

Mattamy Homes Limited

**Lots 87-100, Oxford Village Phase 1
Kemptville ON**

Planning Rationale

January 20, 2026

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1 Introduction

Arcadis Professional Services (Canada) Inc. (“Arcadis”) was retained by Mattamy Homes Limited (“Mattamy”) to prepare a Planning Rationale in support of a Draft Plan Amendment and Zoning By-law Amendment applications for the lands known as Lots 87-100 of Oxford Village Phase 1 located in Kemptville, in the Municipality of North Grenville, Ontario (herein referred to as the “site” or “subject site” or “subject lands”). The Zoning By-law Amendment application is required to change the previously proposed 14 single-detached dwelling units to a configuration that allows for 26 townhouses units and to adjust the zone boundaries to better align with the proposed street pattern and block layout. This will require a rezoning from R1-17 to R3-12 to allow for the proposed housing typology and zone boundary changes. No changes are proposed to the overall number of units within the Plan of Subdivision. Concurrent to this application, a Part Lot Control Exemption application will be submitted to allow further division of land for sale in the future.

This Planning Rationale describes the proposed development and surrounding context, provides an overview of the development application, and establishes a professional planning rationale for the application by demonstrating how the proposed development conforms to applicable planning policy and represents good planning.

2 Subject Site and Surrounding Context

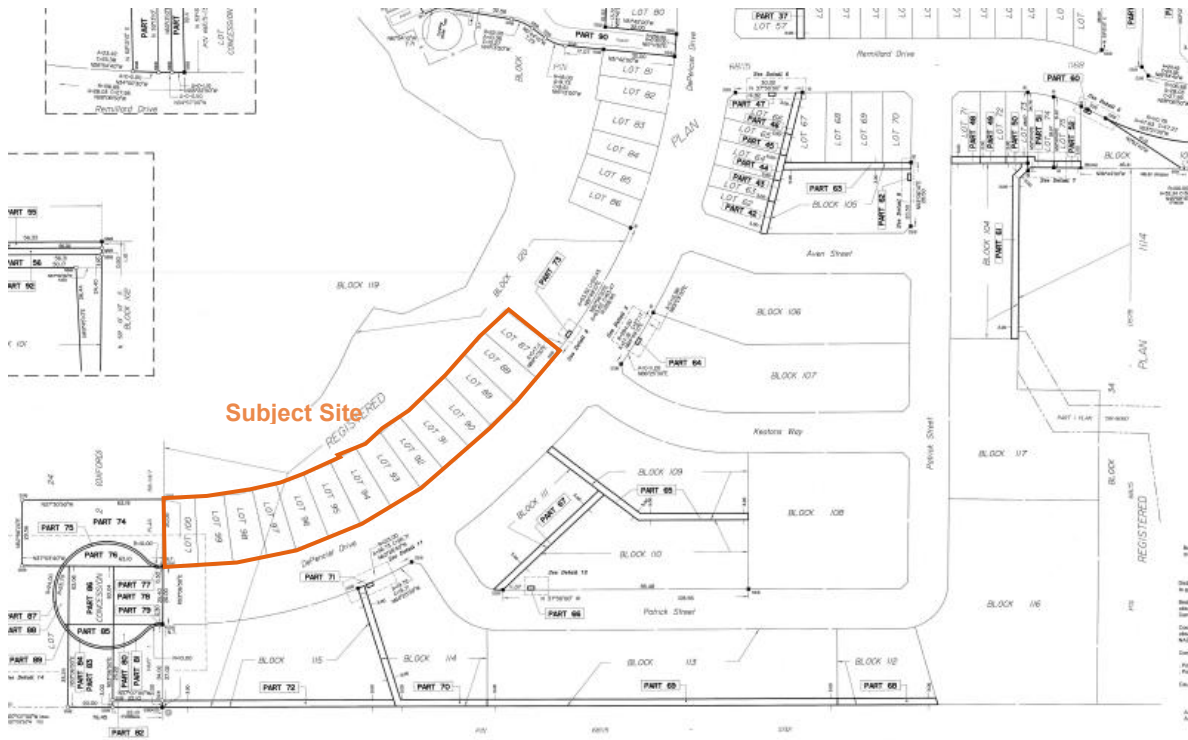
2.1 Subject Site

The subject lands, known as Lots 87-100, are located close to the western corner of the Oxford Village Phase 1 subdivision, legally described as PART OF LOT 24 CONCESSION 2 Geographic Township of Oxford and PART OF LOTS 1, 17, 34, 46, 66, 74 and PART OF BLOCKS 101, 103, 105, 107, 110, 114, 118, 120 and 124, REGISTERED PLAN 15M - MUNICIPALITY OF NORTH GRENVILLE UNITED COUNTIES OF LEEDS and GRENVILLE. The site is within Kemptville’s Urban Settlement Area and has an area of approximately 0.52 hectares within a total area for the subdivision of around 21.6 hectares.

Figure 1: Subject Site



Figure 2. Northwest Corner of 15M Plan for Oxford Village Phase 1 Subdivision.



2.2 Surrounding Context

NORTH

The subject site is in the northwestern quadrant of Oxford Village Phase 1, and just north is an undeveloped area, currently slated for the future Phase 2 lands of the Oxford Village subdivision. Additional information on surrounding developments can be found in Section 2.2.1 of this report.

