

December 19, 2019

Sylvain Boudreault, Planner
United Counties of Prescott and Russell
59 Court Street
L'Orignal, ON K0B 1K0

Dear Sylvain:

RE: PLANNING REPORT
Proposed Plan of Subdivision
Part of Lots 7 and 8, Concession 5, Township of West Hawkesbury
Township of Champlain

ZanderPlan has been retained by Habitations Robert Inc. to prepare an application for Plan of Subdivision on lands located in the Geographic Township of Champlain, and to prepare this planning justification for approval of a draft plan of subdivision for property located on the easterly side of the Vankleek Hill settlement area. The Owner is proposing to develop a portion of this large vacant property with a plan of subdivision consisting of 272 lots to be developed with single detached and semi-detached dwellings over multiple phases, that would be within the urban service boundary and connected to municipal water supply and sanitary sewer services. The subject property encompasses an area of approximately 22.8 ha (56.3 acres) out of a total property area of 46.3 ha (114.4 acres).

Site Location:

The property is situated in the easterly part of the Vankleek Hill settlement area at the terminus of Farmers Avenue as it extends northerly from Main St. E., with the easterly boundary of the property being the CN rail corridor and the westerly limit along the rear lot lines of properties fronting on Stanley Ave. (See Figure 1). It is generally described as Part of Lots 7 and 8, Concession 5 Geographic Township of West Hawkesbury, now in the amalgamated Township of Champlain. The subdivision site will primarily occupy Lot 8 while the retained parcel will mostly involve lands adjacent the rail corridor in Lot 7 and a northerly portion of Lot 8.



Figure 1 – Aerial View of the Subject Property

SITE DESCRIPTION – existing use

The subject property is vacant, save for a small storage shed in the central part of the subdivision site. The property features open, cultivated agricultural fields, comprising roughly two thirds of the westerly portion of Lot 8 and the easterly portion of Lot 7 with a large treed area in the central and northerly portions of the holding (see Figure 1). The site generally slopes from west to east with an approximate elevation change from 115m to 95 m and a secondary height of land in the northerly part of the subdivision. (For more detailed site descriptions refer to the Preliminary Geotechnical Investigation, Lascelles Engineering & Associates Limited 2019, and the Environmental Impact Statement, Gemtec, 2019)

SITE DESCRIPTION –proposed use

The applicant is proposing a residential plan of subdivision consisting of 272 lot for fully detached and semi-detached dwellings that will be serviced by municipal water and sanitary sewers. Drainage will be directed to a stormwater management pond intended to be located in the southeast portion of the subdivision. The subdivision will be accessed by extensions of the

existing road network, being from Farmers Avenue, Higginson Street and Home Avenue. The lot layout is presented in the preliminary draft plan of the subdivision prepared by Schultz Barrette Surveying, 2019 (attached).

SURROUNDING CONTEXT

The development site is in a mixed use area. The lands to the immediate west are predominantly developed with low density residential subdivisions, with a curling club and religious institutional sites further to the west. To the south, along either side of Main Street (County Road 10) low density housing predominates with a small hobby farm site that appears to be original farm stead location, on the southerly side of Higginson Street. To the immediate north are the rear yards of single-detached housing established along Omer Street. To the east of the subdivisions site are open fields associated with the retained parcel, beyond which is the CN rail corridor and further east is a small business park served by Terry Fox Drive that features a mix of light industries, including food and beverage companies, and service commercial uses. To the north and northeast are acres of forested areas on the retained parcel, beyond which are cultivated farmlands. (See Figures 1 and 2).

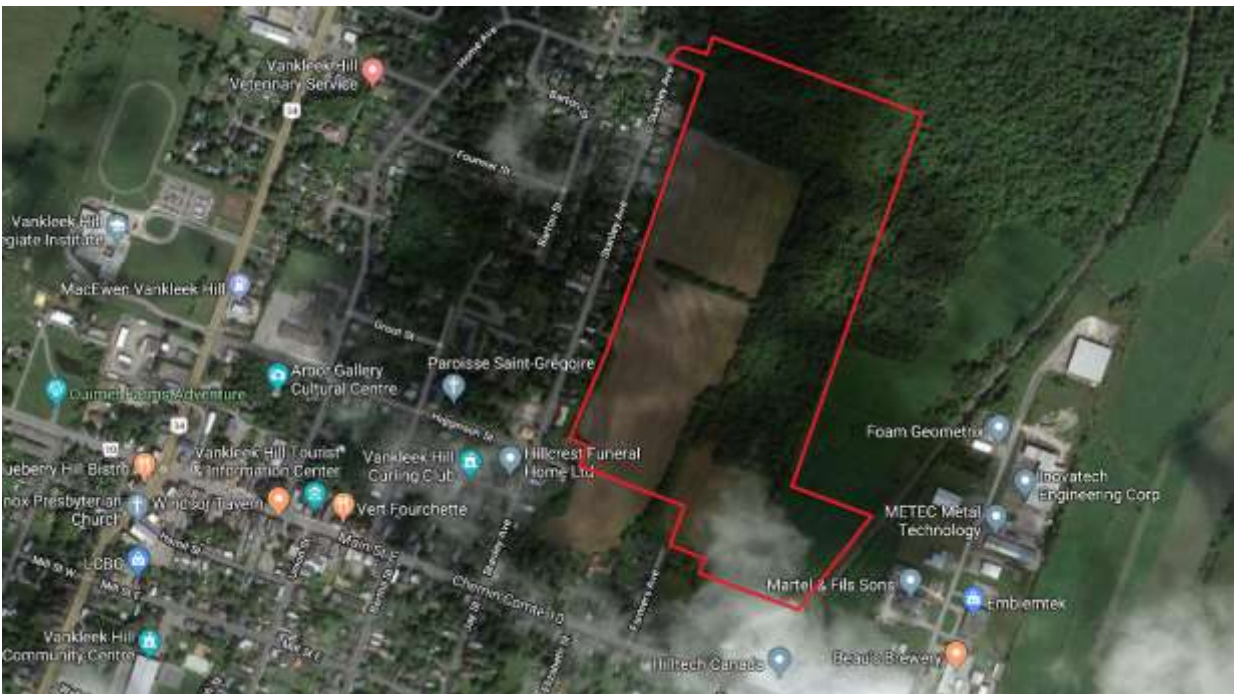


Figure 2 – Land Uses in Proximity to the Subject Property

OFFICIAL PLAN TOWNSHIP OF CHAMPLAIN URBAN AREAS

The subject property is encompassed by the Low Density Residential Policy Area Designation on Schedule B1 of the Official Plan for the Township of Champlain, as shown in Figure 3a below. This designation encompasses all lands to be developed for the subdivision and stormwater facility and a majority of the lands to the west and south of the development site. The balance of the subject property and lands to the north and immediate east are designated Rural under the United Counties of Prescott and Russell Official Plan while the lands further east are in the Trade and Industry Policy Area and the Agricultural Policy Area (see Figure 3b).

