



## Planning Rationale

**To: Christine Martin, CAO/Clerk-Treasurer**  
**From: RFA Planning Consultant Inc., Agent/Applicant**  
**Cc: 1966780 Ontario Inc., Owner**  
**Jason Budd, Senior Planner, County of Hastings**  
**Date: October 08, 2020**  
**Re: Applications for a Zoning By-law Amendment and Site Plan Control**  
**– Lots 41, 44 and 49, Block K, Registered Plan No. 243, Town of**  
**Deseronto (1966780 Ontario Inc.)**

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This memo is to summarize our planning opinion in support of the 1966780 Ontario Inc. Applications for a Zoning By-law Amendment and Site Plan Control for conformity to the Provincial Policy Statement and the County of Hastings Official Plan Urban Residential development policies within the Urban land use designation. It is proposed to rezone the subject lands to permit a 1.5-storey, 10-unit, rental apartment dwelling. We have assessed the applicable PPS and Official Plan policies and offer the following planning opinion in support of the applications.

### **BACKGROUND**

We were retained by the owner, 1966780 Ontario Inc., to undertake a rezoning application and Site Plan Control request for the subject lands. 1966780 Ontario Inc. is the owner of the land legally described as Lots 41, 44 and 49, Block K, Registered Plan No. 243, Town of Deseronto, County of Hastings. The subject lands may have consisted of three conveyable parcels historically; however, presently only has one Property Identification Number (PIN) 40583-0100, suggesting the parcels merged at some point. The subject lands have an area of 2,363.8 square metres (25,443.7 square feet) and 40.3 metres (132.2 feet) of frontage on the south side of North Street and 58.0 metres (190.3 feet) on the west side of Green Street. The site is currently vacant. A Site Plan Agreement was executed on August 19, 2019 and registered on title, which includes site-servicing drawings, all enclosed.

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The subject lands are designated “Urban” on OP-A Schedule South Member Municipalities and “Urban Residential ” on Part B – Schedule UCSP A.2 Deseronto Urban Community Land Use for the Urban Communities Section Plan, which forms part of the County of Hastings Official Plan and within the “Residential Type 1 (R1-h) Holding Zone” on Deseronto Urban Centre Plate “A” Zone Map of the Town of Deseronto Comprehensive Zoning By-law 13-93. The surrounding land uses are predominantly low-density residential with a mix of single-detached, semi-detached and townhouse dwellings. The north side of North Street delineates a portion of the Deseronto urban area, where further north consists of the Mohawks of the Bay of Quinte reserve territory.

A summary of the subject lands is provided in **Table 1**, below:

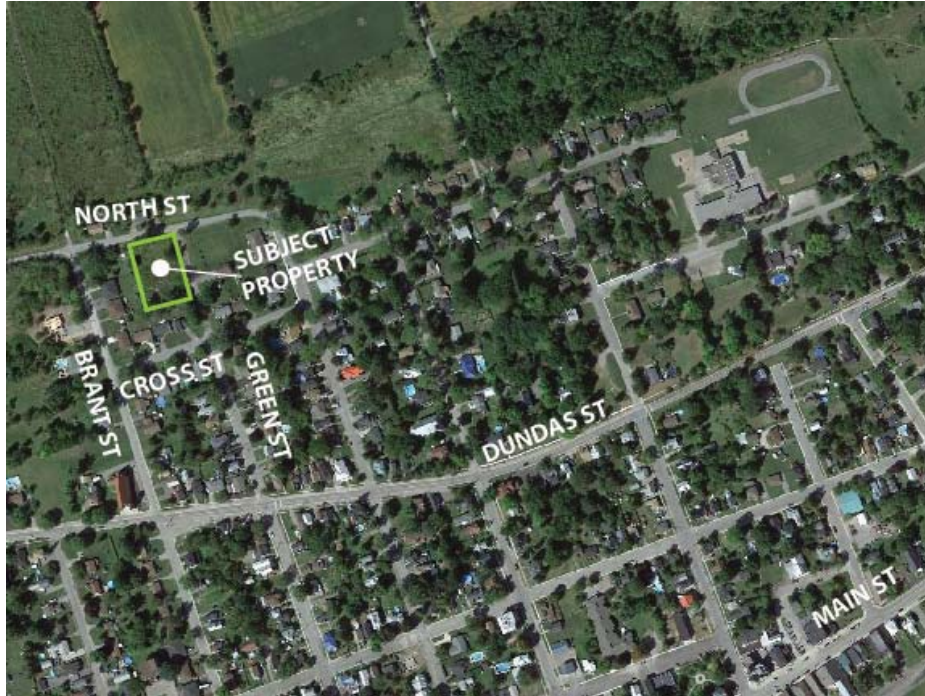
**TABLE 1: BACKGROUND SUMMARY**

PIN 40583-0100	
<b>Legal Description</b>	Lots 41, 44 and 49, Block K, Registered Plan No. 243, Town of Deseronto, County of Hastings
<b>Civic Address</b>	Vacant
<b>Lot Area</b>	2,363.8 square metres (25,443.7 square feet)
<b>Lot Frontage</b>	40.3 metres (132.2 feet) – North Street; 58 metres (190.3 feet) – Green Street
<b>Access</b>	Green Street
<b>Official Plan Designation</b>	Urban Residential (Part B – Schedule UCSP A.2)
<b>Zoning</b>	Residential Type 1 (R1-h) Holding Zone (Plate “A” Zone Map)

### PRE-CONSULTATION

A formal pre-consultation meeting took place via Zoom on July 21, 2020 with County planning staff, RFA and Jewell Engineering. During this meeting, the application process was confirmed and a pre-consultation memorandum was released by the County. Some minor revisions to the Concept Plan resulted from the pre-consultation with the County. Following the July pre-consultation, the County memorandum was forwarded to the Mohawks of the Bay of Quinte (MBQ) consultation co-ordinator. A pre-consultation letter from the MBQ dated August 17, 2020 was then received confirming the MBQ position. Both the County and MBQ pre-consultation letters are enclosed.

