



461 Russell Road

Planning Rationale
Plan of Subdivision + Zoning By-law Amendment
June 24, 2022



Prepared for Falcon Homes

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1.0 Introduction

On behalf of Falcon Homes (the “Owner”), working in coordination with EVB Engineering Ltd. (EVB), Fotenn Consultants Inc. (“Fotenn”) has been retained to prepare this Planning Rationale in support of Plan of Subdivision and Zoning By-law Amendment applications for the property municipally known as 461 Russell Road (“the subject lands”) in the Village of Cheney, Ontario. The intent is to develop a residential subdivision consisting of detached and semi-detached dwellings.

1.1 Application Summary

Falcon Homes intends to develop the subject lands with a residential subdivision, comprised of the following:

- / 27 semi-detached lots, 6.57 hectares;
- / 62 detached lots, 13.29 hectares;
- / Road Right-of-Way, 4.58 hectares;
- / Parkland dedication, 0.46 hectares; and,
- / Natural Heritage buffer / stormwater management, 8.08 hectares.

The proposed development will be accessed through the existing street network via a new extension to Voie Ferree Street at the eastern limit of the property and via Grand Tronc Street, which connects directly to Russell Road at two access points. A pedestrian connection is also proposed to Russell Road from the cul-de-sac of Voie Ferree Street at its southern termination point.

In order to permit the proposed development, a Plan of Subdivision application is required to establish the lot and street network, while a Zoning By-law Amendment is required to remove second unit as a permitted ancillary use on lots that cannot support them. Due to the terrain and environmental constraints on the subject lands, not all lots can support additional density in the form of second units.

The following plans and reports have been prepared in support of the Draft Plan of Subdivision:

- / Draft Plan of Subdivision, prepared by EVB Engineering, dated June 2022;
- / Geotechnical Investigation, prepared by Lascelles Engineering & Associates Limited, dated December 2021;
- / Environmental Impact Statement, prepared by CIMA+ (formally Bowfin Environmental Consulting), dated June 22, 2022;
- / Terrain Evaluation, prepared by EVB Engineering, dated June 22, 2022;
- / Traffic Impact Study prepared D.J. Halpenny & Associates Ltd., dated June 22, 2022;
- / Site Servicing and Stormwater Management Report, prepared June 9, 2022.

The north-west portion of the property is zoned RV1-h. The holding zone provision will need to be removed prior to development. The holding provision will not be removed until draft approval from the City is obtained.

Subject Lands and Surrounding Context

2.1 Subject Lands

The subject lands are legally described as Part of Lot 20, Concession 10, in the Geographic Township of Clarence, now the City of Clarence-Rockland in the United Counties of Prescott and Russell and are known municipally as 461 Russell Road. The subject lands are an irregular shape and are approximately 33.14 hectares in area (81.89 acres). The lands have limited public road frontage along Russell Road to the south and Voie Ferree to the east.

The lands are currently undeveloped. The majority of the north and east portions of the lands are used for agricultural purposes, while the south and west portions are forested and fallow lands. There is a watercourse that bisects the subject lands as well as an artificial pond. The watercourse flows south and outlets into Bear Brook, approximately 500 metres south of the subject lands.



Figure 1: Aerial Image of the Subject Lands

2.2 Surrounding Area Context

The subject lands are located within the Village of Cheney, approximately 15 kilometres south of the City of Rockland and 35 kilometres from downtown Ottawa. The Village of Cheney is comprised of predominantly low-density residential land uses, as well as supporting institutional, commercial, and recreational uses. The area surrounding the Village is characterized by rural agricultural and undeveloped natural lands. The subject lands are located north of Russell Road between Indian Creek Road to the west and Drouin Road to the east.

The surrounding land uses are described below:

North:

North of the subject lands there are agricultural lands, largely undeveloped, with the exception of some barns and other agricultural buildings. The Village of Hammond is approximately 3.5 kilometres northeast of the subject lands.

South:

Several detached dwellings fronting onto Russell Road abut the subject lands to the south, with additional detached dwellings fronting onto the south side of Russell Road. There are also several commercial uses that front onto Russell Road, including automobile-oriented uses, restaurants, and retail stores. Cheney Park abuts the subject lands to the south, which consists of a soccer field, playground, and ice rink. A water tower is also located in Cheney Park.

East:

There are detached dwellings along Voie Ferree Street and Drouin Road to the east of the subject lands. Further east are agricultural lands. The Village of Bourget is approximately 8 kilometres east of the subject lands.

West:

To the west of the subject lands there are detached dwellings fronting on Indian Creek Road. Further west there are agricultural lands.

2.2.1 Road Network

Russell Road runs in an east-west direction south of the subject lands. It is a minor collector road owned and maintained by the United Counties of Prescott Russell. It has a right-of-way width of 26 metres. Voie Ferree Street and Grand Tronc Road are identified as local streets on Schedule D – Transportation of the Official Plan for the United Counties of Prescott and Russell and will provide connection from the subject lands to Russell Road.

