

March 4, 2020

United Counties of Leeds and Grenville
25 Central Ave. W., Suite 100
Brockville ON K6V 4N6

Attention: Cherie Mills – Manager of Planning Services

**Reference: Draft Plan of Subdivision and Zoning By-law Amendment Applications
County Road 16, Merrickville (PIN 681080653)
Novatech File #: 118165**

Dear Ms. Mills

Novatech is pleased to submit this planning rationale letter on behalf of 2287171 Ontario Ltd. in support of a Draft Plan of Subdivision application and a Zoning By-law Amendment application to permit the development of a site on Country Road 16 in Merrickville (PIN 681080653). It is proposed to develop the land for 43 residential lots on a street network linking County Road 16 with County Road 15 via Sophie Lane and Irene Street.

The planning rationale letter below outlines the proposed development and demonstrates that the proposal is consistent with relevant provincial and municipal policy documents.

1.0 Introduction

1.1 Site Description and Context

The subject site is a 3.54 ha irregular parcel of land in Merrickville on the north west corner of the junction of County Roads 15 and 16. It is legally described as:

PARKLT 35, LTS 190-192, PT LTS 5-8 BLK 15, LTS 1-9 BLK 16, LTS 1-6 BLK 18, PARKLT 41, LT 196, PARKLT 38, LTS 193-195 PL 6 MERRICKVILLE PTS 1-6, 15R11144; PT EDWARD ST, PT GEORGE ST, PT JAMES ST., PT ST. PATRICK ST, PT ST. JOHN ST PL 6 MERRICKVILLE PTS 1-8, 15R11145 EXCEPT PTS LAID OUT ON PL 15M13; MERRICKVILLE-WOLFORD, VILLAGE OF MERRICKVILLE-WOLFORD SUBJECT TO AN EASEMENT IN GROSS OVER PTS 24 AND 25, 15R11331 AS IN GC17147.

The site currently has access from County Road 16 to the south and will connect to the existing Sophie Lane and Irene Street which were constructed as part of the subdivision to the east. That subdivision was Stage 1 of a subdivision with the subdivision of the subject site intended to be Stage 2, but timing and circumstances led to them being separated. The site is generally flat but falls away slightly to the north west. The site is vacant of development and mostly cleared of vegetation, except for a strip of trees along the northern and western boundaries. The surrounding land uses are low density residential in all directions except to the east which is the serviced urban residential subdivision referred to above which comprises of detached and semi-detached dwellings.



Figure 1: Subject site and surrounding land uses

1.2 Planning Context

The following planning controls affect the subject site:

- United Counties of Leeds and Grenville Official Plan (2016)
- The Village of Merrickville-Wolford Official Plan (2006)
- The Village Merrickville-Wolford Zoning By-law No. 23-08 (2008).

2.0 The Proposal

2.1 Background and Pre-application Comments

This Draft Plan of Subdivision is effectively the continuation of the completed subdivision, being Stage 1, immediately to the east which comprised 20 lots and a stormwater management (SWM) pond. Stage 1 was approved in 2011 and the lots are mostly developed now, with a mix of detached and semi-detached dwellings. Initially it was proposed to develop both Stages 1 and 2 together so the SWM pond and all servicing was designed to serve both stages. Similarly, the technical reports considered both stages. This is also

reflected in them both being zoned Residential Type Two (R2), In the end approval was only sought for Stage 1. The Stage 2 land, subject site for this application, remains vacant and undeveloped.

A pre-application consultation was held with municipal staff in June 2019. The comments from this meeting have been incorporated into the design of the subdivision and are addressed in this planning rationale letter and the studies accompanying the application.

2.2 Draft Plan of Subdivision

It is proposed to develop the land for 43 residential lots. The underlying historical lot fabric will be replaced by the proposed plan of subdivision. The street layout as shown in Figure 2 below continues the two streets from Stage 1 of the subdivision and matches their 16m right of way (ROW). Sophie Lane continues as Street No.1 and Irene Street continues as Street No.2. Street No.1 connects to County Road 16 with a right-in-right-out movement. This intersection is addressed in the Traffic Brief submitted with the application. A future ROW is provided in the north east corner of the site at Block 44 to provide a link to the proposed development the north.

