APPLICATIONS FOR A ZONING BY-LAW AMENDMENT & PLAN OF SUBDIVISION

Garland Subdivision | Limoges, Ontario

Planning Rationale | 2085 Indian Creek Road

Prepared for:
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File No.: 1636
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1. OVERVIEW

Lloyd Phillips & Associates Ltd. has been retained by 1760708 Ontario Inc. (the Owner) to prepare a Planning Rationale report for the application of a plan of subdivision with the United Counties of Prescott and Russell, and an application for a zoning by-law amendment to the Nation Municipality Zoning By-law.

The proposed development is in respect to a portion of the lands known municipally as 2085 Indian Creek Road. The portion of the property subject to the proposal is located within the Settlement Area of the Village of Limoges, which is part of the Nation Municipality and the United Counties of Prescott & Russell (UCPR).

The entire property extends the width of Concession 1, and contains the majority of Lot 29, and smaller portions of Lot 30 and Lot 28. The property has the general shape of a rectangle, with an outward wedge-shaped articulation along the north half of its western boundary and a small (few acres) rectangular indentation along its eastern boundary.

The property is bordered by Indian Creek Road to the north and Savage Street to the south, and has a total lot area of approximately 249.32 acres (100.9 ha). The southernmost 52.24 acres (21.14 ha) of the property is located within the Village of Limoges Settlement Area and is the portion of land subject to the proposal. The subdivision (to be known as Garland Subdivision) is to be accessed by Savage Street and is to contain a mix of low- and medium-density residential dwelling types.

Figure 1. Context Map
Figure 2. Subject site (trees on the site have been cleared)
2. SITE AND SURROUNDING CONTEXT

2.1 Site Context

The site is a vacant rural area portion of land without any existing buildings, structures or previous development. The portion to be subdivided is the southern 52.24 acres (21.14 ha) of the larger property (249.32 ac / 100.9 ha) that extends north to Indian Creek Road. The larger property (known municipally as 2085 Indian Creek Road) is currently subject to active severance applications proposing the following:

- Retained lot (106.5 ac / 43.1 ha) to continue fronting Indian Creek Road
- Severance No. 1 (114.9 ac / 46.5 ha), which is intended for the proposed subdivision and rezoning, will front Savage Street
- Severance No. 2 will front Chipmunk Street.

The proposed subdivision will only account for 52.24 acres (21.14 ha) of the 114.9 acres (46.5 ha) of Severed Lot No. 1 (see Figure 4 and Figure 15).

The subdivision site (the “site”) is covered with low-lying vegetation (regrowth) and ungraded soils, and was previously occupied by trees. The site is bound by valleylands and a creek to the east (ranging from approximately 1 to 6 metres in depth from top of bank), by Savage Street to the south, by a phased subdivision (Parc des dunes – Phase 2) to the west, and by the Village of Limoges Settlement Area to the north.

The site has the general shape of a square, with an articulation along its north boundary that follows along the south side of a former creek. The site’s south boundary contains 492.06 metres of frontage along Savage Street. The lot depth of the site is approximately 452.06 metres, and the total area of the site is 211,427 m² (52.24 acres).

The site topographic survey was provided by the Nation Municipality. The survey showed the site as generally flat with a difference in grade elevation of approximately 2.5 metres, which slopes west to east towards the creek adjacent to the site.

The site’s PIN is 69033-0018, and it is legally known as: CON 1 PT LOT 29 LOT 30
Figure 3. Location Plan (YELLOW = property; GREY = Village of Limoges Urban Boundary; RED = subdivision site)

Figure 4. Active severance applications for 2085 Indian Creek Road
2.2 Surrounding Context

The site is located in the Village of Limoges Settlement Area (Urban Boundary), and is within the lower-tier Nation Municipality and the upper-tier municipality of the UCPR. In a general context, the site is located within the Village of Limoges, and is situated approximately 3 km north of Highway 417, approximately 2 km southeast of the rural boundary of the City of Ottawa, and approximately 10 km west of the Village of Casselman.