Figure 3: Ongoing site alterations and construction taking place north of the subject site as part of Oxford Village Phase 1.



SOUTH

South of the subject site, within Oxford Village Phase 1, there is additional residential development in various typologies including townhouses and single detached dwellings being constructed, and further south from the subdivision there are low-rise buildings used for commercial, auto-servicing and residential uses. These buildings front onto County Road 43, a major east-west connection in Kemptville.

Figure 4: County Road 43, south of the subject site, looking east.



Figure 5: Autoservice shop on the north side of County Road 43.



EAST

The subject site is located on the western side of the Oxford Village Phase 1 subdivision, with additional residential development taking place to the east. Further to the east is undeveloped land, a Food Basics grocery store, and a residential development known as Tempo Subdivision.

Figure 6: Looking west toward Oxford Village Phase 1 development.



WEST

Immediately to the west of the subject site are agricultural lands, currently used for farming fields, with some of the late currently proposed for the future Phase 3 lands of the Oxford Village subdivision. Further to the west is additional undeveloped lands and forested area.

Figure 7: Agricultural lands west of the subject site, looking north from County Road 43.



2.2.1 Surrounding Developments

Directly to the north of the subject site is Phase 2 of Oxford Village, which is currently in the approvals process for a Zoning By-law Amendment and Draft Plan of Subdivision applications. Further to the north of Oxford Village Phase 2 is the community of eQuinelle, where approvals are ongoing for Phase 6 of the subdivision's development. A network of pathways will connect the subject site to natural features, trails, and surrounding neighbourhoods, such as eQuinelle to the north. Phase 3 of Oxford Village subdivision is also planned to the west of Phases 1 and 2, pending approval of inclusion into Kemptville's new Settlement Area Boundary, proposed to be expanded by the United Counties of Leeds through the ongoing Growth Management Strategy.

Figure 8: Surrounding Developments



2.2.2 Road Network

The subject site is located on the future Depencier Drive, within Oxford Village Phase 1 which connects directly to County Road 43, an east-west route providing connection to both County Road 44 and Highway 416. The subject site is also located in proximity to the municipal roads of Pine Hill Road and Somerville Road as north-south connections within North Grenville.

Figure 9: United Counties of Leeds and Grenville Road Network



3 Development Proposal

The proposed development includes 26 townhouses on approximately 0.52 hectares instead of the previously proposed 14 single-detached dwellings, pending the rezoning of the subject lands in the Plan of Subdivision. Phase 1 of Oxford Village will consist of a total of 398 units, comprised of single detached, townhouse, back-to-back townhouse, and apartment units.

