



Planning and Development Monthly Departmental Briefing

Date: March 25th, 2025

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The following information provides a snapshot of the February 2025 activity for three Divisions within the Department: Planning, Building and By-law Enforcement. Activities associated with other Departments may be highlighted where there is shared responsibility for a particular file.

DIVISION: PLANNING

Department Projects

Housing Accelerator Fund

The Municipality was successful in securing \$5.2 million in funding from the HAF. Staff are reviewing and prioritizing the Action Plan.

The fees review was awarded to Watson. This was one of the action plan items under the Housing Accelerator Fund. Finance is the lead department on this process. Additional meetings were held with individual departments to review level of effort as it relates to services and processes that the Municipality collects a fee for.

A public information session was held on February 24th with approximately 40 people in attendance. The next session is set for April 1st. Three applications have been received to date for the additional Residential Unit Initiative.

Staff continue to work with MRF to implement development approvals software. It is anticipated that testing of the Platform for North Grenville will occur throughout the month of March.

Development Charges Background Study

It is anticipated that public meetings will be held in the fall. The project is delayed while other master plan processes are being finalized.

Official Plan Update

Staff are crafting a request for proposal that is intended to go out mid-March.

Bell Hall

Staff have been working with Cahdco on the repurposing of Bell Hall. Through various meetings Cahdco has proposed a preliminary layout of 60 residential units. An application to CMHC was submitted on January 31st, 2025.

Outside Projects

The Planning and Development Department further advised on the following ongoing projects in other departments:

- Parking Study
- DKCAP
- Master Servicing Plan
- Fire Service Master Plan
- Strategic Plan

Severance Applications

One new severance was received in February.

Minor Variances (Committee of Adjustment)

Project Location/File No.	Project Details	Public Meeting
A-13-23 690 Monkman Road	A site-specific application has been made to seek a reduction in the setback from a waste facility to a residence.	May 8 th , 2024. This matter was deferred to a future meeting pending additional hydrogeological testing. This matter returned to the Committee on June 19 th , and was refused. An appeal has been received.
A-16-24 460 Dennison Road	A site-specific application has been made to permit the increase in maximum height for an accessory structure.	Appeal Period lapsed March 7 th
A-01-25 1001 County Road 18	A site specific application has been made to recognize a reduced setback from a septic system to the flood plain	Appeal Period lapsed March 7 th
A-02-25 116 Clothier Street East	A site-specific application has been made to increase lot coverage and reduce setback to the 1 in100 year flood plain	TBD
A-03-25 609 Rock Road	A site-specific application has been made to reduce the setback from a licensed pit from 300 metres to 226 metres.	March 25 th , 2025

Zoning By-law Amendments

Project Location/File No.	Project Details	Public Meeting
ZBA-19-24 1310 Scotch Line Road	A Zoning Amendment was received to rezone the lands at 1310 Scotch Line Road to permit the construction of a single detached dwelling on a property that does not have frontage on an open and maintained road.	Appeal period ended March 7th
ZBA-02-25 1311 Scotch Line Road	A Zoning Amendment was received to rezone the lands at 1311 Scotch Line Road to permit the construction of a single detached dwelling on a property that does not have frontage on an open and maintained road.	Appeal period ended March 7th
ZBA-01-25 646 River Road	A Zoning Amendment was received to rezone the lands at 646 River Road to permit an assembly hall and place of assembly on the subject property	March 25 th , 2025
110 Elvira Street	The Municipality received an application for 110 Elvira Street to increase the density of the subject project to permit the construction of 48 residential units, up from the original 36 residential units approved. The applicant will be seeking to amend the density provisions of the zoning for their property and to reduce the affordable housing requirements under their current zoning.	March 25 th , 2025
2984 County Road 20	The Municipality received and application for 2984 County Road 20 to establish a kennel use on the property within the existing dwelling. Site specific setback reductions are being requested.	April 16 th , 2025
Craig Road (Neelin)	The Municipality received a site-specific zoning amendment as a condition of severance for a property on Craig Road.	April 16 th , 2025

Plans of Subdivision/Condominium

Jack Joseph Subdivision

The Zoning By-law Amendment for the Jack-Joseph Subdivision was refused by Council at the July 12th, 2023, Council meeting. An appeal has been received in relation

to the non-decision on the plan of subdivision. The matter has been settled and conditions of draft approval were provided to the OLT for consideration. Draft conditions require the allocation of capacity to proceed.