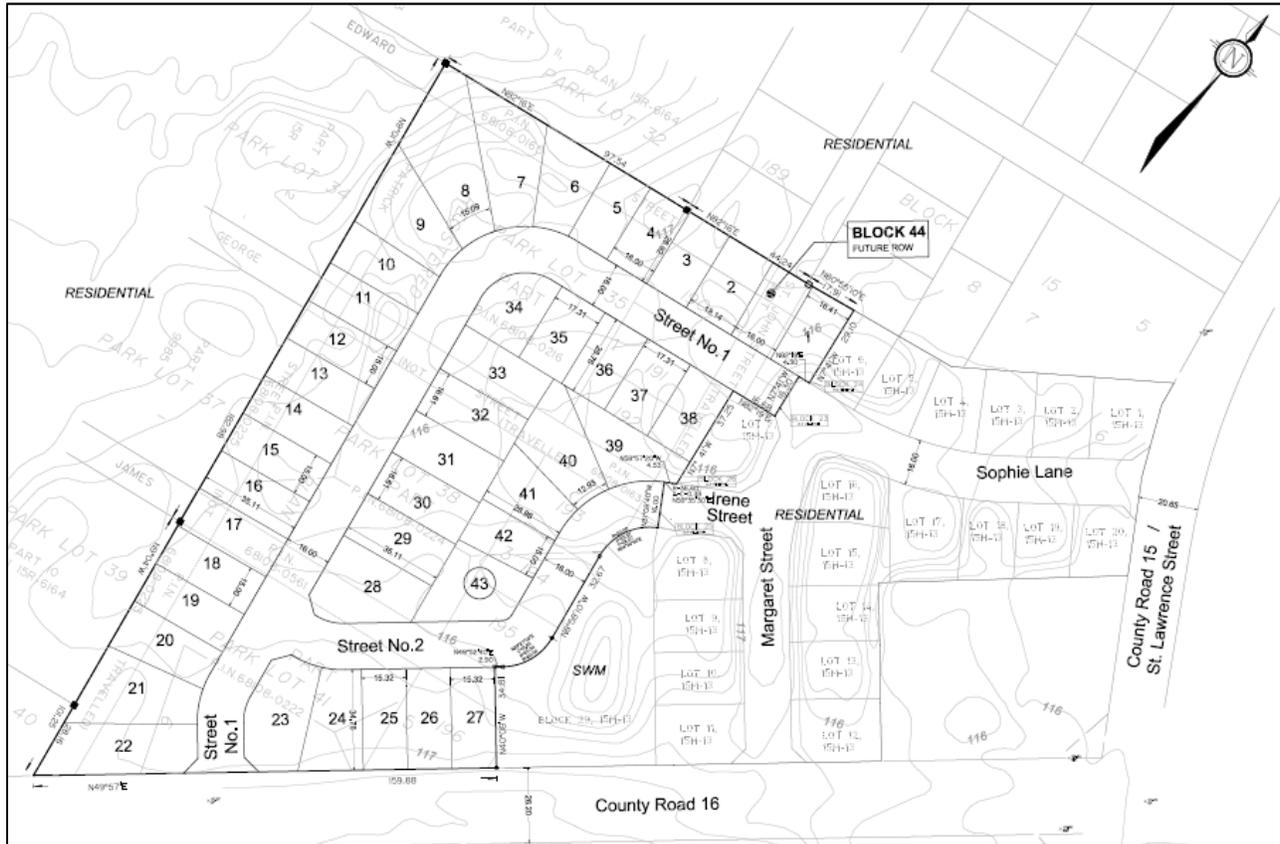


Figure 2: Excerpt from the Proposed Draft Plan of Subdivision

2.3 Zoning By-law Amendment

Pursuant to the Zoning By-law the subject site is zoned Residential Type Two (R2). Detached and semi-detached dwellings are permitted uses and are subject to the controls at clauses 5.1.2 and 5.2.2 of the Zoning By-law respectively. The applicable controls for a plan of subdivision are:

	Minimum lot area	Minimum lot frontage
Single detached dwelling	450m ²	18m
Semi-detached dwelling	270m ²	9m

The proposal meets the minimum lot area for a single detached dwelling but 38 of the 43 lots have sub-18m frontages. Frontages range from 12.93m to 18.14m (more for the four corner lots) but the majority of lots have frontages of 14-16m. Accordingly, an exception to the current R2 zoning is sought to allow for minimum lot frontages of 12m for single detached dwellings. Semi-detached dwellings may be built where the current zoning allows for them – an exception to these provisions is not sought.