Figure 10: Lots 87-100 with New Servicing Connections

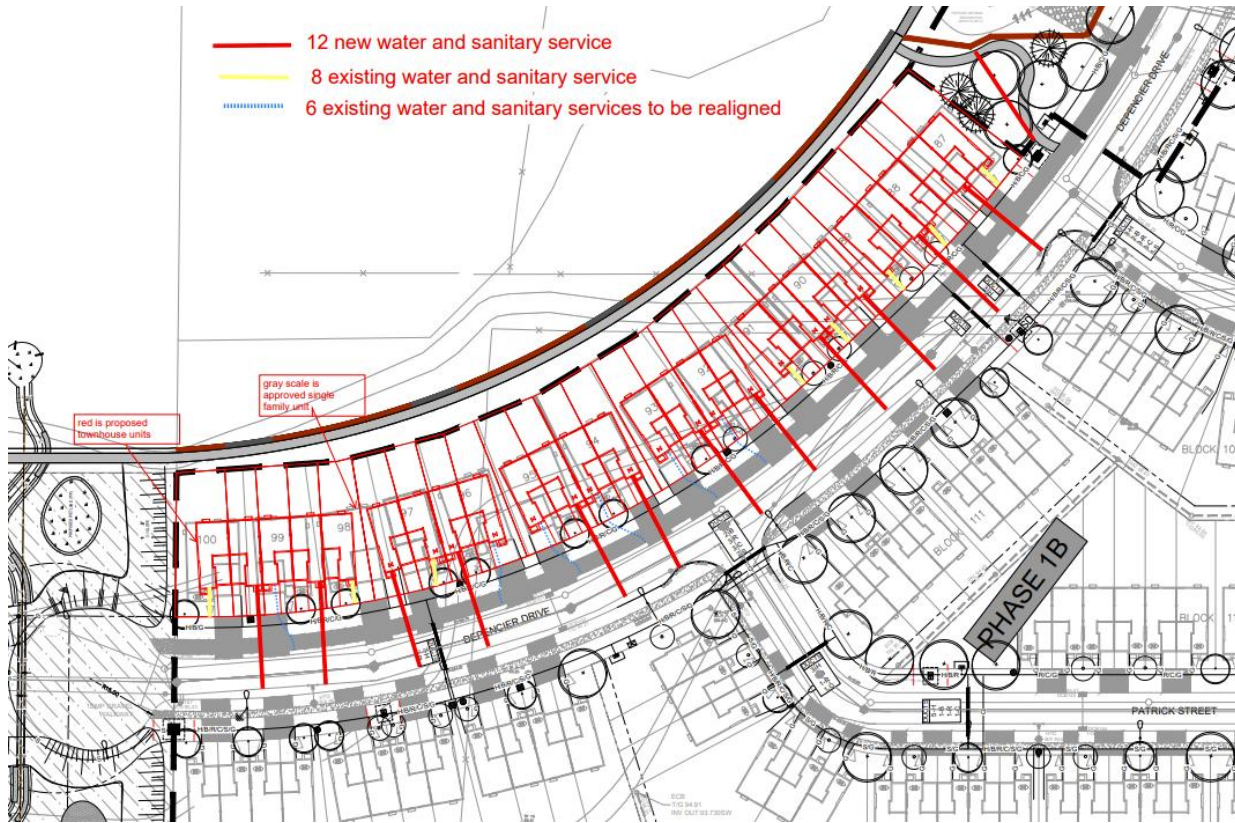


Figure 11. Proposed Townhouse 3D Render.



The proposed townhouses will be two stories with façade articulation and protrusions around primary entrances, as seen in Figure 11 above. Each townhouse will have a single-car garage with an additional parking space outdoors in front of the garage.

4 Planning Policy and Regulatory Framework

4.1 Planning Act

The Ontario *Planning Act*, under Section 2, sets out matters of provincial interest that planning authorities, including the council of a municipality, should have regard for. The proposed development addresses the following matters:

- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (g) the minimization of waste;*
- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

(r) the promotion of built form that,

i. is well-designed,

ii. encourages a sense of place, and

iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposed development is situated within a planned community and promotes the efficient use of land and services in keeping with the above noted matters of provincial interest. The proposed townhouses, along with the other townhouses within Oxford Village Phase 1 subdivision, would contribute to a wider range of housing options in an area characterized mostly by single-detached dwellings. The subject site is appropriate for growth and development given its proximity to parks, commercial activity on County Road 43, and other amenities such as the Equinelle Golf Club to the north and a series of walking trails northeast of the proposed development

4.2 Provincial Policy Statement

The 2024 Provincial Planning Statement (PPS 2024), official released in October 2024, is aimed at facilitating growth, increasing intensification, promoting a range and mix of housing options and removing barriers to assist with the implementation of the Housing Supply Action Plan. The PPS provides policy direction on matters of provincial interest related to land use planning and development, where it establishes the policy foundation for regulating the development and use of land within Ontario and supports the provincial goal to enhance the quality of life for all Ontarians. Under the updated PPS 2024, it also proposes specific density targets and eliminates the concept of a “municipal comprehensive review”. The PPS 2024 further revises the time horizon for meeting projected land needs from a period of 25 years to a period of at least 20 years but not more than 30 years. Below is a summary of the policy direction provided within the PPS 2024 applicable to this application.

2.1 Planning for People and Homes

6. Planning authorities should support the achievement of complete communities by:

a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) are transit-supportive, as appropriate.

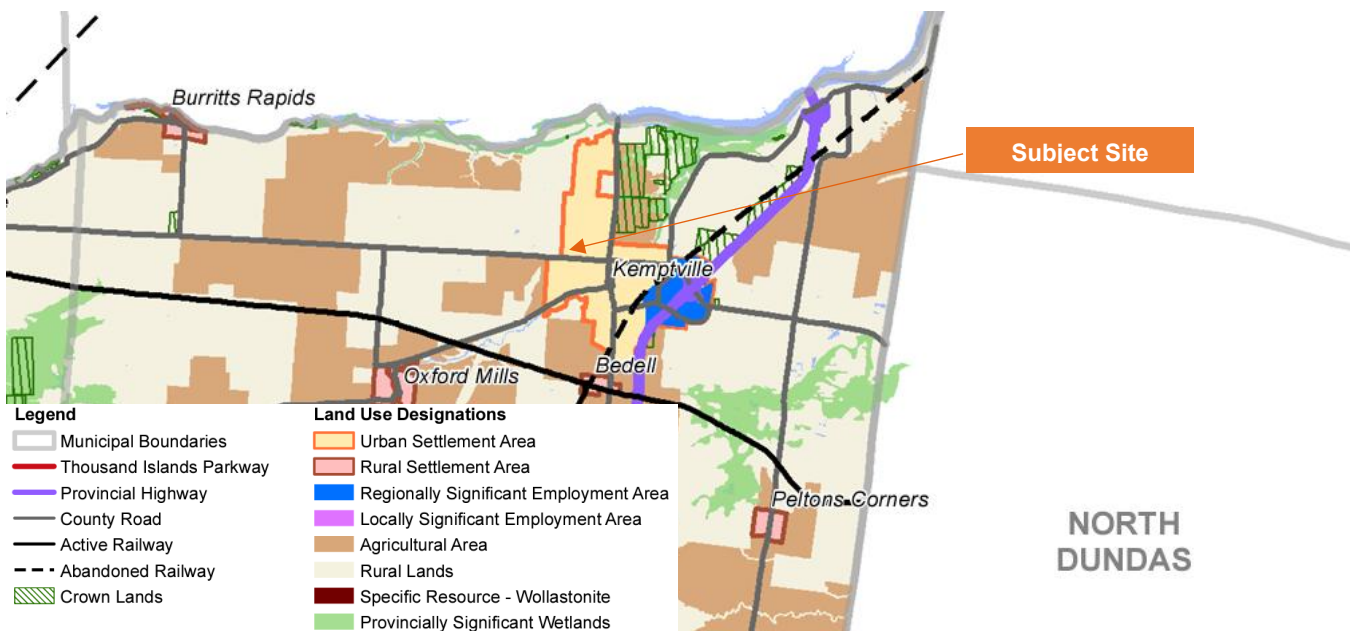
The proposed development promotes efficient land use patterns through the intensification of an undeveloped site located within the existing Kemptville Settlement Area. The proposed development consists of townhouses, adding to the mix of housing types within Kemptville and within Oxford Village Phase 1, and offering a more affordable housing option within the subdivision. Intensification of a currently vacant site capable of being serviced within the Kemptville Urban Service Area supports the efficient use of land, resources, and infrastructure within the Municipality.

