

May 16, 2021

United Counties of Leeds and Grenville
25 Central Avenue West
Suite 100
Brockville, ON
K6V 4N6

RE: 07-T-09001
Meadowlands Subdivision
Part of Lot 5, Concession 1
Village of Cardinal
Township of Edwardsburgh/Cardinal

ZanderPlan has been retained by the property owner to assist with a revised Draft Plan of Subdivision application for the above-noted subdivision in the Village of Cardinal. The original subdivision application was filed in 2009 and received Draft Plan Approval from the United Counties of Leeds and Grenville in August of 2010. A revision to the subdivision was filed in 2016 by Novatech Engineering and the background information in that submission is still relevant today. Revised Draft Plan Conditions were issued by the United Counties in February of 2017. That plan included 73 lots, along with several park and pathway blocks. The owner now proposes to modify the Draft Plan again, to introduce a mix of housing types and densities to the site. This planning rationale is intended to support the revised Draft Plan application.

SUBJECT PROPERTY

The subject property consists of approximately 9 hectares of land on the north-east side of the Village of Cardinal, connecting to the Village through a northerly extension of St. Lawrence Street. The lands are currently vacant, and are bounded by a private rail spur line to the west, residential lots to the south, and rural lands to the north and east. The residential lots within the Village are serviced with municipal services, which will be extended onto the subject property to service the proposed lots.

DEVELOPMENT PROPOSAL

The original subdivision approval included a total of 49 lots on the 9 hectare site. The revised Draft Plan, approved in 2017, included lots and blocks for 106 residential units, including single detached and semi detached housing units. The semi detached units were primarily located in the centre of the site, and along the west side abutting the rail line. The new plan being filed now uses the same road network as the 2017 Draft Plan; however, the density has been

increased to meet current market and housing demand. The new plan includes: 40 blocks for 80 semi-detached units; 12 blocks for 66 townhouse units; and two blocks for future road connections. The large park blocks and pathways that were previously included in the Plan abutting the existing residential units to the south have been retained in the revised Plan. The semi-detached blocks all have a minimum frontage of 18 metres, and all the townhouse parcels have a frontage of at least 6 metres. Once the Plan is registered, Part Lot Control Exemption will be used to divide the Blocks as needed.

PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement, 2020, is issued under the authority of Section 3 of the *Planning Act*; approval authorities are required to be consistent with these policies when making planning decisions. As this application involves changes to the Draft Plan, and the 2020 Policy Statement (PPS) has been issued after the 2017 Draft Plan Approval, it is appropriate to consider the relevant policies.

Section 1.0 of the PPS speaks to Building Strong Healthy Communities, noting that settlement areas are the ideal location for subdivisions. In meeting the intent of Section 1.1, it is notable that the proposed development efficiently uses the land and is an extension of the existing settlement area. The proposal introduces a range of housing types and densities, and includes park and open space blocks for public use. Per Section 1.1.3, the property is located within the Cardinal settlement area, where development is to be focused. Section 1.1.3.2 encourages a mix of densities and land uses which “efficiently use land and resources”. As indicated by Section 1.1.3.6, the proposal represents new development “in designated growth areas ... adjacent to the existing built-up area ... [with] a compact form” and a mix of densities.

Section 1.4 of the PPS speaks to Housing, noting that municipalities should provide for “a range and mix of housing options and densities” to meet the future needs of the community. The proposed plan will add a mix of housing types including semis and townhouse units, and the flexibility to accommodate single dwellings, helping to maintain the Township’s housing supply. Per Section 1.6.6, the proposed subdivision would be serviced with piped municipal services, which is the preferred form of servicing.

No natural heritage features or functions have been identified on or within proximity to the site that would require evaluation per Section 2.1 of the PPS. The attached servicing report speaks to stormwater management per Section 2.2 and is discussed in greater detail below. Section 2.3 of the PPS speaks to Agriculture. Although the site does appear to contain Class 2 Soils per the Ontario Soil Survey, the lands are located entirely within the Settlement Area, and are already zoned and designated for residential use. Land to the north and east, which also seem to have

Class 2 Soils, are zoned and designated for rural land uses. It is therefore understood that this is not considered a prime agricultural area. Per Section 2.4, there are no known mineral or petroleum resources on or within proximity to the site. In addition, per Section 2.5, there are no known mineral aggregate resources or operations on or within proximity to the site. And, there are no known built heritage resources or cultural heritage landscapes on or within proximity to the site to be considered under Section 2.6.

Section 3.0 of the PPS speaks to Protecting Public Health and Safety. Natural Hazards such as erosion and flooding hazards are referenced in Section 3.1; there are no known natural hazards on or within proximity to the site. Human-Made Hazards are referenced in Section 3.2 and include mine hazards, and oil, gas and salt hazards. There are no known human-made hazards on or within proximity to the site.