The general land use along Savage Street is a mix of low- and medium-density residential dwellings, consisting of detached, semi-detached, townhouse, and apartment style buildings. Development nearest the intersection of Savage Street and Limoges Road represents the older residential lots found along the street. The south side of Savage Street is well-established with new residential subdivisions that currently extend approximately 1 km from the street’s intersection with Limoges Road. The north side of Savage Street, the side that includes the subject site, is vacant and undeveloped, and currently contains a number of large vacant lots, some of which are subject to proposed residential developments.

Along the east side of Limoges Road and approximately 1 km from the site is Saint-Viateur Catholic Elementary School. Also along Limoges Road and throughout the Village’s Urban Area are a number of commercial, service, and light industrial uses.

Savage Street is designated as a Local Street in Schedule D – Transportation of the UCPR Official Plan, and is subject to a 20 metre Right-of-Way (ROW) which is to be protected. The street has two lanes of two-way traffic, is paved from the subject site to the intersection at Limoges Road, contains a gravel shoulder on both sides, and has a vegetated stormwater ditch extending along its south side. Currently there are no private or municipal sidewalks or pathways extending along this stretch of Savage Street.
Figure 5. Village of Limoges Settlement Area – hatched in grey
Figure 6. Aerial photo of the Village of Limoges

Figure 7. Looking east along Savage Street from Limoges Road
Figure 8. Looking west along Savage Street (subject site is located on the right)

Figure 9. Looking west along Savage Street and the subject site frontage

Figure 10. Looking north from Savage Street (distant tree line represents the north boundary of the proposed subdivision)
Figure 11. Looking east along Savage Street (subject site to the left and a drainage ditch to the right)

Figure 12. Looking south from Savage Street along a proposed rear lane adjacent to townhomes fronting Bourdeau Boulevard.
Figure 13. Looking east along Savage Street (subject site to the left and a drainage ditch to the right)

Figure 14. Looking west along the drainage ditch on the south side of Savage Street
Figure 15. Survey and R-Plan for proposed Severances No. 1 and No. 2
3. PROPOSED DEVELOPMENT

The proposed development is for a plan of subdivision on a 52.24 acre (21.14 ha) portion of the property known municipally as 2085 Indian Creek Road. As part of the planning process in the Province of Ontario, approval must be granted for plans of subdivision by the Province or a delegated authority, which in the case of the Garland Subdivision proposal, is the UCPR.

The proposal also requires a zoning by-law amendment to rezone the land from RU – Rural to a mix of residential zone types appropriate for the subdivision, including the type, layout and density of the proposed dwelling units. The required re-zoning would need to be approved by the Nation Municipality. It should also be noted that the Nation Municipality does not have an Official Plan, and so all references to an Official Plan will relate to the UCPR Official Plan.

3.1 Plan of Subdivision

The purpose of the plan of subdivision is to develop a total of 540 new residential dwelling units. The development would occur in 5 separate phases, and would include single detached, semi-detached, townhouse/row, and apartment dwellings. A draft plan of subdivision is shown on Figure 16.

The proposed development would provide for a mix of housing types and tenures for the Village of Limoges and the surrounding area at densities appropriate for the site’s Official Plan designation as Urban Policy Area. The following table provides a summary of the proposal:

Table 1. Phased development program.