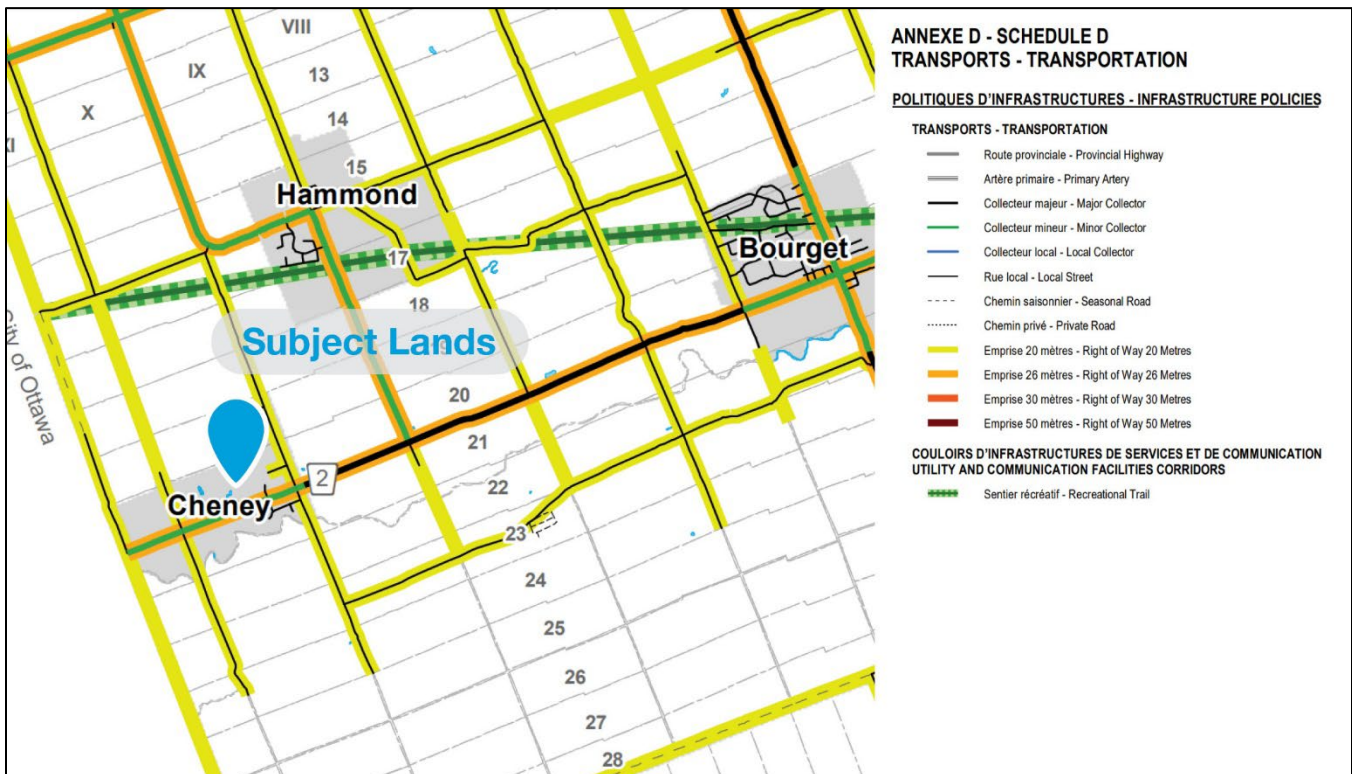


Figure 2: Schedule D – Transportation from the UCRP Official Plan



Figure 3: Site Photos

3.0

Proposed Subdivision

The proposed development includes a subdivision consisting of 116 dwelling units. Vehicular access to the development will be provided through new roadway connections to Voie Ferree Street to the east, Grand Tronc Steet to the south, and a new connection to Russell Road to the south. Voie Ferree is proposed to intersect with Grand Tronc Street before running south to connect to Russell Road. Grand Tronc Street is proposed to continue through the subdivision to Russell Road to the west. A new street terminating in a cul-de-sac is also proposed, labelled as street "A" on the Draft Plan of Subdivision.

The proposed development will feature a mix of detached and semi-detached dwelling types. The ground-oriented, low-rise character of the dwellings is consistent with the existing and planned function of the Village of Cheney.

The proposed development will also include:

- / A 0.465-hectare park block (Block 4) located at the future intersection of Voie Ferree and Grand Tronc Street, serving as an expansion to the existing Cheney Park; and
- / Natural Heritage System buffers (Block 3) are included around the watercourses, totalling approximately 8.08 hectares.

Table 1 below summarizes the proposed land uses in the Draft Plan of Subdivision:

Table 1: Land Use Breakdown

Dwelling Type / Land Use	Number of Lots	Number of Dwellings	Total Area (ha)	Block / lot #	Percentage	
Single	62	62	13.298	Lots 28 - 89	40.3%	
Semi-detached	27	54	6.570	Lots 1-27	19.9%	
Right-of-way			4.581	Blocks 1,2 and 5	13.8%	
Parkland			0.465	Block 4	1.5%	5%
Cash-in-Lieu			1.152*		3.5%	
Natural Heritage System Buffer			8.084	Block 3		
Total Lots / Dwellings	89	116	32.999			

A neighbourhood park is proposed to be added to the north end of the existing Cheney Park. The block will comprise the 5 percent parkland dedication, as required by the City of Clarence-Rockland Parkland Dedication By-law (2018-61). The balance of the parkland dedication will be provided as cash-in-lieu of parkland, equal to the value of lands otherwise required to be conveyed. The value of the land shall be determined by a market appraisal as of the day before the granting of the draft approval.