As part of the approval of Stage 1 of the subdivision, a concept was made available for Stage 2. They showed 36 lots, all with 18m+ frontages which could have accommodated either single detached or semi-detached dwellings (i.e. 36 to 72 dwellings depending on the unit mix). It is now proposed to develop 43 lots, seven more than the concept. However, as semi-detached dwellings require 9m frontages, the reduced lot frontages effectively restrict semi-detached dwellings from all but five of the lots (four corner lots and one regular lot with an 18.14m frontage). The maximum number of dwellings that could be developed on the current plan is 48 (38 detached and 10 semi-detached), which is considerably less than the potential 72 dwellings that could have been developed if the conceptual lot layout was used.

3.0 Policy Review

The following subsections outline how the proposed development is consistent with the relevant provincial and municipal policies.

3.1 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy directions on land use planning and development matters of provincial interest, as set out in Section 2 of the Planning Act. All decisions affecting planning matters are required to 'be consistent with' policies of the PPS. The policies in the PPS are divided into three sections (1) Building Strong Healthy Communities, (2) Wise Use and Management of Resources, and (3) Protecting Public Health and Safety. The following demonstrates how the proposed development satisfies the applicable policies from these sections.

Building Strong Healthy Communities

Section 1.0 of the PPS – Building Strong Healthy Communities provides policies which focus on achieving sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Subsection 1.1 of the PPS speaks to managing and directing land use to achieve efficient and resilient development and land use patterns.

Policy 1.1.3.2 requires land use patterns within settlement areas to be based on:

b) densities and a mix of land uses which:

- 1. efficiently use land and resources;*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- 4. support active transportation;*
- 5. are transit-supportive, where transit is planned, exists or may be developed, and;*
- 6. are freight-supportive.*

Policy 1.1.3.6 states that new development should occur adjacent to the existing built-up area and allow for the efficient use of land.

Subsection 1.4 of the PPS speaks to the provision of adequate housing for existing and future residents.

Policy 1.4.3 states that *Planning Authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

b) permitting and facilitating:

- 1. all forms of housing required to meet social, health and well-being requirements of current and future residents, including special needs requirements; and*

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and project needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed

Subsection 1.5 of the PPS speaks to public spaces, recreation, parks, trails and open space.

Policy 1.5.1 states that *healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.*

Subsection 1.6 of the PPS speaks to infrastructure and public service facilities.

Policy 1.6.1 states that *Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient, and cost-effective manner that considers impacts from climate change while accommodating projected needs.*

The proposed development addresses the policies above as it is located within the Urban Settlement Area in the United Counties Official Plan and is adjacent to the existing developed area of Merrickville. The layout of the subdivision is an efficient use of land and can be serviced efficiently using municipal services. The Site Serviceability and Stormwater Management Report (Novatech, dated February

2020) submitted with this application demonstrates that there is adequate infrastructure to support the proposed subdivision. The proposed street layout creates a continuous network of connections within the development and to the adjacent land. The proposal provides a mix of single detached and semi-detached dwellings.

Wise Use and Management of Resources

Section 2.0 of the PPS - Wise Use and Management of Resources speaks to protecting natural heritage, water, agriculture, mineral aggregate, petroleum, cultural heritage and archaeological resources.

The schedules in the United Counties of Leeds and Grenville Official Plan confirm that the site does not have significant natural heritage or mineral aggregate resources. The subject site does not contain sensitive surface water or sensitive ground water features and is not prime agricultural land. There are no or petroleum resources on the site.