<table>
<thead>
<tr>
<th>GARLAND SUBDIVISION</th>
<th>AREA (HA)</th>
<th>SINGLE DETACHED</th>
<th>SEMI-DETACHED</th>
<th>TOWN-HOUSE</th>
<th>APARTMENT</th>
<th>TOTAL UNITS</th>
<th>TOTAL RESIDENTIAL BLOCKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1</td>
<td>5.69</td>
<td>59</td>
<td>12</td>
<td>4</td>
<td>40</td>
<td>115</td>
<td>65</td>
</tr>
<tr>
<td>Phase 2</td>
<td>3.13</td>
<td>39</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>39</td>
<td>44</td>
</tr>
<tr>
<td>Phase 3</td>
<td>3.99</td>
<td>51</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>51</td>
<td>47</td>
</tr>
<tr>
<td>Phase 4</td>
<td>2.72</td>
<td>13</td>
<td>12</td>
<td>30</td>
<td>0</td>
<td>55</td>
<td>29</td>
</tr>
<tr>
<td>Phase 5</td>
<td>1.86</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>139</td>
<td>139</td>
<td>2</td>
</tr>
<tr>
<td>Phase 6</td>
<td>2.06</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>141</td>
<td>141</td>
<td>2</td>
</tr>
<tr>
<td>Total (minus SWM &amp; Parkland)</td>
<td>19.45 ha / 48.06 ac</td>
<td>162</td>
<td>24</td>
<td>34</td>
<td>320</td>
<td>540</td>
<td>189</td>
</tr>
</tbody>
</table>

The breakdown of the proposed total land area of the subdivision is displayed below in Table 2.
### Table 2. Subdivision land area calculation

<table>
<thead>
<tr>
<th>BLOCK TYPE</th>
<th>AREA</th>
<th>LAND PERCENTAGE (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>152,227 m² / 37.61 ac / 15.22 ha</td>
<td>72.0</td>
</tr>
<tr>
<td>Road &amp; Pathway</td>
<td>42,290 m² / 10.45 ac / 4.22 ha</td>
<td>20.0</td>
</tr>
<tr>
<td>Parkland Dedication</td>
<td>9,920 m² / 2.45 ac / 0.99 ha</td>
<td>4.7</td>
</tr>
<tr>
<td>Storm Water Pond</td>
<td>6,990 m² / 1.72 ac / 0.69 ha</td>
<td>3.3</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>211,427 m² / 52.24 ac / 21.14 ha</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

The proposed development would be publically serviced for water, sanitary sewer, and stormwater. As per the Site Servicing Design Report prepared by Sylvain Viau & Associates Inc., and as confirmed by the Nation Municipality, the proposal is expected to receive access to public water and sanitary sewer services following the completion of current upgrades to municipal infrastructure (scheduled for completion by early fall 2017). A conceptual Master Site Servicing Plan is presented on Figure 17.

The proposed subdivision would have two main ingress and egress roads that would connect to Savage Street and would be located approximately 322 m apart from one another. The access roads would be connected through a loop which provides access to the remaining internal roads of the subdivision, as well as potential future developments adjacent to the site’s western and northern boundary.

Five percent of parkland is to be dedicated to the Township, whereas the proposed subdivision shows a parkland dedication of 4.7% along the western boundary of the site (the remaining 0.3% is to be addressed through a shifting of the eastern lot line of the parkland block). This rectangular-shaped block (Block 191 – 9,920 m²) can be accessed by the pedestrian pathway labeled Block 193, and will provide a range of options for how it can function with and be integrated with, the proposed subdivision (Parc des dunes – Phase 2) abutting the site to the west.

### 3.2 Zoning By-law Amendment

A zoning amendment to Nation Municipality Comprehensive Zoning By-law 2-2006 will be required as part of the proposed development to rezone the site from RU - Rural to OS - Open Space and a mix of residential zone types appropriate for the context and layout of the subdivision and the Village of Limoges. The details of the proposed zoning by-law amendment are outlined in Section 7.2 of this report, and displayed in Figure 15.
Figure 16. Garland Draft Plan of Subdivision
Figure 17. Master Site Servicing and Phasing Plan
4. PLANNING ACT, SECTION 51(24)

The Planning Act, R.S.O. 1990, contains provincial planning regulations with regards to the review of a subdivision of land, whether in the form of a consent or a Plan of Subdivision. Policy 51(24) states that: “In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to” the following criteria as noted below.