4.3 The United Counties of Leeds and Grenville Official Plan

The Official Plan for the United Counties of Leeds and Grenville was adopted by Council on June 23, 2015, approved by the Ministry of Municipal Affairs and Housing on February 19, 2016, and consolidated on March 1, 2021. The Counties Official Plan provides upper-tier policy direction on growth management and land use for the Counties ten municipalities, including the Municipality of North Grenville. Local Official Plans provide more detailed direction for land use planning within each municipality.

According to *Schedule A – Community Structure and Land Use*, and as shown below, the subject site falls within the “Urban Settlement Area”.

Figure 12. United Counties of Leeds and Grenville Official Plan, Schedule A – Community Structure and Land Use.



The applicable policies are identified below:

Section 2.0 Growth Management and Settlement Areas

The Counties directs growth to settlement areas to maximized infrastructure investment and preserve agricultural, rural, and natural heritage areas. Settlement areas are for accommodating healthy and sustainable communities through compact urban forms that efficiently use land, resources, infrastructure, and a mix of land uses.

According to Section 2.3.2 of the OP, urban settlement areas function as the primary centres for growth, development and urban activities including residential, commercial, industrial, institutional, cultural, recreational, and open space uses.

Section 2.4 Settlement Area Development

Section 2.3.1 directs intensification within settlement areas where feasible and appropriate to improve efficiency, reduce costs, and reduce the need for expansion into agricultural areas. The Counties encourage intensification that is appropriate in scale and character.

Section 2.7 Housing and Affordability

The Counties encourages the provision of affordable housing through supporting increased densities, a full range of housing types and sizes, and considering development standards that facilitates the construction of affordable housing and compact urban forms.

The proposed development directs growth within the Urban Settlement Area, improving efficient land use with denser housing options than previously proposed, and reducing the need for expansion into agricultural areas. The townhouses proposed for Lots 87–100 will improve housing affordability by providing entry-level homebuyers with more affordable options compared to single-detached dwellings, utilizing the same amount of land for more units. Further, the above noted policies are reflected in the Township of North Grenville’s Official Plan (OP) outlined in Section 4.5. of this report. Comments and opinions on conformity with the local OP mirror those with respect to the United Counties Official Plan.

4.4 Municipality of North Grenville Official Plan

The Municipality of North Grenville Official Plan was adopted in 2018, providing guidance on the development of the Municipality and its agricultural, hamlet, and urban service areas. The subject site is within the ‘Urban Settlement Area’ in the United Counties Official Plan, and ‘Urban Service Area’ in the Municipality of North Grenville’s Official Plan. The following provides an overview of applicable sections and policies within the municipalities’ Official Plan followed by a discussion demonstrating how the proposed development is in alignment with North Grenville’s directives.

Section 2: Planning Framework

Section 2.2.4 outlines the preferred settlement patterns for the municipality and indicates that the Town of Kemptville will be the primary centre for residential development in the Municipality North Grenville. The Municipality’s minimum target is for 20% of dwelling unit growth in the form of residential intensification and redevelopment.