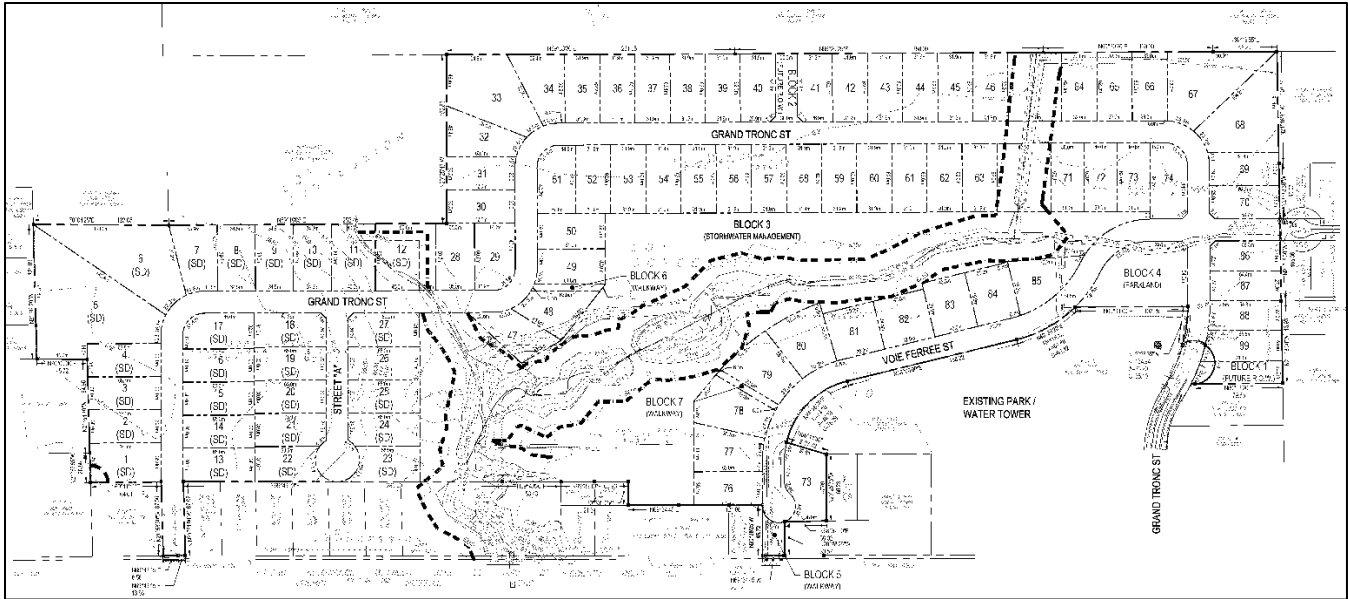


Figure 4: Draft Plan of Subdivision

The proposed subdivision will include both detached and semi-detached dwellings. The semi-detached dwellings will be concentrated on the western portion of the subject lands along the extended Grand Tronc Street and on future street A. The lots reserved for semi-detached dwellings will be approximately 1,950 square metres in area. The balance of the lots in the subdivision are allocated for detached dwellings. Each of the detached lots are proposed to be approximately 2,000 square metres.

The detached and semi-detached lots both meet the minimum lot area and frontage provisions for the RV1 – Village Residential First Density in the City of Clarence-Rockland Zoning By-law.

Lands surrounding the existing watercourse that runs through the subject lands will be reserved as a natural buffer. Approximately 8 hectares will be dedicated to natural area to maintain the required 15-metre setback from the watercourses. Trees and vegetation will be preserved and enhanced to protect the ecological function of these lands.

3.1.1 Rights-of-Way

The proposed subdivision will introduce a new road, as well as the extension and connection of Voie Ferree Street and Grand Tronc Street, to enable circulation to and within the development. Proposed right-of-way (ROW) widths for these roads are 20.0 metres.

Block 2 will be reserved for a future municipal road ROW to the north and Block 5 will be reserved for a future pedestrian walkway to Russell Road. Blocks 6 and 7 will be reserved for a walkway to Block 3 (stormwater management pond), to provide access and drainage functions.

4.0 Policy and Regulatory Context

4.1 Planning Act

The Planning Act is provincial legislation that empowers municipalities to engage in land use planning activities in Ontario. Under Section 51(24) of the Planning Act, the legislation states that when considering a draft plan of subdivision regard shall be had to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality. Section 51 (24) also contains criteria for the evaluation of plans of subdivision. The proposed development satisfies the applicable criteria as follows:

/ **The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;**

As summarized below, the proposed development meets the policies of the Provincial Policy Statement (PPS) regarding matters of provincial interest, including those directing growth and development to settlement areas and the provision of adequate services. Section 4.2 of this rationale outlines the applicable policies of the PPS.

/ **Whether the proposed subdivision is premature or in the public interest;**

The proposed subdivision is located within a settlement area and will be supported by adequate private and public services.

/ **Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;**

The proposed subdivision conforms with the policies of the United Counties Official Plan, as outlined in section 4.3 of this rationale.

/ **The suitability of the land for the purposes for which it is to be subdivided;**

The lands are suitable for the proposed land uses. The residential dwelling types (detached and semi-detached) and their respective lot sizes conform to the policies of the United Counties Official Plans.

/ **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 subdivision includes the creation of public roads that integrate with the surrounding road network.

/ **The dimensions and shapes of the proposed lots;**

The dimensions and shapes of the proposed lots are generally rectangular and appropriate for the proposed land uses. The lots have been sized to accommodate private sewage treatment.

/ **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;**

Residential zoning currently applies to the subject lands and the lots created will comply with the zoning provisions. A Zoning By-law Amendment is required to restrict second units on lots that cannot support them.

/ **Conservation of natural resources and flood control;**

As outlined in the Preliminary Servicing and Stormwater Management Report, prepared by EVB Engineering, the proposed development will be designed for safe and functional stormwater management.

/ **The adequacy of utilities and municipal services;**

As confirmed through the submitted Preliminary Servicing and Stormwater Management Report, prepared by EVB Engineering, municipal services and proposed private serves will be adequate to accommodate the proposed development. The subject lands will be serviced with municipal water, with individual private septic systems for each lot.

/ **The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;**

The subdivision contains parkland dedication and open space lands that will be dedicated for public purposes. This includes a public park, as well as mid-block pedestrian connections (blocks 3 - 4).

The proposed Plan of Subdivision complies with the criteria established in Section 51(24) of the Planning Act.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The PPS promotes the development of strong communities, which relies on the establishment of efficient land use and development patterns and the accommodation of an appropriate range and mix of uses.

The relevant policy interests to the subject application are as follows:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable, and safe communities are sustained by:

- / promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- / promoting the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development

patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

- / ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; and
- / Promoting development and land use patterns that conserve biodiversity.

- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
- / efficiently use land and resources; and,
 - / are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment.

- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health.
- 1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- 1.1.4.3 When directing development in rural settlement areas, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of adequate service levels.