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposed Plan of Subdivision for the subject site provides a land use that is permitted by and conforms with the applicable policies of the Official Plan. The proposed zoning designations, to be applied for at a later date, comply with the intended uses and densities of the residential proposal.

The development does not contradict any of the matters of Provincial interest as noted in Section 2 of the Planning Act.

(b) whether the proposed subdivision is premature or in the public interest;

The proposed subdivision is not premature. The proposal began in 2015 and has carefully and sensitively been planned in accordance with site and surrounding context, municipal services, and applicable planning policy and regulations. The phasing and number of units supports the planned growth of the Village of Limoges, as identified in The Nation Municipality Strategic Plan, 2034.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The plan conforms to the Official Plan, and the conceptual design of the adjacent proposed subdivision to the west.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The land is designated Urban Policy Area in the Official Plan, which permits the proposed residential land use. As such it is suitable for its intended purpose as a residential subdivision.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The proposed Plan of Subdivision contains sufficient roads throughout, and provides subdivision access via Savage Street, which extends westward and connects directly to Limoges Road, the Village’s main road which extends south to the 417 and north towards the rural area of the City of Ottawa. The subdivision also provides three internal road stubs for future access to the lands west and north of the site.

(f) the dimensions and shapes of the proposed lots;

The dimensions and shapes of the lots are appropriate and well-suited for the desired density and functionality of the subdivision.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

With regards to restrictions, a 15 m setback has been provided from the watercourse that bounds the site to the east. Additionally, an application to amend the Zoning by-law to permit the proposed development is to be submitted with the subdivision application.

(h) conservation of natural resources and flood control;

A Servicing and Stormwater Management report has been prepared and addresses any matters of flood control. An Environmental Impact Statement report was prepared and addresses conservation of natural resources.

(i) the adequacy of utilities and municipal services;

There are sufficient utilities and municipal services to supply for this phased subdivision.

(j) the adequacy of school sites;
It is understood that the Village of Limoges and nearby settlement areas contain sufficient school services, and that the proposed subdivision does not require the inclusion of a school site. The subdivision application will be reviewed by the area school boards to assess any other school requirements.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

The parkland (to be adjusted from 4.7% to 5% following a future shifting of the eastern lot line of the parkland block) and open space areas on the plan (includes the storm water management facility) will be conveyed to the municipality.

(l) the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The location of the proposed subdivision is optimally located within the Settlement Area defined by the Village boundary in an area appropriate for Residential growth. The municipality will be providing public services to the subdivision to accommodate the proposed and future anticipated growth. The proposal is utilizing land that is suitable for the proposed subdivision.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).

Site Plan Control will apply to the proposed multi-family residential blocks of land.
5. PROVINCIAL POLICY STATEMENT, 2014

The Provincial Policy Statement 2014 (PPS), provides policy direction on planning matters for the Province of Ontario. Decisions affecting all planning matters shall be consistent with the Provincial Planning Policies. The proposed Plan of Subdivision and Zoning By-law Amendment are consistent with the policies of the PPS, 2014, as demonstrated below.

Policies:

Section 1.1.1 of the PPS sets out the criteria whereby healthy, livable, and safe communities are sustained. In short, these are: to promote efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; avoiding development and land use patterns which may cause environmental or public health and safety concerns; promote cost-effective development patterns; improve accessibility for persons with disabilities and older persons by identifying, preventing, and removing land use barriers which restricts their full participation in society; ensuring there is necessary infrastructure; and, promoting development and land use patterns that conserve biodiversity.

Section 1.7.1 of the PPS states that long-term economic prosperity should be supported by: promoting opportunities for economic development and community investment-readiness.

