



## Municipality of North Grenville

To: **Council**

Meeting Date: January 15, 2025

Subject: ZBA-16-24 2475 County Road 18 Zoning By-law Amendment

Report No: PD-2025-001

Prepared by: Amy Martin, Director of Planning and Development

### Recommendation(s)

THAT Council enacts and approves By-Law 04-25 to rezone a portion of the lands at 2475 County Road 18.

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### Executive Summary

#### Purpose

- To rezone a portion of the lands at 2475 County Road 18, as a condition of severance, from Rural to Residential First Density – Holding (R1-h).

#### Key Findings

- An archaeological assessment was required as a condition of severance. Archaeological resources were discovered on the 1.6 hectares of land being severed from the land holding at 2475 County Road 18.
- As a condition of severance, a Zoning Amendment is required to rezone the portion of land being severed to a Residential First Density – Holding zone to ensure that a phase 3 archaeological study is undertaken ahead of any development of the property.
- The 1.6 hectares, which have received provisional consent to be severed, will be added to the neighbouring parcel of land, which is approximately 86 acres in size. No development application has been submitted for the adjacent land holding to which the 1.6 hectares of land are being added to.

## 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

The property located at 2475 County Road 18 has received provision consent (Application No. B-163/23) to sever off 1.6 hectares of land from the land holding, and add it to the adjacent land, which is approximately 86 acres in size. The lot addition will add to the neighbouring property's land holding, which is intended to be developed as a plan of subdivision in the future, although no Planning Act application for the adjacent lands have been submitted to date.

The portion of the property being severed is designated Residential in the Municipality's Official Plan and is located within Urban Service Area 2. The United Counties Official Plan designates the property as Urban Settlement Area. The property is presently zoned Rural as per Comprehensive Zoning By-law 50-12.

Surrounding land uses include vacant land and residential properties. The proposed future use of the 1.6 hectares would be for a future residential plan of subdivision.

An archaeological study was submitted as a requirement of the severance and Zoning By-law Amendment. The study determined that a Stage Three Archaeological assessment should be conducted given artefacts that were uncovered related to 19<sup>th</sup> century domestic occupation of the property, spanning early 1800's to the modern era. Given the recommendations within the assessment, Staff are recommending that the 1.6 hectares of land be put into a holding category to require the completion of a Stage Three Archaeological Study. The findings of the study would be required to be incorporated into future development agreements associated with the future development of the property.

### *Provincial Planning Statement*

The Province implemented the Provincial Planning Statement (PPS) on October 20<sup>th</sup>, 2024. The PPS identifies that settlement areas are to be the focus of growth and development (2.3.1.1), and that development shall be based on densities and land uses that efficiently use land and resources (2.3.1.2(a)).

Planning authorities shall support general intensification and redevelopment to support achievement of complete communities (2.3.2).

Section 4.6 of the PPS establishes policies for cultural heritage and archaeology. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

The proposed zoning amendment achieves the policies as set out by the PPS. The holding zone recognize the archaeological resources that have been identified and requires that they be further investigated prior to development of the 1.6 hectares of land.

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

The subject lands are identified as being within the Urban Settlement Area designation as per Land Use Schedule 'A' of the Counties Official Plan.

Policy considerations within the County Official Plan includes encouraging intensification within urban settlement areas (Section 2.4.1) and focusing growth and development where they can be provided by municipal servicing (2.3.2).

Section 4 of the Official Plan addresses natural heritage and cultural heritage resources. Section 4.5.2(b) provides: development and site alteration shall not be permitted on lands containing archeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

The proposed Zoning Amendment recognizes the future inclusion of the 1.6 hectares of lands within a future development application. The holding provision requires the completion of a Stage 3 Archaeological Assessment prior to the future development of the subject lands.

#### *North Grenville Official Plan*

North Grenville's Official Plan designates the property as Residential, within the Urban Service Area of Kemptville. Residential development policies in the Official Plan support infill and intensification within the urban service area (10.2.6) and a wide range of housing typology. As the 1.6 hectares of land are being added to a larger land holding, future planning studies will be required to address the development of the larger parcel of land.

Section 12.7 of the Official Plan establishes policies related to archaeological resources. An archaeological assessment is required when there is a known archaeological site within 300 metres of the property. An archaeological site does exist within 300 metres, at the site of the Hurd Street Subdivision, triggering the requirement for an assessment on the subject lands.

The proposed zoning by-law amendment will implement a holding provision which requires that a stage three archaeological study be undertaken for future development of the 1.6 hectares.

#### *Comprehensive Zoning By-law 50-12*

The proposed Zoning By-law Amendment would rezone the property to Residential First Density to recognize the intended residential use of the property in the future. The Holding provision would specify the requirements for the development of the 1.6 hectares of land, which is the requirement for a stage three archaeological study. No additional site-specific conditions are being requested.

## Relevance to Strategic Priorities

<b>Strategic Pillar</b>	2.	A Strong Connected and Vibrant Community
<b>Goal</b>	2.3	Build and Grow in a Connected Way
<b>Key Action</b>	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 Zoning By-law Amendment meets the intent of Provincial, County and Municipal policy. The use of the holding provision recognizes the requirement to further investigate the archaeological resources found on the 1.6 hectare parcel of land.

### 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 to members of the public, public agencies and internal departments in accordance with the provisions of the Planning Act. No comments were received from internal departments. As the 1.6 hectares of land are being added to a larger land holding, future comments would be anticipated as part a separate development application.

No comments have been received from members of the public at the time of report submission. Comments received after the report is submitted will be circulated to Council for their consideration. Enbridge Gas provided a letter of no objection. The United Counties of Leeds and Grenville had no objections.

## **Communications**

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

## **Attachments**

- Draft Reference Plan
- Draft Zoning By-law Amendment