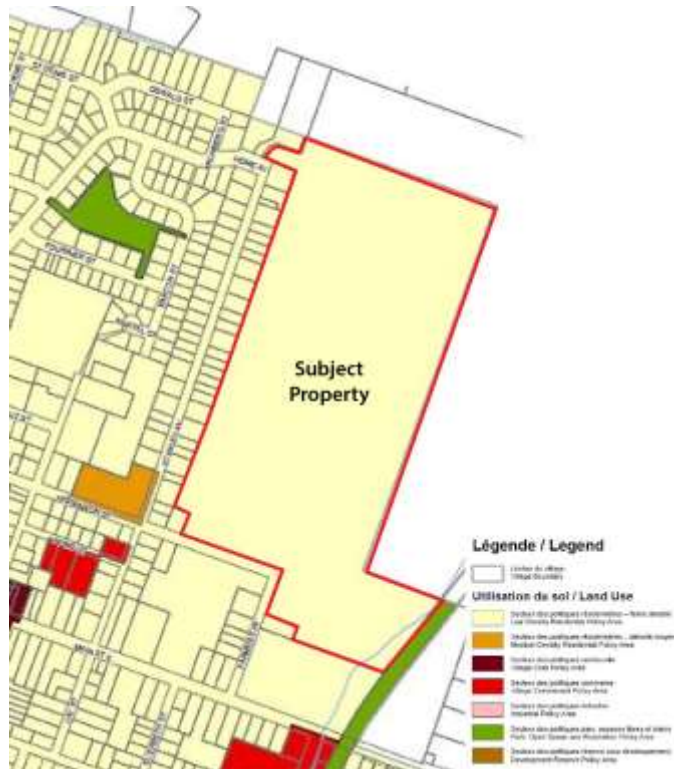


Figure 3a – Excerpt from Schedule B1 of Township of Champlain Official Plan

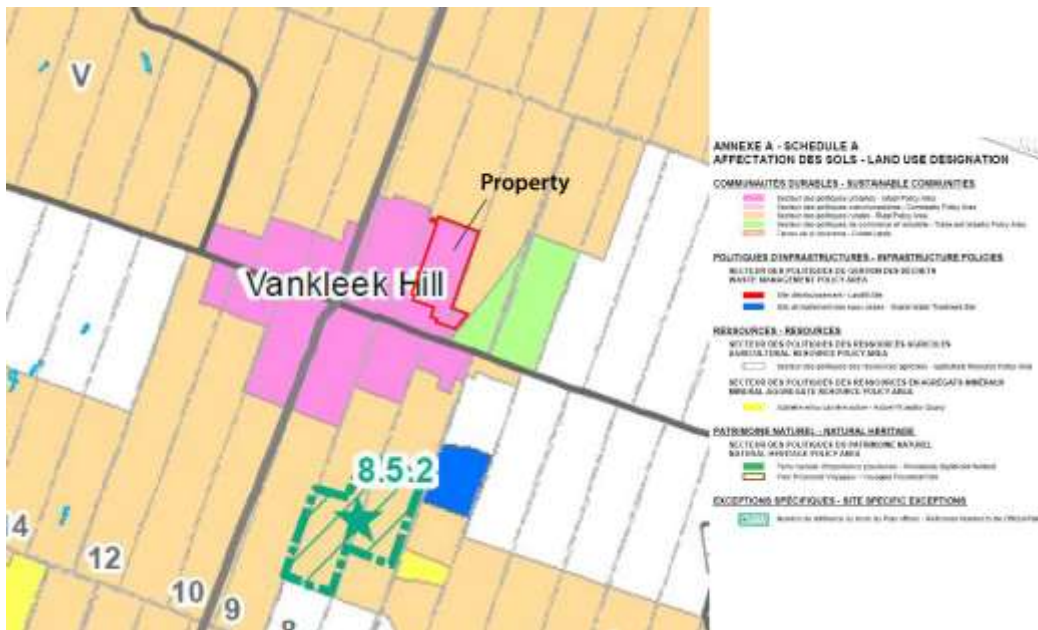


Figure 3b – Excerpt from Schedule A of the United Counties of Prescott and Russell Official Plan

As set out in Section 1.1 of the Official Plan for the Urban Areas of Champlain Township, one Goal is to create liveable and sustainable communities and maintain the value of the established historic character and community way of life. The Goal statement specifies that the urban areas: “should be a place where all age groups and income levels can live and can have access to uses and services that meet their day to day needs. The urban areas should support a mix of uses, housing types and tenure, services and facilities that should cater to all income levels and age groups. The goal is to provide residents within these urban areas, the possibility of aging in place...”.

The policies further stipulate that:

- “New development should cater to the range of housing, services and facilities required by children, adults, and seniors.”
- “This development should be in keeping with the village-scale and historic character present in these urban areas”

The proposed development has been designed at a scale, density and configuration that is consistent with the character of the adjacent areas of Vankleek Hill. It will provide a range of housing types that are also consistent with existing development. It is the developer’s intent to provide a mix of housing forms that will include units suitable for seniors, and entry level, owned housing.

The second Goal of the Plan is to Protect and Enhance the Historic Village Character. The intent of this goal is focussed on retaining the health of village core areas.

This project will not directly impact the core of Vankleek Hill but the associated infusion of new residents would have potential to financially support business and community activities in the core.

The third Goal of the Official Plan is protection of the Natural Environment.

An Environmental Impact Statement has been completed in support of this application and the recommendations of the statement will be implemented to minimize the impact of the proposed subdivision. Directing development to designated, serviced urban areas is an effective approach to reducing development stress and impacts on sensitive natural areas.

The Fourth Goal of the Plan is to maintain and expand transportation services.

The proposed subdivision has been designed as a rational extension of the existing local street network and will have one road connecting directly to a regional arterial road. A traffic impact report has determined that the function and capacity of the intersection of Farmer's Ave and Main Street East (County Road 10) will / will not be impacted by the proposed development.

The Fifth Goal is to create and protect open space and community services.

The applicant consulted with municipal planning staff prior to initiating the application and no concern was raised about a potential impact on community services.

The Sixth Goal is to ensure the sustainability of water supply, wastewater and storm water management services.

The applicant and its agents have consulted with the Township and the United Counties through the application process and have prepared an engineering report with regard to water supply capacity and sanitary sewer service demand (see Preliminary Site Servicing Brief and Stormwater Management Report by Lascelles Engineering dated December 2019). Available capacity needs to be confirmed by the municipality to accommodate the proposed subdivision; it is not anticipated that the project will impact the financial and functional sustainability of these services in the long term.

The Relevant objectives of the Official Plan per Section 1.2 are as follows:

Housing

- To provide a mix of housing types for all incomes and age groups
- To plan development that reflects the existing grid pattern, lot sizes and densities

- To provide village-style development

The proposed development will provide a mix of single detached housing and semi-detached dwelling forms and priced for a range of income levels. The subdivision has been designed in a modified grid pattern with some variation in lot sizes that is similar in nature to the development pattern in Vankleek Hill.