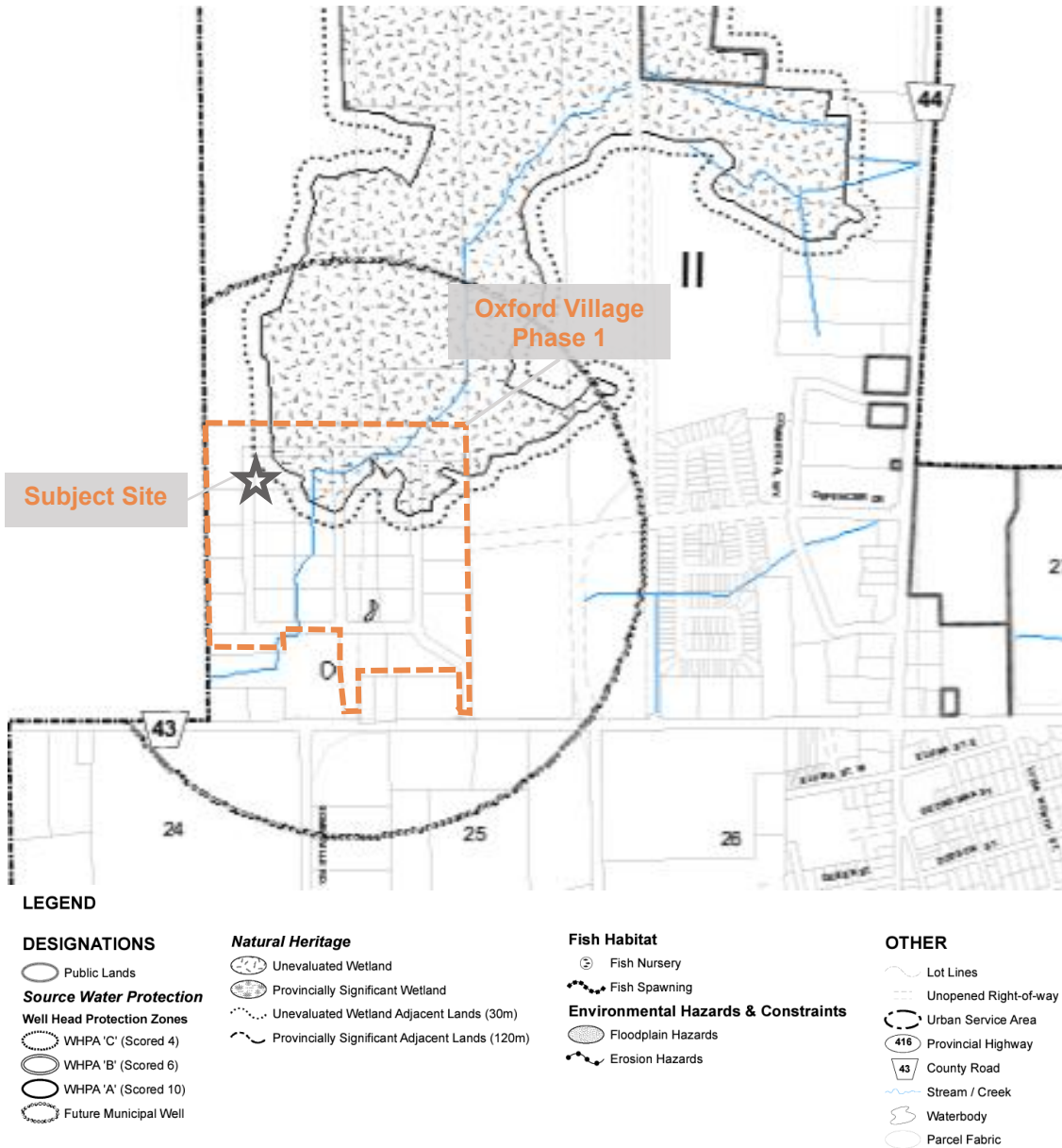
Section 2.2.9 encourages development of a healthy community which strives for a high quality of life for all its citizens. To achieve this goal, development is encouraged to include housing options (rental and ownership) for a variety of ages and needs, opportunities for recreation, and opportunities to experience the natural environment.

Located within the Urban Service Area of Town of Kemptville, the proposed residential development is in an area identified as the primary centre for development. The proposed development of townhouses contributes to a variety of housing options in Oxford Village Phase 1, improving housing availability and access to a larger segment of the population. The site is also located in proximity to natural and recreational features and nearby commercial services, making it a suitable location for residential development.

Section 6: Land Use Policies – Natural Heritage

The subject site is located next to an unevaluated wetland on the northern side of Oxford Village Phase 1. Additionally, Lots 87-100 are located within the source water protection zone for a future municipal well, and the eastern side of the site is near a stream running north-south through Phase 1.

Figure 13 : Municipality of North Grenville Official Plan, Schedule 'B1', Natural Heritage & Constraints



The proposed development does not conflict with any natural heritage constraints. The site will benefit from a newly constructed municipal well as identified as the “Future Municipal Well” within Schedule B1 of the North Grenville Official Plan.