The proposed subdivision and rezoning is for a site located within the Village of Limoges Settlement Area, which is one of two Urban Policy Areas within Nation Municipality, and is designated as Urban Policy Area in the Official Plan. The Nation Municipality Strategic Plan 2034 (published in 2014) states that most development, including residential, institutional, commercial, and to a lesser degree, industrial uses, is intended to be located in the fully serviced Urban Policy Area. The Official Plan supports this statement through population forecasts that show Nation Municipality as experiencing the third highest projected growth from 2011-2035 (behind Clarence-Rockland and Russell).

The proposal is also supported by the Nation Municipality Annual Status Report 2016, which outlines the Municipality’s goals and objectives for supporting future growth in the Village of Limoges through an expansion of its existing municipal services and facilities.
The Plan also sets out a short-term objective for supporting the establishment of a high school in the Village of Limoges, which would complement the Village’s existing elementary school, both of which would be supported by the proposed development.

The proposed subdivision would front onto Savage Street, across from a mix of established residential densities and open space. The proposal would also be within approximately 500 metres from Limoges Road, which bisects the east and west halves of the Village, represents the boundary between Nation Municipality and Russell Township, and provides a direct connection to Highway 417.

The proposal is to develop a vacant portion of land adjacent to and compatible with existing residential and open space uses, within the Village of Limoges Settlement Area, serviced by municipal water and sanitary sewer, within a designated Urban Policy Area, and in close proximity to supporting land uses. The development will provide a variety of housing types in an area designated for growth and that is considered to be a commuter location for those who work in Ottawa and nearby settlement areas.

The proposed development is an efficient use of land and resources, and is compatible with the existing and proposed uses surrounding. The proposal will benefit the Province, County, Municipality, and Village, and is in line with the PPS 2014 and Official Plan policies for achieving efficient and resilient development and land use patterns.

The proposed plan of subdivision and associated zoning by-law amendment are consistent with the PPS 2014.
6. UNITED COUNTIES OF PRESCOTT & RUSSELL OFFICIAL PLAN

Schedule A of the UCPR Official Plan shows the land use designation for the subdivision site fronting Savage Road (existing municipal address, 2068 Indian Creek Road) as Urban Policy Area, as shown in Figure 17. The general character of this designation is provided in Section 2.2 of the Official Plan, and described as such:

The Urban Policy Area designation applies to City, Towns and Villages with populations of 1000 or more and which have been developed primarily on the basis of municipal water and sewer systems. The Urban Policy Area is intended to absorb a significant part of future growth in the United Counties.

Figure 18. Official Plan – Schedule A, Land Use Designation
6.1 Subsection 2.2.5 – Water and Sewer Services

Section 2.2.5 of the Official Plan speaks to the provision of water and sewer services in regards to lot creation. The Section states that lot creation shall not be permitted unless it has been confirmed that the proposed development will be serviced by sufficient municipal or private services, or a combination thereof.

The proposed subdivision is located within the Village settlement boundary and will be serviced by municipal water and sewer. The Preliminary Site Servicing Design Report prepared by Sylvain Viau & Associates Inc. states that the Nation Municipality is currently upgrading the Village’s existing servicing capacity with regards to sanitary lagoons and potable water treatment. Once the upgrades are complete (scheduled for early fall 2017), the report states that the Village’s infrastructure will have the capacity to service the proposed subdivision, therefore, satisfying the policies of Section 2.2.5 of the Official Plan.

6.2 Subsection 2.2.6 – Residential Policies

Policy 1
This policy can be summarized as such: Council’s objectives respecting residential development in the Urban Policy Area have to do with the provision of safe, affordable, and municipally serviced developments that provide a mix in housing types and densities that are compatible with surrounding uses and that make for an appropriate and efficient use of land.

The proposal supports the objectives of this policy by providing the following:
- Development of a previously vacant site within the Village’s settlement area
- A phased development that will address housing demand
- Adequacy of municipal water and sewer capacity to service the development
- A mix in housing types (i.e., single detached, semi-detached, townhouse, low-rise apartment) and tenure (i.e., freehold and rental)
- A safe, orderly and compatible internal street network and lot layout
- A subdivision block to be dedicated for parkland

Policy 2
This policy discusses the purpose of zoning by-laws, and describes the types of uses that should be permitted within residential zones located in the Urban Policy Area.

