



## Municipality of North Grenville

To: **Council**

Meeting Date: February 12, 2025

Subject: Oxford Village Phase 2 – Draft Conditions

Report No: PD-2024-064

Prepared by: Phil Mosher

### Recommendation(s)

THAT Council recommends to the United Counties of Leeds and Grenville draft conditions provided in Attachment “A” for Phase 2 of the Oxford Village Subdivision (File No. 07-T-20241).

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### Executive Summary

#### Purpose

- To provide recommended draft conditions for the Oxford Village Subdivision (Phase 2).

#### Key Findings

- The Municipality of North Grenville was circulated on the subject application (07-T-20241) by the United Counties of Leeds and Grenville on December 1, 2023.
- The related Zoning By-law Amendment Application (File No. ZBA-12-23) was received on the same date.
- Council approved an amending zoning by-law on March 20, 2024 (By-law 21-24) which implemented new zoning at the subject lands (Attachment #1).
- Draft conditions have been drafted in coordination with municipal departmental staff and discussed at several iterations of the Development Review Team.
- Proposed Draft Conditions establish matters to be addressed prior to registration of lots at the subject lands. Conditions include matters relating to stormwater management, phasing, transportation, site servicing, affordable housing requirements, financial requirements and parkland dedication.
- All conditions must be cleared before registration of the subdivision occurs.

## Financial Implications

- There are no financial implications from the establishment of draft conditions which will be forwarded to the United Counties of Leeds and Grenville.

## Background/Analysis

The Municipality was circulated on a Plan of Subdivision application by the United Counties of Leeds and Grenville on December 1, 2023. This was accompanied by a concurrent application to re-zone the same lands, on the same date.

The subdivision concept proposes a total of 955 dwelling units within the subject lands (see attachment #2). These dwelling units would be a mix of dwelling types, ranging from single-detached dwellings to apartment-style dwellings. The subdivision proposes lands to be conveyed to the Municipality for parkland dedication as well as pathway connections and open space/conservation lands. A total of 9 streets are proposed in the overall concept. The conceptual 955 dwellings would be spread over 110 lots, and 31 blocks.

Discussions have been held with the developer regarding these draft conditions and there is general acceptance on the proposed conditions that staff recommends.

The draft conditions are broken into sections as follows:

Conditions 1-10	general / overview
Conditions 11-18	traffic related
Condition 19	parkland
Condition 20	zoning
Condition 21	utility
Conditions 22-28	stormwater
Conditions 29-35	servicing
Conditions 36-38	environmental
Condition 39	affordability
Condition 40-42	geotechnical
Condition 43-44	Canada Post
Condition 45	offers of purchase and sale

## Relevance to Strategic Priorities

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

## Options and Discussion

1. Approve the recommendation - **RECOMMENDED**
2. Do not approve the recommendation

## Financial Impact

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

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

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

## Internal/External Consultation

Consultation for plans of subdivision is directed by the *Planning Act*. While public meetings are no longer required to be held for plans of subdivision, a public meeting was held for the related zoning amendment application (ZBA-12-23). During that consultation period, comments were received during the public meeting. Many of these comments related to the loss of vegetative cover at the subject property, however comments were also raised regarding the status of the Settlers Trail. The Transportation Master Plan identifies the Settler's Trail as a roadway; however a timeline is not specified.

It is anticipated that this trail will remain as a trail for now. Therefore, draft condition #12 requires that the Owner develop and submit a plan for traffic calming measures or coordinate with adjacent developers, which is focused on pedestrian and cyclist safety around crossings of the Settlers Trail. Further, blocks are proposed to be transferred to municipal ownership adjacent the Settlers Trail to ensure that a vegetative buffer remains in place over time and as long as the Settlers Trail remains as a trail.

## Communications

Any decision made on the draft conditions will be communicated with the United Counties of Leeds and Grenville as well as the applicant of the lands.

## Attachments

- Attachment "A" – Draft Conditions
- Attachment 1 – amending zoning by-law
- Attachment 2 – current concept plan