Overall, the proposed subdivision, located within an established settlement area, which will connect to existing services and will be a logical extension of existing municipal streets, is consistent with the policies in the 2020 Provincial Policy Statement.

UNITED COUNTIES OF LEEDS AND GRENVILLE OFFICIAL PLAN

The subject property falls within the Urban Settlement Area designation on Schedule A to the United Counties of Leeds and Grenville Official Plan. The Urban Settlement Area policies are included at Section 2.3.2 of the Plan, and note that “urban settlement areas function as the primary centres for growth, development and urban activities.” A broad range of uses are permitted within the Urban Settlement Areas, including a range and mix of housing types and densities, on full municipal services. Intensification and efficient use of land is supported by the Official Plan policies. The revisions to the Draft Plan would meet intent of the Official Plan for the United Counties.

TOWNSHIP OF EDWARDSBURGH/CARDINAL OFFICIAL PLAN

The subject property falls within the Settlement Policy Area designation on the Township’s Official Plan Schedule A. The Settlement Policy Area policies are included at Section 3.1 of the Official Plan, noting that this area “is intended to be the areas of the Township where growth will be focused in order to optimize the use of public services and infrastructure, and to minimize the outward sprawl of development into areas of natural resources and natural heritage.” The subdivision clearly meets this intent. Goals are included at Section 3.1.1, and include encouraging “new medium and high density residential uses where servicing permits.” Further, Residential Development Policies at Section 3.1.3 provide an intent to ensure an adequate supply of housing, and to allow for a range of housing types and densities with appropriate servicing.

Section 6.14 of the Township's Official Plan speaks to Housing and Affordability. This Section notes that new housing is encouraged to be located within the built up areas including the designated settlement areas such as Cardinal. A range of housing options are also encouraged. The proposed housing will contribute to the supply of housing variety and options in the community,

Section 6.14 of the Township's Official Plan speaks to Housing and Affordability. This section states that Council will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents. The revised Draft Plan will result in a total of 80 semi-detached and 66 townhouse units, which allows for more density and diversity in housing types than previous Draft Plans. Greater diversity in housing will also come from flexibility to accommodate single dwellings, and secondary units in basements. The increase in housing units that will result from the subdivision will maintain the local housing supply, and it is anticipated that this will lead to more affordable housing prices in the Township and help to meet the housing demand.

The developer understands the need to add to the supply of affordable housing in the Township and the County; however, it is important to acknowledge that not all of the affordable housing targets must be met within a single housing project. The developer is prepared to contribute to the supply of affordable housing in conjunction with other developers. The semi-detached and townhouses will be approximately 1000 to 1400 square feet. It is anticipated that the modest size of these homes will allow for an affordable sale price versus larger homes on larger lots. The property owner foresees that the units will be marketed to first time home buyers and seniors, with the tenure as freehold ownership. This will increase home ownership opportunity in the Township. Overall, we are satisfied that the Draft Plan meets the intent of Section 6.14 of the Official Plan.

TOWNSHIP OF EDWARDSBURGH/CARDINAL ZONING BY-LAW

In order to implement the Draft Plan that was approved by the United Counties in 2017, a site-specific Zoning By-law Amendment was approved by the Township in 2017 to place the property in appropriate zones to meet the intent of that plan, and to prescribe setbacks from the nearby rail line. A site-specific revision to the Zoning By-law will be required to permit the semi-detached and townhouse units in the proposed configuration on the site.

SERVICEABILITY REPORT

Novatech Engineering has prepared a Serviceability Report to support the proposed revisions to the Draft Plan. The Report assesses water, sanitary and storm services for the site. Water service will connect from St. Lawrence Street on the south side to Gill Street to the west, with

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adequate water to meet the needs of the residential dwellings and for fire flow. Sanitary service will connect to the municipal system on St. Lawrence Street, flowing by gravity to the Village's network on Meadowlands Drive. Stormwater will be managed through shallow roadside ditches and a subdrain system, flowing to a stormwater pond to be located to the north of the site, eventually outletting to an existing tributary to the St. Lawrence River. Quantity control will be achieved through a dry pond, while quality control will be provided through grassed swales and the stormwater facility. The Report concludes that there is adequate water and sanitary service to meet the needs of the subdivision.

SUMMARY

The Owner is proposing a re-configuration of lots on the existing, Draft Approved Plan of Subdivision. The result will be a total of 80 semi-detached and 66 townhouse units, with the flexibility to construct single detached dwellings on the blocks based on market demand. The revisions are consistent with the policies in the 2020 Provincial Policy Statement, and meet the intent of the policies in the Official Plan for the United Counties of Leeds and Grenville and in the Official Plan for the Township of Edwardsburgh/Cardinal. A site-specific Zoning By-Law Amendment will be required to address the revised lot configuration and proposed density. Should you require any additional information, please don't hesitate to contact the undersigned.

All respectfully submitted by:



Tracy Zander, M.P, MCIP, RPP