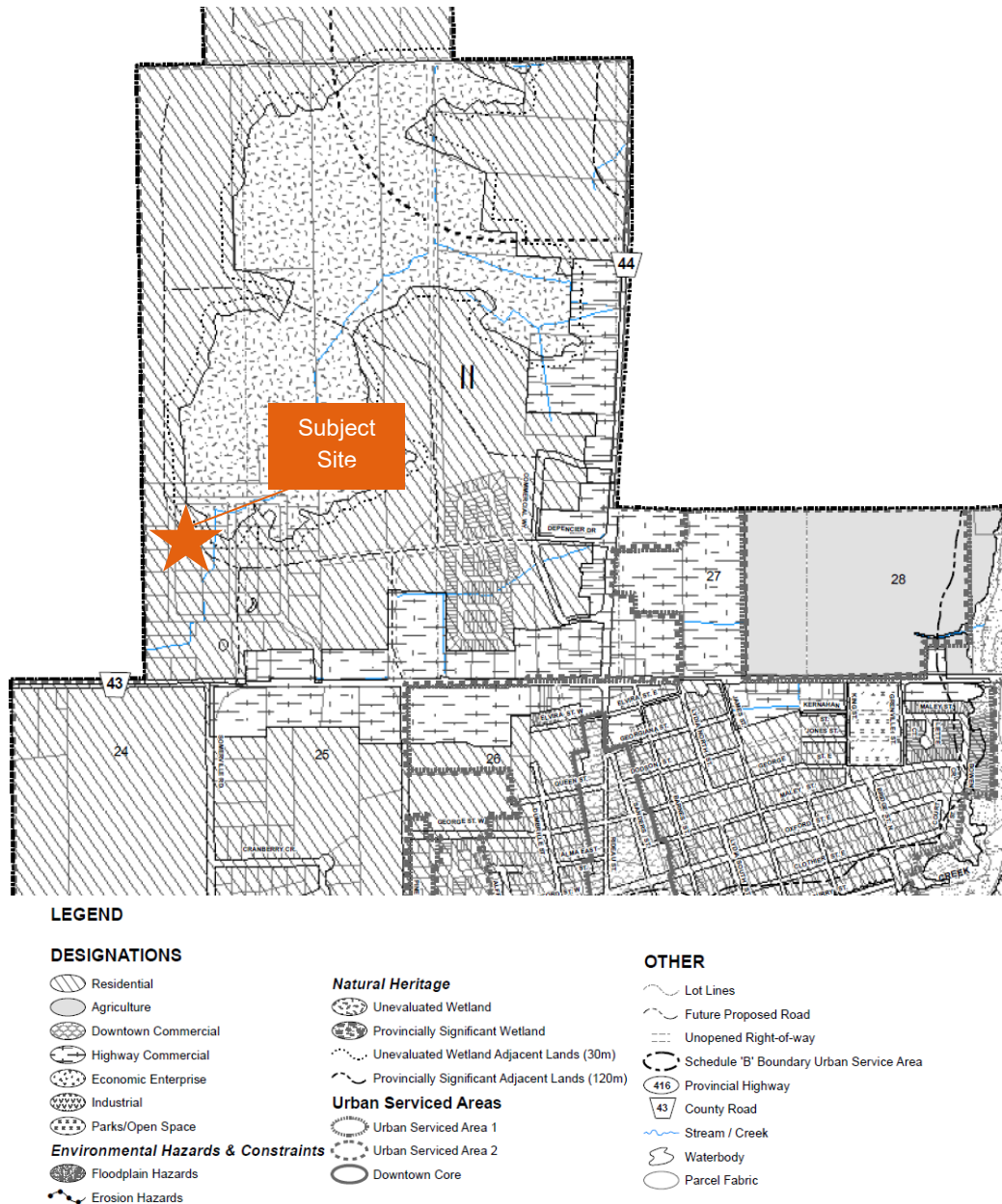
Section 10: Urban Service Area

The Urban Service Area corresponds to the former Town of Kemptville area and is identified for the majority of future development of residential, commercial, and business growth. The Urban Service Area includes areas where development can be serviced by municipal sewer and water services. Within Schedule B of the Official Plan, as seen below, the subject site is designated as ‘Residential’. The goal of the Residential designation is to encourage the development of a mix of housing types to satisfy housing needs within the municipality. The objectives of this

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destination include encouraging infill residential development, minimizing compatibility issues resulting from an inappropriate mix of housing densities, supporting services and amenities beneficial to the residential community, and promoting efficient use of land and services. Permitted uses within the Residential designation includes a full range of housing types including townhouses, such as the proposed typology.

Figure 14: Municipality of North Grenville Schedule B - Urban Service Area Land Use.



The following policy within Section 10.2.4 caps density for development proposals within the municipality.

- 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, **Arcadis. Improving quality of life.**

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 site falls within the Special Residential Designation of Registered Plan 1114, Part Lots 24 and 25, Con 2 – (Oxford Village). The following policies under Section 10.2.5.1 apply to this development application:

- a) *The concept plan for this project is a planned community which will include a variety of housing types, from single family dwellings to apartments, with an estimated unit count of 449 dwellings. Additionally, a municipal park may form part of the development.*
- b) *The total overall density of this development shall not exceed 23 units per hectare.*
- c) *Phasing shall be implemented subject to a site staging program as determined by, and satisfactory to, the Municipality and set out in the site development agreement(s).*
- d) *The amount and location of different types of residential dwelling units, as well as specific zoning provisions, such as lot area, frontage, density and setbacks, shall be set out in the implementing Zoning By-law and/or development agreements.*
- e) *All development in the area shall take place on the basis of connection to Municipal sewage treatment system and water supply system.*
- f) *Said Municipal services shall be incorporated into the Municipality's overall future servicing scheme for the area in a manner and subject to those designs and specifications satisfactory to the Municipality. All costs associated with the extension of the municipal sewage and water system to the lands 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 the sanitary sewage and/or water treatment capacity at the existing sewage treatment plant or water facilities. The connection of this development to the municipal sanitary and/or water systems shall be considered premature until a servicing agreement satisfactory to the Municipality regarding the afore referenced and regarding timing of the connections to the Municipal sanitary sewer system and water system satisfactory to the Municipality, has been entered into by the Developer and the Municipality.*

The subject site benefits from existing municipal servicing connections and road access to County Road 43, promoting the efficient use of land within the Urban Service Area. The development supports an appropriate mix of housing typologies and densities within the development and larger neighbourhood and supports the Official Plan's intent for intensification by increasing the number of townhouses. The proposed density for Lots 87-100 of 15.18 units per hectare supports the maximum permitted density specified in Section 10.2.4 of the Official Plan of 23 units per hectare for the whole of Oxford Village Phase 1.

