No. 10

Location of approximate redesignation from Highway Commercial to Residential.



Lands to remain designated Highway Commercial.



Lands to be re-designated from Highway Commercial to Residential.



Lands to remain designated Residential.