1.4 Housing

- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
- / permitting and facilitating:
 - all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
 - all types of residential intensification, including additional residential units;
 - / directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

- 1.5.1 Healthy, active communities should be promoted by:
- / planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
 - / planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.

1.6 Infrastructure and Public Service Facilities

- 1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:

- a. financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b. available to meet current and projected needs.

- 1.6.3 Before consideration is given to developing new infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized.

- 1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned, or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

- 1.6.6.5 Partial services shall only be permitted in the following circumstances:

- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
- b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

- 1.6.6.7 Planning for stormwater management shall:

- a. be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b. minimize, or, where possible, prevent increases in contaminant loads;
- c. minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d. mitigate risks to human health, safety, property, and the environment;
- e. maximize the extent and function of vegetative and pervious surfaces; and
- f. promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

- 1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

The proposed subdivision provides for residential development on lands within a rural settlement area, with municipal water and private septic systems. The proposed development is consistent with the policies of the Provincial Policy Statement.

4.3 United Counties of Prescott and Russell Official Plan (2018)

The Official Plan for the United Counties of Prescott and Russell directs the development of all areas of Clarence - Rockland and is the only Official Plan in effect for the rural and agricultural areas of the City, as well as the villages of Clarence Creek, Hammond, Cheney, Clarence Point, and St-Pascal.

4.3.1 Land Use Designation

The subject lands are designated Community Policy Area on Schedule A of the United Counties of Prescott and Russell (UCPR) Official Plan, as shown in Figure 5. The Community Policy Area designation applies to partially serviced and un-serviced Villages and Hamlets that vary in population from a few hundred to approximately one thousand residents. These communities will continue to experience modest growth.

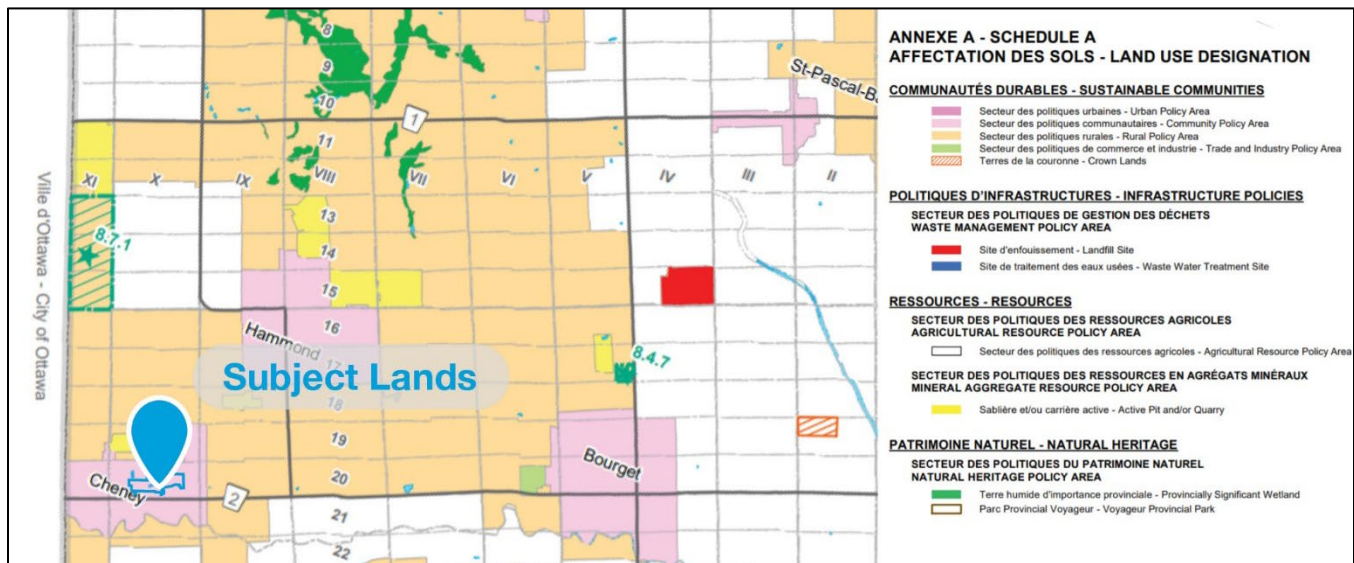


Figure 5: UCPR Official Plan Schedule A

The Community Policy Area policies are intended to create a planning framework which will encourage, and support diversified, mixed use communities. The policies are intended to ensure that local Councils will have the ability and authority to shape their communities in accordance with local needs and local characteristics. The policies are also intended to permit continued development while also ensuring that costly unplanned engineered water and sewer infrastructures will not be required to resolve environmental problems in the future.

The residential policies of the Official Plan encourage a range and mix of low-, medium-, and high-density housing types, but low-rise and low-density housing forms shall continue to be the predominant form of housing in the Community Policy Area.

Policy 7 in section 2.3.7 contains implementing criteria for the evaluation of the development of residential neighbourhoods. The criteria include:

- permit and zone a range of housing types and sizes;
- identify and zone areas exclusively reserved for residential development;
- permit increased housing densities through redevelopment of existing residential and non-residential buildings;
- provide for open space and parkland and the protection of natural heritage features;
- encourage residential infill and redevelopment;
- regulate the physical character of infill or redevelopment projects to ensure their compatibility with established communities;
- when reviewing applications for redevelopment or infill, consider the impact of the proposed development on the neighbourhood in terms of parking, traffic, open space, and proposed uses; and,
- ensure the availability of adequate water and wastewater treatment services.

The proposed subdivision conforms with the policies of the Community Policy Area Designation by providing a mix of low-rise residential housing, open space, and natural heritage features within the Community Policy Area.