The proposal supports this policy by proposing the site within the Urban Policy Area be rezoned from Rural to Open Space and a mix of residential type uses to permit a range
of residential densities and dwelling types appropriate for the land and surrounding context.

**Policy 3**
This policy is in regards to commercial uses permitted within residential zones.

This policy does not affect the proposal, because no commercial uses are proposed.

**Policy 4 [to be read in conjunction with Policy 5]**
This policy states that in order for housing requirements and orderly residential development to be met (assuming the availability of municipal water and waste water services), zoning regulations must be designed to provide for a mix of residential densities within the Urban Policy Area that reflect the below density targets:

- 70% low density residential development
- 20% medium density residential development
- 10% high density residential development

**Policy 5 [to be read in conjunction with Policy 4]**
This policy describes and defines how low, medium, and high density is to be calculated and should be applied to residential developments based on number of units per net hectare (excludes roads, parks, and other amenities). The policy states that these densities may not always be possible on smaller sites. Densities are defined as such:

- Low density: 0-25 units / net hectare
- Medium density: 26-40 units / net hectare (townhouse or rowhouse)
- High density: 41-75 units / net hectare (apartments)

The proposed development supports this Policy 4 and Policy 5 by providing a mix of residential densities distributed amongst the five proposed phases of development. The proposed densities of the subdivision conform to the targets of the Official Plan by providing approximately 60% low density housing and 40% medium density housing. It should be noted that the Zoning By-law and the Official Plan contain different definitions for density and dwelling types, and that Policy 4 of Section 2.2.6 of the Official Plan, provides general targets to be applied across the entire United Counties, and so it is reasonable to suggest that the densities of the proposed subdivision conform to those targets. The proposed re-zoning of the subdivision lands within the Village of Limoges Settlement Area will permit a range of densities composed of single detached, semi-detached, townhouse/rowhouse, and low-rise apartment dwellings.

**Policy 6**
This policy describes the purpose, use, and lifting of a holding zone.
This policy does not affect the proposal.

**Policy 7**
This policy describes the considerations to be made in the process of implementing the Official Plan through zoning regulations, site plan control, and subdivision and condominium control.

The proposal supports this policy by requesting that a plan of subdivision and a zoning by-law amendment be approved to permit the development of a mix of residential dwelling types and densities within the Urban Policy Area of the Village of Limoges.

The proposal achieves the intent and purpose of the Residential Policies of the Official Plan.

6.3 **Subsection 4.3.7 – Adjacent Land**

Section 4.3 of the Official Plan focuses on the land use designation of Mineral Aggregate Resource Policy Area (MARPA). Subsection 4.3.7 of this Section discusses how lands adjacent to MARPAs will go about development, including the creation of new residential lots, as is being proposed for the Garland Subdivision. The Subsection states the following:

“In areas located within 300 metres of Mineral Aggregate Resource Areas as per Schedule A and E […] incompatible development, including the creation of new lots shall only be permitted subject [specific criteria].”

Schedule E – Mineral Aggregate Resource of the Official Plan shows the existence of a Sand-Gravel Resource area approximately 300 metres north of the subject site. Schedule A – Land Use of the Official Plan shows the subject site as existing within the Urban Policy Area, and does not show the Sand-Gravel Resource area as an Active Pit and/or Quarry.