Open Space, Recreation and Community Services

- To create a friendly and safe pedestrian environment and to increase accessibility throughout the village
- To support linking the village core and neighbourhoods to recreational areas and key community facilities
- To assist residents in achieving a healthy active lifestyle

There is no community open space included in the proposed subdivision; however, the project has been designed to support safe pedestrian and cycling traffic by using a modified grid pattern and limiting the length of most streets. In pre-consultation with municipal planning staff the proponent was advised that there is more than sufficient public parkland available in the Vankleek Hill urban area such that municipality had identified no need for additional parkland. It is anticipated that a cash-in-lieu-of-parkland contribution will be required.

Natural Environment

- To protect natural areas, floodplains, drainage system and source water

No natural hazard lands have been identified through the Environmental Impact Study. Drainage from the subdivision will be directed to a storm water management pond designed to ensure that applicable best management practices are met. The applicant has completed an Environmental Impact Study (EIS by Gemtec Nov. 2019) to address natural areas (significant woodland) and species at risk issues. The recommendations of that study can, and will, be implemented through the conditions of subdivision approval. As the project will be on full municipal servicing, no impact on source water is anticipated.

Servicing

- To ensure that any growth or change is developed on the basis of full municipal services, where available and feasible
- To ensure that new development does not put groundwater at risk
- To ensure that the cost of new services are paid by the users

The proposed development implements this policy as it will proceed on full municipal services. The proponent will be installing the services at its cost and anticipates the municipality has or will establish sustainable operating charges.

Transportation

- To ensure that development does not overload the existing infrastructure
- To make walking and cycling a priority in the Village Core areas

The proposed development will be a logical and contiguous extension of the existing public road network. A Traffic Impact Study (D.J. Halpenny & Associates) has determined there will be no substantive impact on the primary access to the subdivision from the Farmers Avenue – Main Street East intersection. The report notes that a left turn lane is already warranted for the Highway 34/Perreault Street intersection.

The Residential policies are contained in Section 4.3 of the Official Plan, including the following:

4.3 RESIDENTIAL

New residential areas should fit well with older parts of the communities. The goal is that these areas provide a variety of housing styles and densities and a wide range of community services so that residents can age in place in the same community, if they so choose. Affordable housing is also needed so that the Villages offer housing options for people of all ages and incomes.

1. *Uses permitted on all lands designated Residential Low Density include: detached and semi-detached dwellings, duplexes, triplexes and ground-oriented (door to street) attached dwellings containing 6 units or less, secondary dwelling units, group homes, group homes converted, rooming houses, shelter accommodation, retirement homes, retirement homes converted, care facilities, bed and breakfast, home-based businesses, public utilities, open space and parks.*

Section 4.3.1 deals specifically with low density housing such as is proposed in this subdivision:

4.3.1 RESIDENTIAL – ONE AND TWO-UNIT (LOW DENSITY)

The Zoning By-law will identify those lands intended for Residential – One and Two-Unit uses. The Residential – One and Two-Unit zone category is the predominant residential zone in the Villages. It will provide for a range of ground-oriented, low-density residential and associated uses, including detached and semi-detached dwellings.

1. *Uses permitted... include: detached and semi-detached dwellings, duplexes...*
2. *A limited number of multiple attached dwellings not including apartments or stacked townhouses may be permitted by zoning amendment...*
3. *The maximum building height should be three and a half storeys and be in compliance with low densities set out in the UCPR Plan.*
4. *... the proponent will demonstrate conformance with the policies and Schedules of this Plan.*
5. *The Township will evaluate a development proposal ... against its ability to meet its Design Guidelines (see section 6.1 below).*
6. *New plans of subdivision will use the historical grid pattern for streets and will ensure equitable access to parks and other open space in accordance with the parkland dedication requirements of the Planning Act.*

The proposed development is consistent with these policies as it will consist of detached and semi-detached housing within the Low Density Residential designation. The project has been designed with a modified grid pattern. The housing anticipated will be designed and placed on lots in compliance with the applicable Zoning regulations, particularly with respect to building height and overall density.

Section 4.6 of the Official Plan speaks to parks and open spaces:

4.6 PARKS, OPEN SPACES & PATHWAYS

There are various parks, open spaces and pathways in these urban areas. The goal is to view these spaces as more than a collection of individual sites but as a network of green features that form a broader system used for people's enjoyment

The complete park system in these urban areas includes several parks. Ideally, every resident is within a 5-minute walking distance of a neighbourhood park and a 10-minute walking distance from a community park.

The goal is to provide a range and scale of parks, open space and recreational opportunities to meet the needs of the local area.

New parks may be required in the Development Lands shown on Schedule A1 and B1. Their specific locations will be determined through the development review process in accordance with the Planning Act's parkland dedication.

- **Policies - # 12**

The Township is entitled to a dedication of land for park purposes as a condition on any division of land in accordance with the Planning Act (5% for residential development and 2% for commercial/industrial development). Cash-in-lieu of land may be requested

by the Township in situations where there is a public park in the area which is adequate for existing and future population. Cash-in-lieu may also be requested where the amount of land involved is small and, therefore, unsuitable for park development. Where lands are dedicated for park purposes, the Township will accept only those lands suitable for park use.

- **#14 Neighbourhood Parks**

As a focal point, neighbourhood parks will provide a local gathering and recreational space for nearby residents. They are generally located in the centre of each neighbourhood within approximately a 5-minute walking distance for most residents (400-500 m). Each neighbourhood park will incorporate a variety of active recreational opportunities such as children's play areas, outdoor rinks, splash pads, pedestrian walkways, and seating areas or other facilities determined by the Township.

- a. The size of a neighbourhood park is to be no less than 0.8 ha (2.0 acres).*
- b. Parking areas are not required within a neighbourhood park.*

Portions of the proposed subdivision will be outside the preferred walking distance from a neighbourhood park. However, as noted previously, municipal planning staff have advised that Vankleek Hill has sufficient parkland available within the community and has indicated no new parkland is needed. The proponent is willing to contribute to development and maintenance of existing parkland and recreational services through a cash-in lieu payment through the subdivision agreement.

The Township's preferences for subdivision design are set out in section 6.1 of the Official Plan. The policy sets out two primary elements for design encompassing, firstly, housing form and placement as an approach to establishing and maintaining village character and secondly, specific subdivision design elements. With respect to the first aspect the Plan specifies:

The overall character of the street is most important and should reflect the following components:

- *Interesting architecture and a variety of materials and colours*
- *Streetscape details including sidewalks, street trees and quality streetlights*
- *Door and windows that face the street*
- *Garages that are no closer to the street than the front door*
- *Buildings that are close to the street (but not so close that a vehicle cannot be parked in the driveway without overhanging onto the sidewalk or the street)*
- *Short blocks and wide rather than narrow lots*
- *A mix of housing types within each block or among blocks*

- *Porches should be integrated with the overall building design and not appear as additions*
- *A mix of consistent and varied front yard setbacks*
- *Buildings that overlook parks and creeks*

The developer is proposing a mix of housing styles and designs to meet the needs of purchasers. Details regarding building placement on each lot, architecture, garages, etc will be implemented at the building permit stage.