4.3.2 Minor Collector Policies, Section 3.3.5

Section 3.3.5 of the UCPR Official Plan contains policies for Minor Collector Roads. Policy 2 states that residential subdivisions on minor collectors may be permitted, provided that access to the minor collector is provided through a local municipal road maintained year-round.

Policy 6 requires a setback of half the minimum right-of-way width identified on Schedule D ($26\text{m} / 2 = 13\text{m}$), measured from the centre line of the road.

The proposed subdivision will be accessed by public local roads. The proposed subdivision meets and exceeds the necessary requirements from the centreline of Russell Road.

4.3.3 On-Site Private Water and Sewer Services, Section 2.3.7

Section 2.3.7 of the County's Official Plan permits development on the basis of private on-site water and sewer services provided that it can be demonstrated that the aquifer can provide a long-term sustainable ground water supply of acceptable quality in accordance Ministry of Environment and Climate Change guidelines and regulations, and that there is no negative environmental (or cumulative) impact resulting from the use of on-site private water and/or sewer services.

A Terrain Analysis has been prepared in support of the proposed development to address the quality of sensitive surface water features and sensitive ground water features, and the potential impact of individual private sewer systems. The Analysis concludes that site conditions are appropriate for private sewer systems.

4.3.4 Constraints Policies, Section 5.5.7

The watercourse that runs through the subject lands is identified as a Fish Habitat on Schedule B – Natural Resources of the United Counties of Prescott and Russell Official Plan.

Section 5.5.7 of the Official Plan outlines the policies regarding Fish Habitats. Policy 1 in section 5.5.7 states that, where development is proposed within 120 metres of an area of fish habitat as identified on Schedule B, it must be demonstrated through an environmental impact study that there will be no negative impacts on the natural features or on the ecological functions for which the feature is identified.

Policy 5 in section 5.5.7 encourages the re-establishment of naturally vegetated buffer strips along water bodies and headwater areas.

An Environmental Impact Assessment was prepared in support of the proposed residential subdivision. The Assessment provides recommendations for development to minimize any potential impact that development may have on the Fish Habitat. A natural heritage buffer is proposed to mitigate any potential impacts of the proposed development on Fish Habitats.

4.3.5 Second Unit Policies, Subsection 7.6.3.2

The County encourages the permission of second residential units within all single-detached, semi-detached, and townhouses dwelling units. If an accessory dwelling unit is not located in the principal dwelling unit, then the second residential unit may be within an accessory structure on the property.

Second units are proposed in the dwelling designs for select lots in the subdivision. With consideration for environmental impacts from private sewer systems, a Zoning By-law Amendment is required to prohibit second units on certain lots that cannot support them.

4.4 The Corporation of the City of Clarence-Rockland Zoning By-law

The subject lands are zoned RV1 and RV1-h (Village Residential First Density Zone) in the City of Clarence-Rockland Zoning By-law No. 2016-10 (July 2020 consolidation). There is a holding symbol on the west and northwest portion of the subject lands, indicated by the 'h' symbol. In order to permit development on these lands, the holding symbol must be removed.

The subject lands are surrounded by vacant RV1-h land to the north and east, and RV1 land to the south and west.

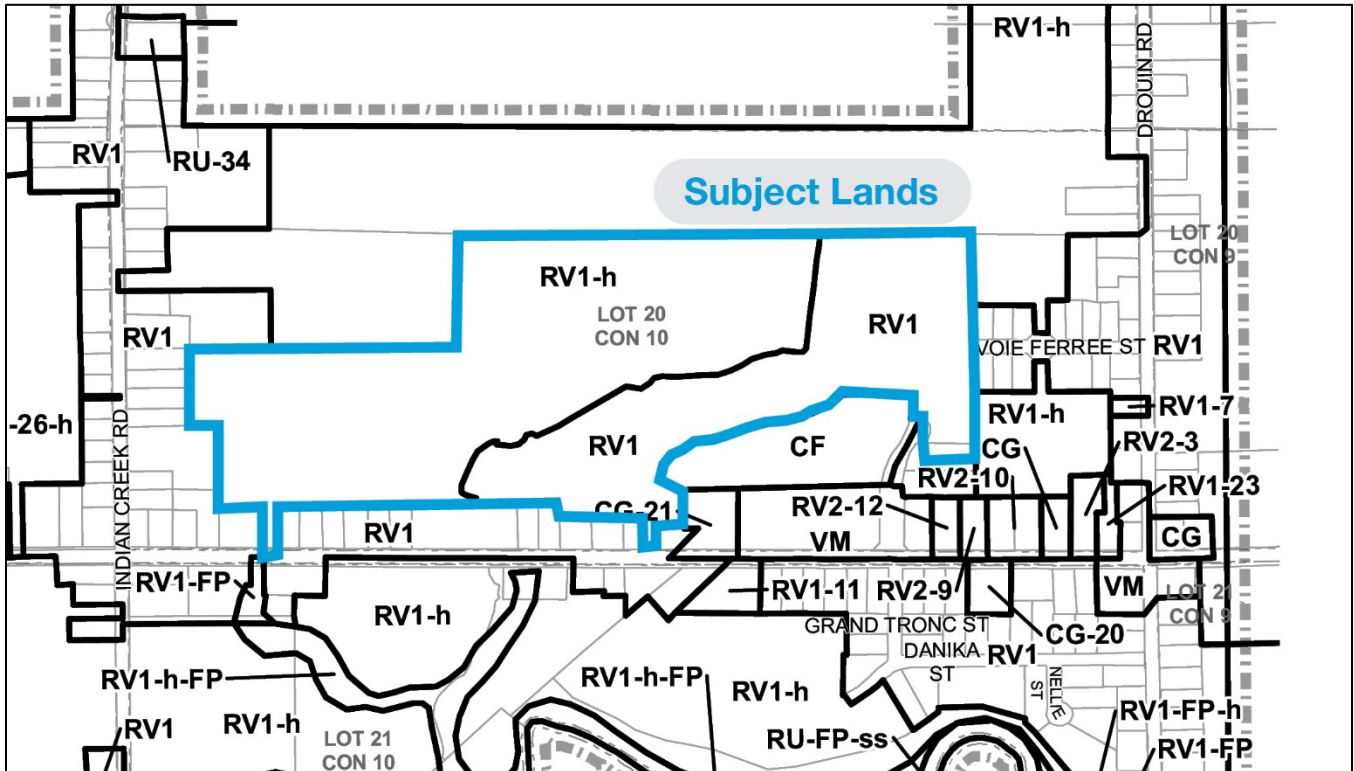


Figure 6: City of Clarence-Rockland – Zoning Map E

Permitted residential uses within the RV1 zone include:

- / Detached dwelling
- / Duplex dwelling
- / Linked detached dwelling
- / Semi-detached dwelling
- / Group home
- / Retirement Home

Permitted Accessory Residential Uses include:

- / Bed and Breakfast
- / Home-based business, Village

- / Lodging house
- / Private home day care
- / Second unit
- / Short-term rental

The proposed subdivision is evaluated against the provisions of the RV1 zone in Table 2 below. Compliance is noted in the right-hand column, with “-” indicating an applicable provision that will be assessed at the time of building permit application for the respective dwellings.

Table 2: Zoning Evaluation

Provision	Requirement		Compliance
	Detached	Semi-Detached	
Minimum Lot Area For partially serviced lots	1,300 square metres	900 square metres per dwelling unit	Yes
Minimum Lot Frontage For partially serviced lots	22.5 metres	15.0 metres	Yes
Minimum Front Yard	7.5 metres	7.5 metres	-
Minimum Exterior Side Yard	6.0 metres	6.0 metres	-
Minimum Interior Side Yard	1.5 metres	1.5 metres	-
Minimum Rear Yard	6.0 metres	6.0 metres	-
Maximum Building Height	11.0 metres	11.0 metres	-
Maximum Lot Coverage	30%	30%	-

4.4.1 Second Units

Second units are subject to the provisions of section 4.41 of the Zoning By-law.

Section 4.41 (a) states that:

A second unit is permitted in **any detached**, linked detached, **semi-detached**, or townhouse dwelling as well as in any ancillary structure in **any zone** where that dwelling type is a listed permitted use provided:

- i. It is not a stand-alone, principal unit capable of being severed; and,
- ii. It must be located on the same lot as its principal dwelling unit.

4.4.2 Proposed Zoning By-law Amendment

While the Zoning By-law permits second units in any detached and semi-detached dwelling, second units are not feasible on lots dedicated for semi-detached dwellings, as lots are not of sufficient area to accommodate appropriately-sized septic systems. Therefore, a Zoning By-law Amendment application is required to amend the Zoning By-law to prohibit second units as a permitted use on the specified lots within the plan of subdivision, as shown in Figure 7 below.

Additionally, a broader Zoning By-law Amendment is required to facilitate the development of the subject lands as proposed. Proposed zones are summarized in Table 3 below.

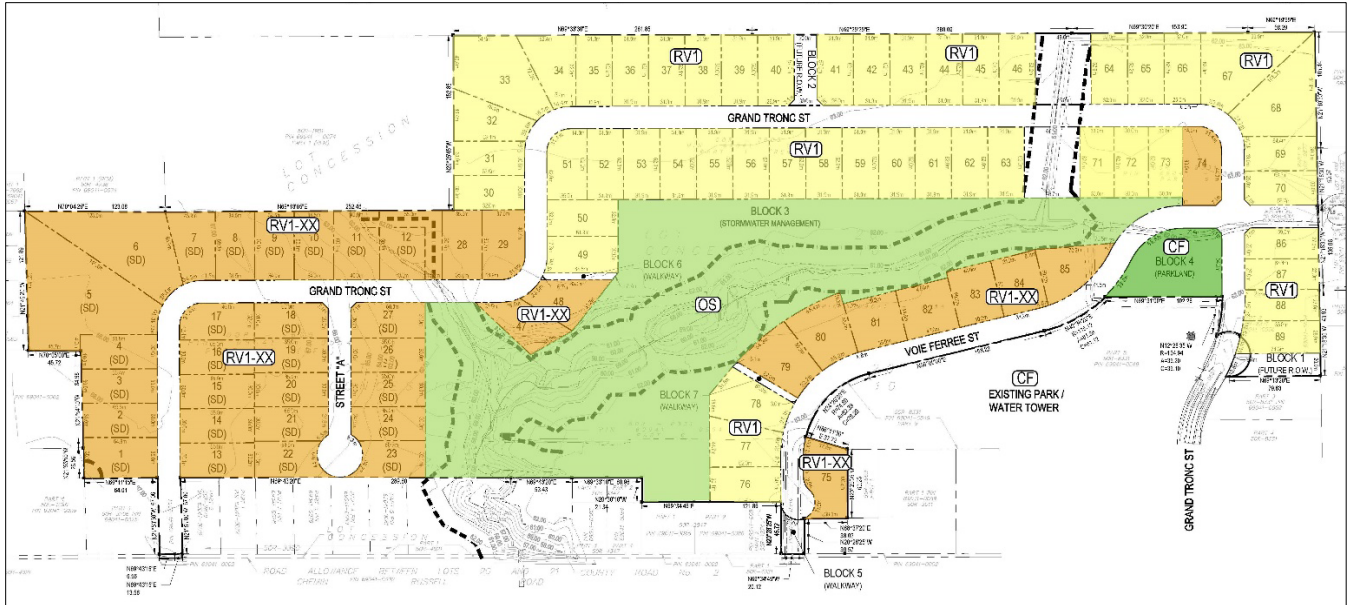


Figure 7: Proposed Zoning Map

Table 3: Summary of Proposed Zones

Zoning	Block/ lot number	Notes
Residential First Density (RV1)	Lots 30-46, 49-73, 75-78, & 86-89.	Standard RV1 zone
Residential First Density, Exception XX (RV1-XX)	Lots 1-29, 47, 48, 74, 79-85.	Second units prohibited
Open Space (OS)	Block 3	Open space/SWM
Community Facility (CF)	Block 4	Parkland

Residential First Density, Exception XX (RV1-XX)

The following draft zoning language is proposed:

“Notwithstanding the provisions of Section 4.41 of the Zoning By-law, second units are prohibited as a permitted use on lands zoned RV1-XX.”