Section 11: Housing Policies

The Official Plan promotes housing and community development through the following goals:

- a) *To promote the development of mix of housing types that will satisfy the Municipality's projected housing needs.*
- b) *Consistent with the Provincial Policy Statement, support development of affordable housing. This may be through the use of programs from other levels of government and sponsorship opportunities with public and private agencies or other incentives.*

Section 11.3 promotes the provision of a range of housing options that meet various location, cost, type, size, tenure, accessibility and design criteria to cater to various needs. The following policies are applicable to this application:

- b) Where a development application, excluding site plan applications, proposing residential uses is submitted for a site containing two hectares or more of developable lands, within the Urban Service Area, a minimum of 30 percent of new residential units will, wherever appropriate, be planned in forms other than single-detached and semi-detached units, such as townhouses and multi-residential buildings.*

Policy 11.3.2 (f) directs Council to consider development proposals that use innovative design features and servicing standards as a means of improving land use efficiency and providing affordable housing.

The townhouse typology proposed with this development application enhances housing affordability by offering options for entry-level homebuyers. The proposal consists of townhouse dwelling units, which are appropriate for their location and consistent with the municipality's intent to introduce more housing typologies other than single-detached and semi-detached units.

4.5 Urban Design

Section 10.10.2 of the OP sets out an urban design framework in support of the Municipality's urban design program and initiatives. Below is a non-exhaustive list of guidelines that the proposed development satisfies:

- e) The massing and conceptual design of new development should provide for continuity and harmony in architectural style with adjacent uses which have a distinctive and attractive visual identity, or which are recognized as being of architectural, historical or cultural significance.*
- k) Where a proposed development consists of a grouping of buildings, the buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units.*
- o) For multiple forms of low-rise residential development, such as row housing, each unit should be provided with adequate and clearly defined outdoor living space.*
- p) Residential developments that are likely to house young families should include an appropriately-sized outdoor children's play area.*

Setbacks for the proposed development will ensure each unit is provided with adequate, usable, and secure outdoor living space of appropriate size for a children's play area. Massing and heights within the proposed development is consistent with other new development within Oxford Village Phase 1.

Zoning By-law No. 50-12

The subject site is currently zoned as R1-17 (Oxford Village) and is requested to be rezoned to R3-12 (Oxford Village) under the Municipality of North Grenville's Zoning By-law No. 50-12 to allow for townhouse dwellings. The holding symbol shall be removed with the execution of a subdivision agreement, satisfactory to the Municipality. The following tables outline the site statistics for the proposed development in comparison to the zoning provisions.

Table 1: Zoning Provisions and Site Statistics Comparison

Zone Requirements	Required (Townhouse)	Provided
Minimum lot area	180m ²	200m ²
Minimum lot frontage	6m per dwelling unit	6.5m
Minimum front yard	3m	5.88m
Minimum exterior side yard	3m	NA
Minimum interior side yard	1.2m	1.47m
Minimum rear yard	7m	7.05m
Minimum dwelling unit area	46m ²	90m ²
Maximum building height	11m	11m
Maximum lot coverage	70%	45%

Parking Provisions

Section 6.38.1 of the Zoning By-Law indicates that one parking space is to be provided per townhouse dwelling unit.

Table 2: Parking Spaces Requirements and Site Statistics

	Lots 87-100	
	Required	Proposed
Townhouse	1 parking space per unit, total of 26	2 parking spaces per unit (one in garage, one in driveway)

4.6 North Grenville Developer’s Guide (2022)

4.6.1 Neighbourhood Integration

Residential Intensification

Section 3.1.1 of the Developer’s Guide promotes residential intensification that is compatible with the existing surrounding community and maintains the character of the neighbourhood through lots, buildings, streetscapes, topography, street patterns, and the natural environment. Direction is intended to ensure compatibility through review of existing and proposed built form, massing, and architectural treatments, as well as accommodation of natural heritage and hazard features. The following is a non-exhaustive list of urban design guidelines that are addressed through the proposed development:

- a) Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbage receptacles, parking areas, and other features that may impact the use and privacy of such spaces.
- c) Consideration of the following Urban Design Principles:

- i. innovative and creative standards of design for the form and design should complement and/or enhance any significant natural features that form part of the site or are located adjacent to the site;*
- ii. new development should provide for a diversity of styles, continuity, and harmony in architectural style with adjacent uses;*
- iv. the design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets;*
- v. buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units;*
- vi. parking and driveways should be located and designed to facilitate maneuverability on site and between adjacent sites, and to reduce traffic flow disruption to and from the property.*

Streetscape

Section 3.2.1 outlines guidelines pertaining to streetscape design as part of transportation standards. As building facades frame the streetscape, new development should be consistent with existing development. Design of elements such as roadway, sidewalks, lighting, signage, landscaping, and parking are major elements in streetscape consistency and compatibility within existing neighbourhoods.

A sidewalk is proposed along the opposite side of Depencier Drive, and each private road within Oxford Village Phase 1 will feature a sidewalk on one side of the road, ultimately helping connect the site to municipal sidewalks on Keatons Way and the south side of Patrick Street. These connections will provide pedestrians with access to a greater network of walkways such as the one planned around the wetland. Low speeds of 30 km/h on local roads will create a comfortable environment for cyclists to access routes such as Settler's Trail through the future Oxford Village Phase 2 subdivision.