The subdivision design components identified in Section 6.1 are as follows:

Guidelines

1. A modified grid pattern should be used...
 - **the project has been designed with a modified grid pattern including some crescents. The lot configuration is consistent with the abutting subdivision**
2. Existing constraint lands and natural and built features that provide a sense of place ... should be retained
 - **most of the critical natural areas are on the retained lands outside of the urban designation boundary. The recommendations of the Environmental Impact Study will be implemented to minimize effects on natural constraints.**
3. Road patterns should enable public views of parks, forest farmland waterways
 - **this is of limited application to the proposed development as no parkland is included, however, several streets end with orientation to the retained parcel.**
4. Connections and extensions to Village pathways
 - **no Village pathways connect to the proposed subdivision but it will extend the existing road network**
5. Sustainability measures, such as solar orientation, energy conservation ... should be encouraged and supported in the subdivision design.
 - **the elongated, generally north-south orientation of the subject lands makes optimum solar orientation a challenge along the streets that are dictated by that orientation but a modified grid pattern has been used to enable many lots to have a southern exposure. It is anticipated that the new housing will meet or exceed the Building Code energy performance standards.**
6. There should be an appropriate transition in built form between areas where heights and/or use are different.
 - **there will be no significant variation in building height within the subdivision**
7. Large-lot, village style detached dwellings should be mixed with other types of dwellings along targeted and highly visible streets with some of the following

features: larger lots, separate garages beside or behind dwelling, permeable or partially grassed driveways, front yard ornamental gardens.

-a mix of housing is proposed throughout the subdivision, with some larger lots on the corners. Driveways and ornamental gardens can be considered in the detailed design of the site after Draft Plan Approval.

8. Setbacks from the curb or sidewalk to the abutting building elevation should: create intimate streetscape but have a front yard depth sufficient for parking and enough space for tree planting.

-there is sufficient room on each lot to accommodate the relevant housing form with appropriate parking and outdoor living space.

9. To avoid repetition, a variety of attached and detached building types that include a range of design features should be provided along each street or block.

-the proponent has numerous housing design types will be intermixed throughout the subdivision.

10. For attached dwellings blocks should average 5 units or less with a maximum of 6
- this provision is not applicable to the proposed subdivision

11. Detached dwellings should be placed on wider lots with no replication of dwelling design on adjacent lots or across the street and wrapped porches on corner lots.

-the proponent has a mix of housing designs to support this policy.

12. Mix attached and detached garages with detached often in rear yard

-this policy is not applicable in this subdivision as there will not be room to accommodate detached garages in rear yards.

13. Attached garages should be predominantly in-line or recessed from the main front or exterior side elevation of the house

-the proponent has a number of housing designs with and without garages; the designs with garages all feature garage faces that are in line with the front of the dwelling.

14. Street trees, landscaping and pedestrian lights should be incorporated into development.

-detailed site landscaping will be provided after Draft Plan Approval.

15. Sufficient screening, landscaping and wide side yards should be provided to minimize the impact of abutting non-residential uses.

-there are no non-residential land use abutting the site.

16. Signage and street names should reflect the area's village character.

-signage and street names will be considered after Draft Plan Approval and will follow the County's 911 protocol.

Section 7 of the Official Plan outlines the mechanisms for achieving implementation of the goals, objectives and policies of the Plan. Most of these issues will be addressed through the conditions imposed if the proposed subdivision is draft approved and/or through the applied Zoning. However, paragraph six of the implementation section addresses affordable housing and stipulates as follows:

6. *Affordable housing will be required in accordance with policies contained in the UCPR OP which defines affordable housing as rental or ownership housing, for which a low or moderate-income household pays no more than 30% of its gross annual income. The Official Plan directs that 25% of all new housing development and redevelopment is to be affordable to households at or below ... the 30th income percentile for ownership. For the current year, ... the price of a home at the 30th income percentile is \$124,000 (Source: MMAH, October 2006 for the UCPR). These numbers will be adjusted over time in accordance with inflation and the consumer price index. ... a minimum of approximately 25% of all housing should be within the above-noted affordability range, assessed at the time of subdivision approval.*

It is notable that the United Counties of Prescott and Russell Official Plan has an affordable housing target of 10% of all new housing development at Section 7.6.1.13. The proponent fully intends to provide housing which is affordable to the market. The development will feature small bungalows and semi detached units between 1000 and 1500 square feet, with most of the singles for sale under \$300,000 and most semi detached units at or under \$279,000.

United Counties of Prescott and Russell Official Plan

The geographic town of Vankleek Hill is identified as an Urban Policy Area on Schedule 'A' of the Official Plan for the United Counties of Prescott and Russell (UCPR). The amalgamated Township of Champlain is one of eight local municipalities within the United Counties. An intent of the Counties' Official Plan is to ensure sustainable communities by guiding residential development into areas not required for resource development or protected for their natural heritage values. An objective of the Plan in this regard is to strengthen communities through effective use of infrastructure and efficient land use patterns (Sect 2.1).

Pursuant to subsections 2.1.1.1 and 2.1.1.2, Champlain Township has been allocated growth under the Counties' Plan of 830 people or 362 housing units. (subsection 2.1.1.3). The proposed development is intended to create about 272 housing units or 75% of the housing development capacity allocated to the Township until 2031. However, this development is proposed to be built out in six or seven phases spanning a 10-15 year period, extending beyond the timeline indicated in the Counties' Plan. In accordance with and Section 2.1.2 of the Plan, a primary intent is to concentrate development to locations with existing infrastructure, to encourage compact development and efficient infrastructure use. This section of the Plan enables a 70 – 30 maximum urban-rural ratio for new development in Champlain Township. The proposed development is consistent with the intent of the Plan and will enable the Township to more than meet the 70% allocation of new development to its serviced urban policy areas.

The UCPR Official Plan recognizes that intensification is a process that leads to complete communities that utilize services and infrastructure efficiently, that are healthy and vibrant and encourage active modes of transportation by locating, homes, jobs, services and institutions in proximity to each other. Intensification is promoted to ensure that development opportunities within the built-up portions of the Urban Policy Area are not overlooked due to a focus on greenfield development (subsection 2.1.2.1). In accordance with paragraph 2 of this section, the County will ensure that 15% of all new residential units are created through intensification. The proposed subdivision will only involve low density development but will not impede the ability of the Township to meet the intensification target.

Pursuant to Section 2.1.3 of the Counties' Official Plan, the following objectives are to be achieved through implementation of the policies in the Plan:

- 1. direct growth and development to areas with existing or planned water and sewer infrastructures.*

2. *We will strive to achieve a 70 - 30 of growth distribution for the eastern portion of the Counties in accordance with the growth targets described in Part II, Section 2.1.2 by ensuring that development decisions are consistent with the policies of this Plan.*
3. *A three year supply of serviced land will be maintained at all times as part of the ten year supply of land designated for residential development.*
4. *A broad range of housing types will be permitted in order to meet the requirements of a growing population.*
5. *A sufficient supply of land will be designated for land uses which facilitate employment growth in the urban areas.*
6. *Economic development will focus on increasing total employment within the United Counties as a whole but more specifically within the urban areas. **Not applicable***
7. *Priority will be given to growth and development which can take place on existing water, sewer and waste disposal infrastructures.*
8. *Economic development will be supported by giving priority for infrastructure expansion to areas with strong economic growth potential. – **Not applicable***
9. *The distinct character of our towns, villages, hamlets and rural areas will be maintained.*
10. *Significant natural heritage sites and areas will be protected from incompatible land uses.*
11. *Development shall be directed away from areas of natural or man-made hazards where there is an unacceptable risk to public health or safety or of property damage. **Not applicable***

- objectives 12, 13 and 14 also are not applicable to the proposed subdivision.