5.0 Integrated Environmental Review

The Official Plan of the United Counties of Prescott and Russell requires the submission of an Environmental Impact Statement prior to the approval authority making a formal decision on planning applications to assess the negative impacts on the natural features and the ecological functions of the subject lands.

An Environmental Impact Statement was prepared by CIMA+ (formally Bowfin Environmental Consultants) in support of this Draft Plan of Subdivision application. It assesses the significant natural features of the subject lands and the potential impacts that development could have on these features and provides recommendations on avoidance and mitigation measures.

The following were conducted as part of the Environmental Assessment:

- / Habitat mapping and flora observations,
- / Butternut inventory
- / Raptor nest survey and Breeding bird survey
- / Aquatic habitat observation
- / Fish community sampling
- / Turtle survey

Findings:

The only natural feature identified is fish habitat. The plant observations revealed no species of conservation value on the subject lands and no butternut trees were found. No raptor nests were found, and no raptors were observed during the survey. In total, 48 bird species were observed, but the proposed development is not expected to have any impact on the bird species found. No Blanding's turtles were found during the turtle survey.

Recommendations:

A 15-metre setback from the high-water mark of fish habitat features should be established for the watercourse throughout the subject lands. This serves the dual purpose of protecting the watercourse and valley slope/drainage. Trees and vegetation are to be retained within the 15-metre setback of the watercourse where possible to maintain and natural buffer. The landscape plan should include the planting of native species with a variety of species used.

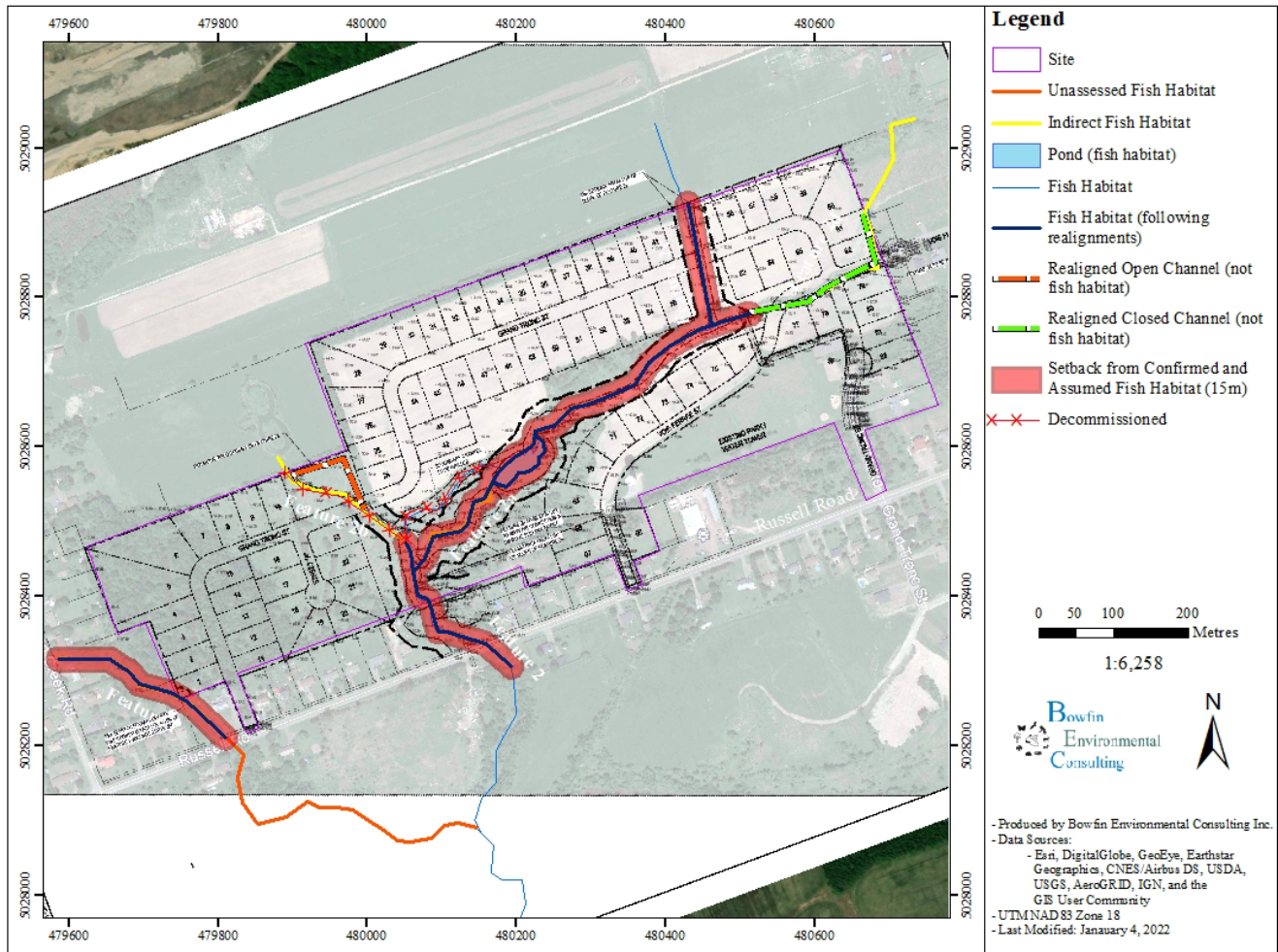


Figure 8: Natural Heritage Constraints, taken from Environmental Impact Statement

6.0 Supporting Studies

6.1 Environmental Impact Statement

An Environmental Impact Statement was prepared by CIMA+ (formerly Bowfin Environmental Consulting). The purpose of the Environmental Impact Assessment was to research the past and current uses of the study area and identify any environmental concerns with the potential to have impacted the subject lands.