4.6.2 Landscaping Standards

Section 4.0 in the Developer's Guide provides guidance and direction on key landscape elements to address protection of natural features and integration into the surrounding community. The following is a non-exhaustive list of landscape guidelines addressed through the proposed development:

Landscaping and Energy Conservation

Section 4.2.1 provides direction on landscaping should be used for energy conservation, as well on opportunities to enhance the appearance of building setback and yard areas, and screen parking, loading, garbage, and service facilities.

Landscaping and Stormwater Management

Section 4.2.2 provides direction on landscaping benefits for stormwater management. The retention of existing tree cover or natural vegetation, and the provision of significant grassed and natural areas is encouraged to facilitate absorption. The landscape plan should provide for new tree planting in appropriate locations to compensate for the loss of existing trees.

Landscape Plans

Section 4.3 outlines the requirements landscaping plans for site plan control, including:

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- ii. The retention of as much natural vegetation as possible, especially along watercourses, on steep slopes, in valued woodlots, in areas linking green spaces, and along roadways.
- vi. The use of native species in tree planting strategies shall be encouraged. Monoculture tree plantings shall be discouraged.

Both the front yards and rear yards will feature grass, offering space for soft landscaping. Where possible, in the areas that do not interfere with servicing connections, the inclusion of trees in front yards will contribute to a greener and shaded environment.

4.6.3 Parkland Development Standards

Section 5 of the Developer's Guide outlines parkland requirements in accordance with the Planning Act. Parkland can be conveyed as land dedication or cash-in-lieu.

Through the Draft Plan of Subdivision process for Oxford Village Phase 1, a wetland block with proposed walking paths will be conveyed to the municipality to satisfy the parkland dedication requirement for the whole development including the two blocks subject to this Site Plan Control application. No additional units to the total of Phase 1 are being proposed through this application, so additional parkland dedication is not required.

4.6.4 Sustainable Design Standards

Section 6 of the Developer's Guide provides sustainable design guidance for neighbourhoods and buildings, focused on promoting sustainable development for the protection of natural areas and groundwater, preserved water quality and biodiversity around the Rideau River, and permitting alternative energy source installations where appropriate. The following sections are a non-exhaustive list of guidelines addressed through the proposed development.

Protection of Natural Heritage Features

Section 6.1 provides guidance for the protection of natural heritage features. No development shall be permitted within provincially significant or locally significant wetlands or significant woodlands, with the exception of uses such as passive outdoor recreation and educational activities. The Municipality encourages measures that protect and enhance the ecological function and integrity of the area's natural heritage in a sustainable manner and shall manage development to avoid natural hazards and significant natural features.

Sustainable Design Elements

Section 6.3 provides guidance on sustainable design elements encouraged by the Municipality for new development. The following is a non-exhaustive list of guidelines addressed through the proposed development:

- iii. *Maximize opportunities for sustainable transportation modes (walking, cycling, transit facilities and connections), including accommodation of active transportation, including the provision of bike rack parking areas. For medium to high density residential development there will also be the requirement to provide for the indoor storage of bikes.*
- iv. *Minimize impervious surfaces by reducing driveway and surface parking areas and providing permeable or semi-permeable surface materials as alternatives to concrete or asphalt.*

Energy Conservation

Section 6.3 provides guidance on energy conservation. The following is a non-exhaustive list of guidelines addressed through the proposed development:

2. Landscape designs shall consider energy and water conservation through the following measures:

- i. Provide for energy conservation through appropriate location and choice of species to provide shade and cooling during summer and provide for wind protection in winter.*
- ii. Utilize native species and species with low watering requirements wherever possible.*
- iii. Utilize permeable, light coloured or landscaped surfaces wherever practical to reduce heat retention and encourage natural infiltration of storm water.*

The proposed development does not interfere with provincially significant or locally significant wetlands or significant woodlands. Active transportation is encouraged around the subject site, within the larger Oxford Village Phase 1 Subdivision, through the provision of sidewalks and streets with low vehicle operating speeds, and trees will be planted where it is feasible to not interfere with servicing connections.

5 Conclusion

The Zoning By-law Amendment application proposes to rezone the subject lands from R1-17-H to R3-12-H. This change will allow for the construction of townhouse units in an area that was previously planned for single detached dwellings. The proposed amendment maintains the total number of units approved in the existing Draft Plan. Additionally, the Zoning By-law Amendment will adjust the zone boundaries to better align with the proposed street pattern and block layout. This application is being submitted concurrently with a Part Lot Control Exemption application, to facilitate the potential for additional future land division for sale purposes.

As demonstrated in this report, the proposed development is appropriate and consistent with the applicable policies set out in the 2024 Provincial Policy Statement and conforms with the United Counties of Leeds and Grenville Regional Official Plan, the Municipality of North Grenville Official Plan, the North Grenville Developer's Guide, and the Municipality of North Grenville Zoning By-law No. 50-12.

Arcadis is of the opinion that this Zoning By-law Amendment application, along with its concurrent Part Lot Control Exemption application, for the proposed development on the subject site is an appropriate use for the lands, is consistent with the policy direction of the Official Plans and represents good land use planning. Arcadis supports this application and recommends that the application be approved accordingly.

Sincerely,

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