Schedule E of the Official Plan is currently under appeal at the Ontario Municipal Board (Case No.: PL160303). Following discussion with UCPR planning staff, it was determined that the northern boundary of the Urban Policy Area designation specific to the subject site, was strategically offset from the designated Sand-Gravel Resource Area north of the site. As such, the proposal for the subject site is considered to be outside of the 300 metre radius, and therefore, is not classified as lands adjacent to a Sand-Gravel Resource Area which would otherwise be subject to the criteria of Subsection 4.3.7 of the Official Plan (see Figure 18).
6.4 Subsection 5.5.6 – Significant Woodlands and Vegetation Cover

As per the Policies of the PPS 2014, Significant Natural Heritage Features, which includes significant woodlands and vegetation cover, proposed development which has the potential to affect such designated areas (including development adjacent to Significant Natural Heritage Features) must be supported by an Environmental Impact Statement. An Environmental Impact Statement (EIS) is also required by South Nation Conservation (SNC) to address this matter to the Conservations Authority’s satisfaction.
The subject site is within 120 metres of an Official Plan designated significant woodland (the forested area north of the subject site) which therefore requires the need for an EIS with a submitted development application. As per the policies of the PPS 2014 and the Official Plan, an EIS has been prepared for the proposal, with recommendations followed by the conclusion that the proposed development will not have any adverse negative impact on the adjacent Significant Woodlands and Vegetation Cover. Please see the EIS report for more details.

6.5 **Subsection 5.5.7 – Fish Habitat**

As per the Policies of the PPS 2014, Significant Natural Heritage Features, which includes fish habitat, proposed development which has the potential to affect such designated areas (including development adjacent to Significant Natural Heritage Features) must be supported by an Environmental Impact Statement. An (EIS) is also required by South Nation Conservation (SNC) to address this matter to the Conservation Authority’s satisfaction.

The subject site is within 120 metres of an Official Plan designated fish habitat (the north-south and east-west creek adjacent the site’s eastern and northern boundary) which therefore requires the need for an EIS with a submitted development application.

As per the policies of the PPS 2014 and the Official Plan, an EIS has been prepared for the proposal, with recommendations followed by the conclusion that the proposed development will not have any adverse negative impact on the adjacent fish habitat. Please see the EIS report for more details.

6.6 **Subsection 7.4.1 – Plans of Subdivision**

The proposed plan of subdivision conforms to the policies of the Official Plan.
7. ZONING BY-LAW AMENDMENT RATIONALE

7.1 Nation Municipality Zoning By-law 2-2006

The property at 2085 Indian Creek Road (including the proposed subdivision site fronting Savage Street) is zoned RU – Rural Zone (see Figure 19).

There is no defined purpose for the RU – Rural Zone in the Nation Municipality’s Zoning By-law, however, the general purpose of this type of zone is to provide space and permission for rural land uses subject to development standards that will ensure the permitted uses are compatible with, and complement, surrounding uses.

The RU zone permits a variety of uses related to agriculture, commercial, industrial, and mineral extraction, as well as limited permissions for residential uses.
Residential lots within rural zones are generally large in comparison to urban residential lots and are designed and regulated to permit much lower densities than what urban areas require for an efficient use of land.

The subject site is located within the Village’s Settlement Area and is designated Urban Policy Area in the Official Plan. Rezoning the site to permit urban residential type land uses would align the land with the general intent and purpose of the Zoning By-law and the Official Plan, and would allow the site to be developed in the urban form that it’s intended for.

7.2 Proposed Zoning By-law Amendment

As part of the proposed development, the subject site is to be rezoned from RU - Rural Zone to a mix of residential zone types appropriate for the subdivision, and with consideration of the type, layout and density of the proposed dwelling units. The following table outlines the performance standards for the R1, R2, and R3 residential zones as existing in the Nation Municipality Zoning By-law 2-2006.