3.2 United Counties of Leeds and Grenville Official Plan

Schedule A of the Official Plan for the United Counties of Leeds and Grenville designates the subject site as being in an urban settlement area and sets out the policy direction for these areas under 2.0 Growth Management and Settlement Areas:

The urban settlement areas function as the primary centres for growth, development and urban activities. Urban settlement areas will be the focus of residential, commercial, industrial, institutional, cultural, recreational and open space uses.

Clause 2.7.1 (Supply of Land for Housing) encourages local municipalities to work with proponents to: *'ensure that a full range of housing types and densities, where appropriate, are provided to meet the anticipated demand and demographic changes. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs, will be encouraged.'* The site is zoned consistent with this, as R2 which permits a range of residential dwelling types.

Section 4 of the Official Plan addresses natural heritage, water and cultural resources. The site is not identified as having Natural Heritage Features or Areas (Schedule C). Habitat of Endangered Species and Threatened Species (Clause 4.2.5) and Woodlands (Clause 4.2.7) are not shown on the schedules.

An Environmental Impact Study (EIS) by Bowfin Environmental Consulting dated November 2019 submitted with the application identified several potential SAR for the general area and the appropriate species-specific surveys were completed. These documented the presence of Category 3 habitat for Eastern Whip-poor-will in the southern edge of the subject lands.

In relation to 4.2.10 (Fish Habitat) and 4.2.11 (Watercourses and Waterbodies), mapping by the Rideau Valley Conservation Authority confirms that there are no watercourse or waterbodies on the site. Section 5 of the Official Plan addresses Natural or Human-made Hazards. The site is not identified as having addresses Natural or Human-made Hazards (Schedule D). Section 6 of the Official Plan addresses Transportation, Infrastructure and Servicing. Schedule E (Transportation) identifies County Roads 15 and 16 as being County roads (unsurprisingly). The Site Serviceability and Stormwater Management Report (Novatech, dated February 2020) submitted with this application demonstrates that there is adequate infrastructure to support the proposed subdivision.

It is considered that the proposal conforms to the provisions of the United Counties of Leeds and Grenville Official Plan.

3.3 The Village of Merrickville-Wolford Official Plan

The role of this Official Plan is to guide and direct the use of land within the Village of Merrickville. Section 3 contains General Provisions including, at 3.7, policies relating to division of land. The proposal is consistent with the applicable policies relating to efficient servicing, appropriately sized lots and road access. Policy at 3.17 relates to habitat of endangered and threatened species. Habitat is further addressed in the EIS submitted with the application. In relation to section 3.18.1 (Archaeological Resources) the site is adjacent to historic transportation features (County Roads 15 and 16), but at the pre-application consultation Council did not require that an archaeological study be undertaken. Policy 3.23 (Parklands) sets out the standard 5% parkland dedication, as either parkland or cash in lieu. It is proposed to provide cash in lieu for this proposal. It is suggested that parkland more centrally located in the village could benefit from this.

Section 4 (Land Use Designations) classifies the subject site as Residential and directs that low density development shall not exceed 22.7 units per net ha (which may be exceeded to permit semi-detached and duplex dwellings). The proposal does not exceed this density. Section 5 (Transportation) directs that the minimum right-of-way (ROW) for County roads is 26m and for village roads in the urban area is 16 m. The ROWs in the proposal are 16m wide and County Road 16 already has a 26m ROW. Section 6 (Servicing) is addressed by the Site Serviceability and Stormwater Management Report (Novatech, dated February 2020) submitted with this application that demonstrates that there is adequate infrastructure to support the proposed subdivision.

4.0 Conclusion

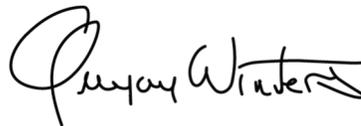
It is our assessment that the proposed development is consistent with the *Provincial Policy Statement* and generally conforms to the *United Counties of Leeds and Grenville Official Plan*, *The Village of Merrickville-Wolford Official Plan* and *The Village Merrickville-Wolford Zoning By-law No. 23-08*, subject to the proposed zoning by-law amendment.

This planning rationale, along with the associated technical studies, supports the development of the proposed subdivision. The proposal is an efficient and orderly use of land. The proposed development is an appropriate and desirable addition to the community and represents good planning.

Sincerely,
Novatech



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