The development proposed per this application is consistent with the above objectives. It is contributing to residential growth in a fully serviced Urban Policy Area and will be connected to existing water supply and sanitary sewer infrastructure. It is located on lands designated for residential development under the local Official Plan and will contribute to the three-year housing supply. The subdivision will contribute to the mix of housing forms/ types in the Township of Champlain by providing both single detached and semi-detached units. The applicant has submitted an Environmental Impact Study that demonstrates the development can proceed without having a substantive negative impact on significant natural features or threatened species provided specific recommendations and methodologies are implemented.

The policies specific to Residential development are set out in Section 2.2.6 of the Plan. With regard to the objectives of the Plan, parts a), b), d), g), and h) of paragraph 1 would be applicable and can be addressed by the proposed development. Paragraph c) is applicable but no need for neighbourhood facilities was identified in consultation with municipal planning staff. With regard to paragraph i), no specific affordability target has been identified for this project; however, the

developer intends to construct smaller single and semi-detached housing units with a price point under \$300,000, meeting a strong demand for reasonably priced housing in the area.

Paragraph 4 of this Section specifies that local zoning regulations shall provide for low, medium and high density development in a ratio of 70% - 20% and 10% respectively.

Paragraph 5 specifies that low-density development will consist of up to 35 units per ha. **The development would feature low profile one and two-storey buildings at a density of between 17 and 26 units per hectare, well below the maximum for low-density development.**

Paragraph 7 addresses how local Councils may manage development through Zoning by-laws and through subdivision applications, to provide for residential development, where servicing is adequate. The Township has identified the portion of the subject property in the urban policy area as having residential development potential by applying a low density Residential Two (R2-h) Zone with a holding provision. This paragraph further specifies local councils are to consider the development criteria set out in Section 7.4 of the United Counties Plan.

Section 7.4.1 – Development Criteria notes that when Local Councils are reviewing the appropriateness of new applications for subdivision development the following factors are to be evaluated:

Technical considerations relate to the following requirements:

- 1. The application must be complete in accordance with the requirements of Section 51 (17) and applicable regulations under the Planning Act, R.S.O.1990;*
- 2. The application must conform to the policies of this Official Plan;*
- 3. Consideration of local zoning and other regulations;*
- 4. Application of local and County development charges or servicing charge backs where applicable.*

This report, the Draft Plan of Subdivision and application, and the supporting reports and documentation address these technical considerations. Any Zoning changes that are required can be addressed as a condition of Draft Plan Approval.

Environmental documentation which should accompany the submission of application for draft plan approval, relate to the following requirements:

- 1. Evidence respecting the availability and suitability of water and waste water services including where appropriate the preparation of a hydrogeological study, terrain analysis and an impact assessment report in accordance with the Ministry of Environment and Climate Change guidelines and regulations;*

2. Preparation of a servicing options statement;
3. Preparation of a stormwater drainage plan;
4. Preparation of a grading plan;
5. Preparation of a sediment and erosion control plan;
6. Completion of studies required under the natural resources policies of this Plan as stated in Part 3.

The preceding requirements have been addressed in the supporting documents submitted with the subdivision application including:

- An Environmental Impact Statement prepared by Gemtec, November 2019
- A Noise and Vibration Assessment prepared by Lascelles Engineering and Associates Ltd., November 2019
- A Preliminary Geotechnical Investigation prepared by Lascelles Engineering and Associates Ltd., November 2019
- A Preliminary Site Servicing Brief & Stormwater Management Report prepared by Lascelles Engineering and Associates Ltd., December 2019
- A Traffic Impact Study prepared by D. J. Halpenny & Associates Ltd, December 2019
- A Phase 1 Environmental Site Assessment prepared by Lascelles Engineering and Associates Ltd, August 2018
- A Phase 2 Environmental Site Assessment prepared by Lascelles Engineering and Associates Ltd, October 2019

Planning and Design Considerations include the following:

1. Lot and block configuration;

The lot and block configuration implement a modified grid pattern. The length of the longer blocks and street segments are dictated by the configuration of the property and the existing road pattern particularly the roads extending from Stanley Avenue and the absence of road connections along the easterly boundary of the development site.

2. Compatibility with adjacent uses;

The project will be compatible with existing adjacent residential development and all of the houses will be more than 90 metres from the light industrial uses to the east of the CN rail corridor (see review of Section 2.4 below)

3. Road access, street layout and pedestrian amenities;
The subdivision will connect to three existing local road corridors and features a modified grid pattern and sidewalks to facilitate safe pedestrian movement
4. Parks and open space amenities;
Although existing public parkland is more than a five minute walk from a notable portion of the proposed development, Municipal planning staff have indicated there is no need for additional parkland in the Vankleek Hill urban settlement.
5. Easement and right-of-way requirements;
The subdivision will require an easement for a sanitary sewer connection to the east. The specific width and details of the easement will be confirmed after Draft Plan Approval.
6. Justification of the need for the Subdivision;
The Township of Champlain, and the urban settlement of Vankleek Hill currently lack sufficient existing residential lots to provide a three year supply of residential development. The proposed development will contribute to the supply of affordable housing for the area.
7. In considering a draft plan of subdivision, regard shall be had to, among other matters, the criteria of Section 51 (24) of the Planning Act, R.S.O. 1990;
This planning report and the supporting documentation for the subdivision application constitute regard for and a complete response to Section 52(24) of the *Planning Act*. Specifically: consistency with the Provincial Policy Statement is discussed in this report; the lands are already zoned for residential purposes in the settlement area; the subdivision is a permitted use in the Official Plan; the land is serviceable and suitable for development as described in the supporting studies; smaller lots and housing units are intended to provided affordable housing options; streets, street connections and lots are all shown on the Draft Plan; there are no restrictions anticipated; protection of natural resources has been discussed in the EIS and will be implemented through the subdivision agreement; schools are located in the settlement area; no land is proposed for park purposes per the direction from staff; the lots are compact and the layout of the subdivision is efficient, using existing infrastructure connections; and the municipality will advise if the site is subject to Site Plan Control.
8. Emergency and secondary accesses.
The development site will have a direct connection over Farmers Avenue to Main

Street E., which is an arterial road and will have secondary access via two existing local roads being: Higginson Street and Home Avenue.