Table 3. Urban residential zones in Nation Municipality Zoning By-law 2-2006

<table>
<thead>
<tr>
<th>RESIDENTIAL ZONES</th>
<th>ZONE REQUIREMENTS (if serviced by municipal water and sewer)</th>
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<tbody>
<tr>
<td></td>
<td>Permitted Residential Use</td>
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<tr>
<td>R1 Single Detached</td>
<td>450 m²</td>
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<tr>
<td>R2 Single Detached &amp; Duplex</td>
<td>515 m²</td>
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<tr>
<td>R3 Apartment, Row &amp; Triplex</td>
<td>400 m²/dwelling unit</td>
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</table>
Figure 20 provides a demonstration plan of the proposed rezoning for the subject site. 
- R1-A: Exception zone - primary purpose of permitting single-detached dwellings 
- R2-A: Exception zone - primary purpose of permitting semi-detached dwellings 
- R3-A: Exception zone - primary purpose of permitting townhouse/row dwellings 
- R3-B: Exception zone - primary purpose of permitting low-rise apartment dwellings

This zoning configuration for the site will allow for an efficient use of the land and resources, as it permits the land to be developed as intended by its Urban Policy Area designation in the Official Plan.

![Figure 21. Proposed Zoning Composite](image)

Save and except the required zoning by-law amendment to accommodate the proposed subdivision, the proposal demonstrates compliance with Nation Municipality Zoning By-law 2-2006.
8. SUPPORTING STUDIES

8.1 Site Servicing Report and Storm Water and Erosion Control Report

A preliminary Site Servicing Report was prepared by Sylvain Viau & Associates Inc. on November 25, 2016. The report reviewed the serviceability of the site in regards to water, sanitary, and storm water management and erosion control. The report determined that the proposal does not present any major complications and that it could be adequately serviced provided the recommendations of the report are followed. For further details please see the report.

8.2 Geotechnical Report

A Geotechnical Report was prepared by Morey Associates Ltd. on November 29, 2016. The purpose of the report was to determine the potential of any adverse impacts on the proposed subdivision as a result of the adjacent valleylands and watercourse that exist along the site’s eastern boundary. The report recommended that appropriate impact mitigation measures be taken prior to and during the construction phases. For further details please see the report.

8.3 Environmental Impact Statement

An Environmental Impact Statement was prepared by Muncaster Environmental Planning Inc. on November 14, 2016. The purpose of the report was to determine the potential of any adverse environmental impact to be had on and adjacent to the site as a result of the proposed subdivision – this included, but was not limited to, adjacent Significant Woodland and Fish Habitat. The report concluded that the proposed development and associated infrastructure will not have a negative impact on adjacent significant natural heritage features, provided the recommended mitigation measures are properly implemented. For further details please see the report.
9. CONCLUSION

The proposed residential subdivision will take advantage of an undeveloped vacant lot within an urban area of the Nation Municipality by providing ample parkland, necessary infrastructure, and a mix of residential dwelling types, densities, and tenures.

The site is located within the Village of Limoges Settlement Area and is designated Urban Policy Area in the UCPR Official Plan. The site is located across Savage Street from a newly constructed residential subdivision, is adjacent to a proposed residential subdivision, is within 1 km from Limoges Road, is approximately 3 km north of a Highway 417 interchange, is approximately 2 km southeast of the rural boundary of the City of Ottawa, and is approximately 10 km west of the Village of Casselman.

The proposed development has been carefully and sensitively designed to respect the prevailing context and character of the area, including its variations in land use, density, topography, and the road and pedestrian network. The proposal is compatible with its immediate and surrounding context, and provides residential uses and densities consistent with the growth strategies and applicable policies of the Village, Municipality, and the United Counties.

The proposed plan of subdivision and zoning by-law amendment are consistent with the PPS 2014 and are in conformity with the policies of the United Counties of Prescott and Russell Official Plan. Save and except the required zoning by-law amendment to accommodate the proposed subdivision, the proposal demonstrates compliance with Nation Municipality Zoning By-law 2-2006. As such, the proposal is considered to represent an efficient use of land and good land use planning.

Thank you,

Lloyd Phillips & Associates Ltd.,

Barrett L. Wagar, M.PI

Lloyd Phillips, MCIP RPP