Recommendations:

The only feature identified is fish habitat, which is situated within the valley and proposed to be retained. Here a minimum 15-metre setback from the high-water mark is recommended to be established.

6.2 Fisheries Impact Statement

Further to the findings of the Environmental Impact Statement, a Fisheries Impact Statement was prepared by CIMA+. The purpose of the Fisheries Impact Statement was to determine the impact the proposed development would have on the identified fish habitat. The Fish Impact Statement provides recommendations for the mitigation of impacts on direct and indirect fish habitats.

The construction of the proposed subdivision has been designed to minimize impacts to the watercourses and provide for a minimum 15-metre setback from the high-water mark.

6.3 Terrain Evaluation

EVB Engineering was retained to prepare a Terrain Evaluation in support of the proposed residential subdivision. The report discusses the terrain evaluation in support of servicing the proposed subdivision with individual private septic systems. As part of the sewage works evaluation, EVB was requested to review the additional impacts of allowing secondary dwelling units for each of the conceptual dwellings.

Based on the conceptual septic system designs, the proposed lots were reviewed to determine if the sizing could accommodate the septic requirements for the proposed residential dwellings and secondary units. The evaluation concludes that the lots dedicated for semi-detached dwellings are not sufficiently sized to meet the requirements needed for a septic bed sized to include the additional flow added by secondary dwelling.

6.4 Geotechnical Investigation

LaSceller Engineering & Associates Ltd. was retained to conduct a preliminary geotechnical investigation for the subject lands. The purpose of the investigation was to identify the subsurface soil conditions within the project by means of nine boreholes, and based on the factual information obtained, provide preliminary guidelines on the geotechnical engineering aspects of the design of the proposed dwellings' foundation and roadways, including construction consideration which may influence the design of the subdivision development in efforts of obtaining "Draft Plan" approval.

Recommendations

- / A 20-metre setback from the top of the slope for the southern portion of the watercourse, which would affect lots 20 and 21;
- / A 2-metre setback from the top of the slope for the two northern branches of the watercourse for any other lots fronting the watercourse;

- / No fill material shall be placed within the setbacks above; and,
- / The slopes shall be maintained in their existing condition.

6.5 Traffic Impact Study

A Traffic Impact Study (TIS) was prepared by D.J. Halpenny & Associates Ltd. to examine the impact that the proposed subdivision will have on the major roads and intersections. The subdivision will have three access points comprising of one existing access point onto Russell Road at Grand Tronc (East)/Russell intersection, one new access point at Grand Tronc (West)/Russell intersection, and one existing access point onto Drouin Road at the Voie Ferrée/Drouin intersection.

The trip generation analysis determined that the Cheney Subdivision would generate 18 vehicle trips entering and 58 trips exiting the site during the weekday peak AM hour for a total of 76 vehicle trips, and 61 trips entering and 37 trips exiting during the peak PM hour for a total of 98 vehicle trips.

The study concludes the following:

Access 1 will be onto Russell Road at the existing Grand Tronc/Russell intersection. Following the development of the subdivision, the intersection would operate at an acceptable level of service during peak hours at the year 2037. No intersection modifications would be triggered by the subdivision.

Access 2 would be located onto Russell Road approximately 1,260 m west of Drouin Road. The new intersection would have the Grand Tronc Street extension forming the stop controlled southbound approach and Russell Road the eastbound and westbound approaches. An eastbound Russell Road exclusive left turn lane warrant analysis was completed which determined that the development of the subdivision would trigger the requirement of an exclusive eastbound left turn lane providing 15 m of vehicular storage. The analysis determined that the intersection would operate at an acceptable level of service during peak hours following the construction of the left turn lane.


Access 3 will be onto Drouin Road at the existing Voie Ferrée/Drouin intersection. The analysis determined that the intersection would operate at an acceptable level of service during the peak AM and PM hours following the development of the subdivision and other proposed developments along Voie Ferrée Street and in the immediate area. No intersection modifications would be triggered by the subdivision.

7.0 Conclusion

In considering the Plan of Subdivision and Zoning By-law Amendment applications with respect to the applicable policy and regulatory framework, it is our professional opinion that the proposed development represents good planning and is in the public interest for the following reasons:

- / The proposed development satisfies the legislative criteria for the evaluation of plans of subdivision as outlined in Section 51 (24) of the Planning Act;
- / The proposed development is consistent with the Provincial Policy Statement (2020). In particular, the subject lands are located within a rural settlement area, while protecting natural heritage and agricultural resources;
- / The proposed development conforms with the United Counties of Prescott and Russell Official Plan. In particular, the proposed detached and semi-detached dwellings are permitted within the Community Policy Area designation;
- / The proposed Zoning By-law Amendment would apply a Village Residential First Density (RV1) zone to the majority of the subject lands, which ensures a development pattern, scale, and density consistent with the nearby zoning and neighbourhood context;
- / The proposed Zoning By-law Amendment would also prohibit second units through a site-specific zoning exception (RV1-XX) on lots that cannot support additional private septic system capacity;
- / The proposed development provides for adequate open space in the form of parkland dedication and stormwater management lands; and,
- / The proposed development and applications are supported by a range of technical studies, including terrain, geotechnical, engineering, transportation, and environmental reports.

Sincerely,



Thomas Freeman, B. URPL
Planner



Jaime Posen, MCIP RPP
Associate Planner