The lands to the east of the proposed subdivision site encompass a rail corridor and an area within the Trade and Industrial Policy Area designation of the Plan and the Restricted Industrial (ML) Zone under the Champlain Township Zoning By-law. The existing development in this area is a mix of light industrial and service commercial uses. The provisions of the UCPR O. P. addressing the Trade and Industrial Policy Area designation are set out in **Section 2.4 of the Plan**. Areas so designated are intended to support mixed use and employment areas for fully serviced or privately services commercial, industrial and tourism related uses. **Section 2.4.3 of the Plan** specifies that the objectives for these areas are to accommodate commercial and industrial uses that require larger land areas and to provide development opportunities that will not lead to land use conflicts with respect to compatibility between industrial uses and sensitive land uses. The range of uses permitted includes: manufacturing, warehousing, transportation depots, open storage, vehicle service centres and service commercial uses. The uses in the business park serviced by Terry Fox Drive include small scale food processing industry and a brewery, a monument fabrication plant, a manufacturer of foam molds and a metal cutting and industrial supply engineering service. All appear to be fully enclosed, light industrial operations.

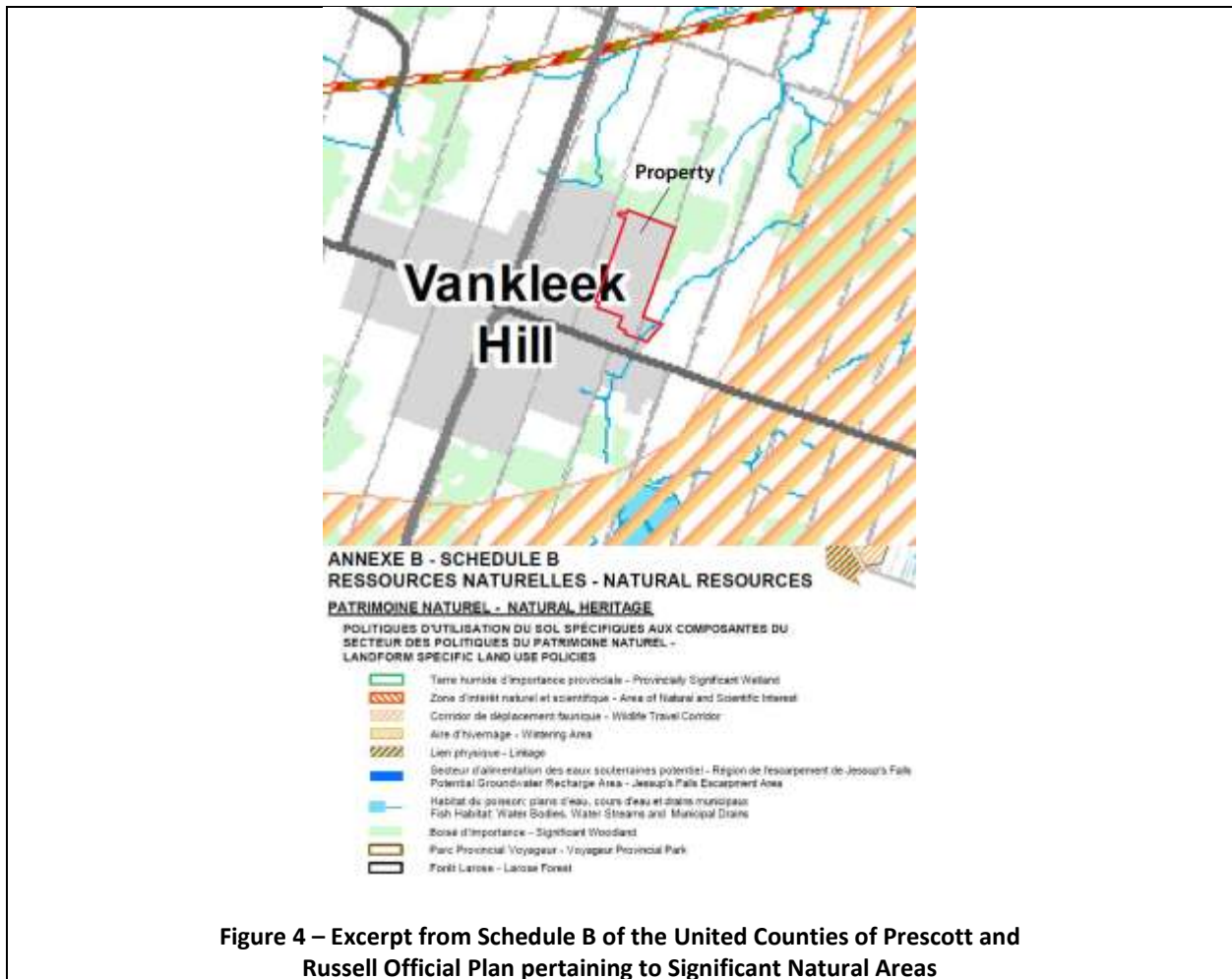
Section 2.4.3.1 of the UCPR Official Plan stipulates that “the separation distances between industrial facilities and sensitive land uses shall generally conform to the Ministry of Environment and Climate Change’s D-Series Guidelines”. The policy notes that for light industrial uses this distance is typically 60 m. The proposed subdivision will introduce residential uses that will be approximately 90 to 120 m from the industrial uses along Terry Fox Drive and there is an active rail corridor between the development site and the business park. Based on the available information no land use compatibility concerns have been identified.

Subsection 3.3.14 of the UCPR Official Plan sets out the provisions addressing rail corridors and their role in supporting economic growth and the efficient movement of goods and people. Paragraph 2 specifies that noise studies will be required for any residential or sensitive use withing 300 m of a rail corridor and paragraph 3 requires a vibration study for any such development within 75m of a rail corridor.

The applicant has commissioned a Noise and Vibration Assessment to address these policies (Lascelles Engineering and Associates Ltd. Nov. 2019). The rail corridor is a spur line operated by the Canadian National Railway and primarily serves a Steel Mill near the village of L’Orignal and some industrial businesses in Hawkesbury. Rail operations consist of a single train of two engines and 5 cars that uses the line twice a day between the daytime hours of 7 am and 7 pm. None of

the dwellings in the proposed subdivision will be with 75 m of the rail line. However, a number of lots on the preliminary subdivision plan are sufficiently close to the corridor that mitigation measures are recommended. Specifically, the authors of the report have recommended a warning clause be provided as a caution to purchasers of homes on those lots. The warning clause, the associated standards for the recommended air conditioners and proof of presentation of this information to the purchasers of the lots can be stipulated through the subdivision conditions and the implementing agreement with the Township.

The Natural Heritage policies are set out in Section 5 of UCPR Official Plan. Section 5.1 stipulates that woodlands, fish habitat, municipal drains and the habitat of threatened and endangered species are among the important elements of the Counties' natural heritage. The Principals of the Plan as set out in Section 5.3 call for all significant natural heritage features to be protected from the negative impacts of development and even non-significant features should be conserved for the benefit of future generations in accordance with best current management practices. In accordance with Schedule B (see Figure 4) of the UCPR Official Plan the retained parcel to the north and east of the subdivision site encompasses part of a Significant Woodland and a small watercourse in the south-easterly corner of the site is identified as potential fish habitat. The policies of the Plan also address the protection of habitat for endangered or threatened Species at Risk.