Equinelle Phase 6

A subdivision agreement has been entered into for Phase 6A. Equinelle has submitted the documentation for Phase 6B. As part of site works for Phase 6C there will be tree clearing activities occurring within Equinelle.

Archstone Subdivision – Oxford Mills

The conditions for the 7 lot Oxford Mills subdivision have been cleared on the part of the Municipality.

Oxford Village Subdivision Phase One

The subdivision has been registered.

Oxford Village Subdivision Phase Two

Draft Conditions were recommended to the United Counties at the February 19th, 2025 Council meeting.

210 Van Buren

The Municipality received an application for a plan of subdivision and plan of condominium for 210 Van Buren, which will create 50 townhouse dwelling units with additional residential units in a portion of the development. Draft conditions were recommended to the United Counties at the August 14th, 2024 Council meeting. Draft Conditions were issued by the Counties on January 24th, 2025.

Brookside Phase II

The Municipality has received an application for Brookside Phase II on August 16th, 2023. The proposed development would include 138 multi-residential units, 136 townhouse units, and 2 parkland blocks.

Official Plan Amendments

110 Elvira Street

The Municipality has received a site-specific application for an Official Plan Amendment to increase the maximum permitted density on the property to permit 48 multi-residential units. A joint Zoning By-law Amendment and updated Site Plan Application have been submitted as well.

Site Plan Control

110 Elvira Street

110 Elvira Street is a 36 multi-residential development which was successfully rezoned in 2020 by Council. The application will return for an Official Plan Amendment and Zoning Amendment to increase the density permitted on the property from 36 residential units to 48 residential units.

120 Reuben Street

The Municipality received a site plan application in coordination with the Zoning By-law Amendment to develop the property at 120 Reuben Street. Wastewater capacity has been allocated to this project.

A third submission has been received.

Forest of Dreams

The Municipality received a site plan application for the development of a commercial complex at the south-west corner of Kingdom Road and Van Buren. The development will house multiple recreation/fitness studios and proposes additional commercial elements.

215 Reuben Crescent

A site plan agreement has been executed for 215 Reuben Crescent for the first Phase of development. Construction has started on site.

100 Pinehill

Kemptville Lifestyles is working through the site plan process to construct the first phase of their development. Major areas of focus including the running of sanitary to the site vis-à-vis the deep sanitary line constructed as part of the Oxford Village Subdivision.

1971 Totem Ranch Road

The Municipality has received an application for the commercial development of the recently severed property at 1971 Totem Ranch Road for a shipping container conversion business.

4100 County Road 43

A site plan agreement has been entered into.

2650 County Road 43

Kevlar has submitted their first round of documentation for the development of their commercial site, adjacent to Giant Tiger. A second submission is impending.

Appeals

690 Monkman Road

The Municipality received an appeal for the refusal of the minor variance application. The package is being prepared to forward to the Ontario Land Tribunal. The OLT hearing has been set for March 4th and 5th.

Committees of Council

Planning and Development provides support to five advisory committees of Council. Workplan related items associated with the Committees will be updated within this report.

Heritage Advisory Committee (HAC)

Planning Division provides support to the amalgamated Committee. Staff attendance will be on an as needed basis.

Housing Advisory Committee (HOAC)

Planning Division provides support to the Housing Advisory Committee as requested. The Deputy Director of Planning will attend the March meeting to provide an update on the Additional Residential Unit program with the Housing Accelerator Fund Project Manager.

Agriculture and Rural Affairs Advisory Committee (ARAAC)

The Director of Planning and Development is the staff resource for this Committee. The Director will attend the March 5th meeting to discuss the Rural CIP and backyard hens.

Community Economic Development Advisory Committee (CEDAC)

The Director of Planning and Development is a staff resource for this committee, with Corporate Services providing the clerical support. The Director of Planning will be in attendance for the April meeting.

Property Standards Committee (PSC)

The Property Standards Committee is a quasi-judicial committee that meets on an as needed basis. The Manager of By-law Services is responsible for organizing the committee. The frequency of meetings will be dependent on the appeals to the committee.

DIVISION: BUILDING

Building Permit activity for February are posted below:

	2025	2024	2023
Permits Issued	14	16	18
New Home Starts	4	3	5
Value of Construction	\$3,049,635	\$21,906,201	\$4,353,060

Building Permit activity for January are posted below.

	2025	2024	2023
Permits Issued	23	11	10
New Home Starts	23	2	0
Value of Construction	\$7,962,117	\$1,828,500	\$307,050