Subsection 5.5.6.1 of the UCPR O.P. paragraphs 2 and 3 stipulate that development within significant woodlands or within 120 m of such designated woodlands may take place in accordance with the land use designation applied under the Plan only when an Environmental Impact Study completed by a qualified professional, demonstrates that there shall be no negative impacts on the natural features or ecological functions of the woodlands. The lands to be developed are designated as an urban policy area under the UCPR Official Plan and as a Low Density Residential Area under the Official Plan for the urban areas of Champlain Township.

To comply with the Official Plan policies, the applicant commissioned an Environmental Impact Study by Gemtec completed in November 2019. The Study confirmed that a portion of the development site encompasses a significant woodland, associated sensitive wildlife and natural heritage features and potential fish habitat. The Study determined that subject to the mitigation measures specified:

- “No significant impacts to natural heritage features identified on-site, including fish habitat, significant wildlife habitat or habitats of species at risk are anticipated as a result of future residential development.
- The proposed project complies with the natural heritage policies of the Provincial Policy Statement.
- The proposed development complies with the natural heritage policies of the United Counties of Prescott Russell Official Plan.”

A broad range of issue-specific mitigation measures are recommended and include management of tree cutting activities to avoid bird and bat breeding seasons, particularly bats that are species at risk, phased tree removal to facilitate species movement, setbacks and drainage control measures to manage storm water quality, and particular measures with respect to two specimens of Butternut Tree, which is a species at risk. These measures can be addressed through the conditions of subdivision approval and the subdivision agreement.

In summary, the preceding review has demonstrated that subject to specific conditions and design requirements, the proposed subdivision can proceed in conformity with and/or implements the applicable policies of the Official Plan for the United Counties of Prescott and Russell and that the technical criteria of the Plan have been addressed by the submitted concept design and supporting documentation and can be ensured through the associated planning processes and approval conditions.

PROVINCIAL POLICY STATEMENT

The *Provincial Policy Statement (PPS, 2014)*, issued under the authority of Section 3 of the *Planning Act*, provides policy direction on matters of Provincial interest related to land use planning and development and provides for appropriate development while protecting resources of provincial interest. Planning decisions made in Ontario are required to be consistent with the policies in the PPS. A number of policies should be considered with regard to the proposed development.

The Provincial vision for the planning system is set out in Part IV of the PPS. It recognizes that urban and settlement areas should be the focus for development. It notes that efficient development patterns optimize the use of land and public infrastructure and that such patterns promote a mix of housing, employment, and recreation spaces.

Section 1 of Part V of the PPS deals with Building Strong Healthy Communities and encourages “healthy, liveable and safe communities” and through a variety of means, including “efficient

development and land use patterns”, a range and mix of land uses, protection for the environment and the public, and access to available services and infrastructure. Settlement areas are the target for development, and full municipal services are preferred. Subsection 1.1.2 specifies that sufficient land will be made available to accommodate an appropriate range and mix of land uses and this is to be achieved within settlement areas. This is further detailed in the Settlement Area policies of Subsection 1.1.3 and the Housing policies under Section 1.4. It is also re-emphasized in Section 1.7 which encourages optimizing the use of land, enhancing the viability of downtowns and promoting redevelopment.

The policies of the Official Plans for the Township of Champlain and the United Counties of Prescott and Russell address and respond to these provisions of the PPS. The development proposed in this subdivision application represents a contribution to the mix, form and tenure of housing in the urban service area of the municipality. It is consistent with the intent of the PPS to encourage efficient use of land and municipal services, particularly piped water and sanitary sewer services.

This is further detailed in the Settlement Area policies of Section 1.1.3 and the Housing policies of the PPS under Section 1.4. Section 1.1.3.1 directs that growth will be focused in settlement areas. Section 1.1.3.2 a) encourages land use patterns, and densities that represent efficient use of land, infrastructure and energy demand and encourage active transportation. The proposed subdivision would facilitate efficient development in support of a small, designated, urban settlement and has potential to support its modest commercial core area. It has been designed with a modified grid pattern which is anticipated to support active modes of transportation. Section 1.6 encourages development on full municipal services, which is the case with the proposed subdivision. Compact and efficient development is also re-emphasized in Section 1.7 of the PPS which encourages long-term economic prosperity through optimizing the use of land. The proposed project represents a more efficient use of land than the dispersed rural residential development typical of a rural township and is expected to limit pressure for such development given that it will encompass most of the residential growth allocated to Champlain Township.

Section 2.1.1 of the PPS specifies that natural heritage features are to be protected. A portion of a significant woodland extends into the development site that has been designated in the local official plans as an urban development site intended for residential development. Section 2.1.6 of the PPS stipulates there is to be no development or site alteration in fish habitat. The proposed development will not extend into or alter fish habitat. The applicant has commissioned an Environmental Impact Study that has determined no significant impacts to natural heritage resources are expected from the proposed development subject to specific measures, including actions to protect identified and potential habitat of species at risk.

The municipality has not identified a need for any cultural heritage or archaeological assessment to support the subdivision, and there are no known natural hazards or human made hazards on or in proximity to the site. There are also no mineral, petroleum or aggregate resources identified on or in proximity to the site.

Overall, the proposal to establish a residential subdivision for detached and semi-detached dwellings on lands with access to full municipal services in the easterly part of the geographic town of Vankleek Hill on lands designated for residential development by both the Official Plan for the Township of Champlain and the Official Plan for the United Counties of Prescott and Russel is consistent with the Provincial Policy Statement, 2014.

ZONING BY-LAW

The parcel subject to the proposed subdivision is within the Residential Two (R2-h) Zone on Schedule “D” of the Township’s Zoning By-law 2000-75, as shown at Figure 5. The R2 zone permits single detached, duplex and semi-detached dwellings, group homes and accessory residential uses, including second dwelling units. The preliminary subdivision design has been prepared to comply with the minimum lot frontage and lot area requirements of the R2 Zone.

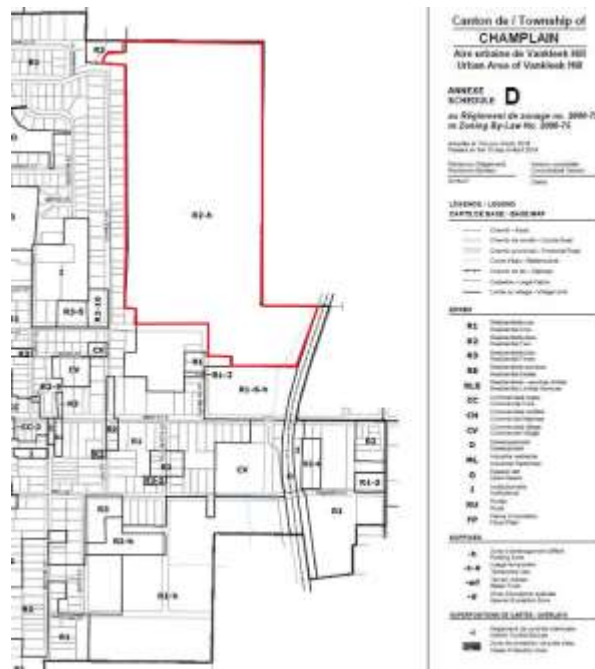


Figure 5 – Township of Champlain Zoning By-Law 2000-75 Schedule D Vankleek Hill

The effect of the Holding provision is to prevent buildings and new land uses being established until Township Council is satisfied that development is warranted and imminent. The completion of a subdivision agreement with the proponent should be sufficient to address this zoning issue and enable the Holding provision to be removed.

The proposed subdivision, is consistent with the provisions and intent of Champlain Township's Zoning By-law.

NOISE AND VIBRATION ASSESSMENT

Lascelles Engineering completed a Noise and Vibration Assessment to support the subdivision proposal. The purpose of the study was to assess the potential for impacts from the abutting rail corridor located to the east of the subdivision site, and to determine if any mitigation is required. The authors used Provincial noise assessment guidelines to consider both indoor and outdoor locations and confirmed that *"the predicted noise levels from the railway traffic does not meet MOECC's guidelines for indoor living areas from Lots 245-257, and as such, mitigation measures are required."* In addition, *"based on the predicted noise levels from the rail traffic, the MOECC's guidelines for indoor living areas are not met for Lots 245-257. In consideration of this, warning clause Type C is recommended. It is noted that this would only apply to the dwellings on the lots identified above as they would act as a barrier for the subsequent row of houses located across the proposed street."*

The recommended conditions and mitigation measures can be implemented through the subdivision agreement as a condition of Draft Plan Approval, and through warning clauses on title for the affected lots.

PRELIMINARY GEOTECHNICAL INVESTIGATION

Lascelles Engineering prepared a Preliminary Geotechnical Investigation to evaluate the site and support the Plan of Subdivision application. The intent of the study was *"to identify the subsurface soil conditions within the project by means of a limited number of test pits, and based on the factual information obtained, provide preliminary guidelines on the geotechnical engineering aspects of the design of the proposed dwellings' foundations and roadways, including construction consideration which may influence the design of the subdivision development in efforts of obtaining Draft Plan approval."*

The project team dug twenty test pits on the subject property, in conjunction with the Phase 2 Environmental Site Assessment work that was being completed, and soil samples were collected for analysis. In addition, six standpipes and three monitoring wells were installed on the site to

measure and establish the static groundwater level. The soils included sand and gravel, clay, fill, and glacial till in various parts of the site. The report includes a number of preliminary recommendations for the construction of dwellings and roads and the installation of services. It is noted that the report *“was prepared to provide general characterisation of the soil and groundwater condition across the subdivision by means of a limited number of test pits”* and to identify any potential constraints. The report recommends *“specific geotechnical investigation be carried out on a per phase basis to supplement and confirm the findings and recommendations”* of this report. This address’s the organic soils which are noted in the Official Plan.

ENVIRONMENTAL IMPACT STATEMENT

Gemtec was retained to complete an Environmental Impact Statement for the subdivision site, to consider the potential for any impacts on natural heritage features. The project team conducted multiple site visits in the spring and summer of 2019, and completed bat maternity roost surveys, breeding bird surveys and a headwater drainage feature assessment. The analysis determined that there are no significant wetlands, valleylands or ANSIs on the site. Significant woodlands were identified, as well as some significant wildlife and Species at Risk habitat in proximity to the site. Various avoidance and mitigation measures are included in the report, including phasing the development to allow wildlife to move out as required, restrictions on clearing during nesting and foraging periods, setbacks to the watercourse to protect fish habitat, and various best management practices.

Overall, the report concludes that *“impacts to the natural environment are anticipated to be minimal”* as a result of the proposed development, as long as the recommended mitigation measures are implemented.

TRAFFIC IMPACT STUDY

A Traffic Impact Study was prepared by D.J. Halpenny and Associates to support the subdivision proposal. The Study assessed a number of intersections that are anticipated to be affected by future traffic from the subdivision, including County Road 10/Farmers Avenue, County Road 10/Stanley Avenue, Higginson Street/Highway 34 and Perreault Street/Highway 34. The Study considered the existing and anticipated traffic, assuming that the proposed subdivision is built out by the year 2035. The Report concluded that three of the intersections would be unaffected by the anticipated traffic from the proposed subdivision; however, the Perreault Street/Highway 34 intersection was determined to warrant a left turn lane prior to full build out of the subdivision. It is important to note that a left turning lane at this intersection is already

warranted for the PM peak hour under the current traffic volumes and without adding any traffic from the subdivision. It is recommended that that be further evaluated as the subdivision is phased in.

PRELIMINARY SITE SERVICING BRIEF & STORMWATER MANAGEMENT REPORT

Lascelles Engineering prepared the engineering report and plans to support the subdivision application. The report is intended “to demonstrate the manner in which the proposed residential development can be serviced by the existing municipal infrastructure, while conforming with local and provincial guidelines.”

Stormwater will be managed on site through “a network of on-site catch basins and maintenance holes and conveyed to a stormwater management pond for storage and treatment located in the southeastern portion of the property.” The storm sewer network will direct water to the pond area, with quality control occurring in the wet pond to achieve 80% TSS removal.

Existing sanitary and water services are located on Main Street East to the south of the site. Water will be provided from existing watermain lines on Farmers Avenue and Stanley Avenue, with looping through the subdivision to optimize the service. Sufficient water supply for fire protection purposes has also been considered. Sanitary service will be provided from the existing service on Farmers Avenue and to the main pumping station which is located east of the railway tracks on Main Street East; an easement will be required to facilitate this connection.

PHASE 1 – ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment was completed by Lascelles Engineering, to consider the possibility of contamination from previous land uses on and in close proximity to the site. The research conducted for the Phase 1 study determined that some of the historic land uses on the subject property and on abutting lands “could be considered potentially contaminating activities” and a Phase 2 study was recommended.

PHASE 2 ENVIRONMENTAL SITE ASSESSMENT

A Phase 2 ESA was completed by Lascelles Engineering in October of 2019. “*The objective of the Phase II ESA was to assess the potentially contaminating activities (PCAs) identified in the Phase I ESA completed by Lascelles in August of 2018, and to determine if these PCAs result in any contamination in the subsoil and groundwater at the site.*” The investigation included six test pits and three monitoring wells in the identified areas, with soil and water samples collected and

evaluated. The report notes that “no evidences or observations, through the fieldwork carried out on the property including the laboratory testing program, suggest that the property has been negatively impacted by PCAs identified in the Phase I ESA.”

SUMMARY

This Planning Report has been prepared in support of a proposal for a 272 lot plan of subdivision within the Low Density Residential Policy Area Designation applied to part of the former Town of Vankleek Hill by the Official Plan for Champlain Township. The development has been designed to reflect the character and low density nature of the adjacent areas of the settlement and would proceed on the basis of municipal water and sanitary sewer services. The proponent has commissioned an Environmental Impact Study that has confirmed no substantive impacts to natural heritage features would result subject to a number of mitigation measures that can be implemented through the approval process. The application is appropriate as it is consistent with the local Official Plan, the Official Plan for the United Counties of Prescott and Russell and the Provincial Policy Statement.

Should you require any additional information in order to process this application, please don't hesitate to contact the undersigned.

All respectfully submitted by,



Tracy Zander, M.Pl, MCIP, RPP