The following photographs depicts the existing conditions of the subject lands:



**Subject Property** – green outline.



**Subject Property** – View looking south-west west from south-east corner at proposed parking area.





**Subject Property** – View looking west from south-east corner at proposed parking area.



**Subject Property** – View looking north from proposed parking area.





**Subject Property** – View looking south-west from interior side yard.



**Subject Property** – View looking west from interior side yard.





**Subject Property** – View looking north-west from interior side yard.



**Subject Property** – View looking north-west from interior side yard.

## APPLICATIONS FOR REZONING + SITE PLAN CONTROL

A site-specific Residential Type 3 (R3) Zone is requested to permit the proposed 1.5-storey, 10-unit rental apartment dwelling house. A special zone provision is requested to allow the proposed reduction of the parking aisle width to 6 metres. It is also requested to amend Deseronto Urban Centre Plate “A” Zone Map to denote a site-specific R3 Zone. Through consultation with County planning staff, it is understood that the existing holding provision is to be carried forward to require the execution of a Site Plan Agreement and the provision of adequate piped water and sanitary services for the proposed development. As there is a Site Plan Agreement registered on title to the subject property, the Site Plan Control request will technically amend the existing agreement.

The following have been prepared, under separate cover, in support of the Rezoning application and Site Plan Control request:

- ✓ Site Plan by RFA Planning Consultant Inc.;
- ✓ Functional Servicing Report by Jewell Engineering;
- ✓ Sediment & Erosion Control Plan (Drawing No. SE);
- ✓ Site Grading Plan (Drawing No. GP);
- ✓ General Servicing Plan (Drawing No. GS);
- ✓ Construction Cost Estimate;
- ✓ Building Plans and Elevations by Carlos Manuel Marques;
- ✓ Stage 1/2 Archaeological Assessment by Ground Truth Archaeology.

## CONSISTENCY WITH THE PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS) has applied to all planning applications since May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. As shown on **Table 3** on the following pages, the Applications for a Zoning By-Law Amendment and Site Plan Control are consistent with the PPS.

**TABLE 3: PROVINCIAL POLICY STATEMENT POLICY ANALYSIS**

PPS POLICIES	PLANNING ANALYSIS
<b>1.0 BUILDING STRONG HEALTHY COMMUNITIES</b>	
<b>1.1 MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS</b>	
<b>1.1.1 Healthy, liveable and safe communities are sustained by:</b>	
<i>a) promoting efficient development and land use patterns which sustain the financial</i>	The proposed development will utilize designated residential land within an established neighbourhood of the

PPS POLICIES	PLANNING ANALYSIS
<i>well-being of the Province and municipalities over the long term;</i>	Deseronto settlement area. Developing the property for a 1.5-storey, 10-unit, rental apartment dwelling house will benefit the financial well-being of the municipality over the long term, as it will result in an increase to the local tax base.
<i>b) 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;</i>	The proposed apartment dwelling house will contribute to a range and mix of residential types in the immediate area, which consists of single-detached, semi-detached and townhouse dwellings.
<i>e) 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;</i>	The development is a form of intensification within a settlement area resulting in the logical expansion of municipal services. This is considered a cost-effective development pattern that mitigates land consumption and servicing costs.
<i>g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</i>	A Functional Servicing Report has been prepared in support of the subject applications. It concludes there sufficient capacity available to service the proposed development. There are various (public service) community facilities (i.e., a church and a school) available within walking distance (within 560 metres) to meet current and projected needs.



PPS POLICIES	PLANNING ANALYSIS
<b>1.1.3 Settlement Areas</b>	
<p><i>1.1.3.1 Settlement areas shall be the focus of growth and development.</i></p>	<p>The subject property is located in the Town of Deseronto, a designated settlement area.</p>
<p><i>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</i></p> <ul style="list-style-type: none"> <li><i>a) efficiently use land and resources;</i></li> <li><i>b) 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;</i></li> <li><i>c) minimize negative impacts to air quality and climate change, and promote energy efficiency;</i></li> <li><i>e) support active transportation;</i></li> </ul>	<ul style="list-style-type: none"> <li>a) Residential intensification is proposed for land that designated and available. Additional users are proposed for municipal water and sanitary services, optimizing their use.</li> <li>b) Extending services to the site was approved in 2019 through a Site Plan Agreement. A Functional Servicing Report has been prepared in support of the subject applications. Capacity is available and the extension of services is considered logical and appropriate.</li> <li>c) To reiterate, the site is within walking distance to various public service facilities, which will reduce vehicle trips, minimizing negative impacts to air quality and climate change. The proposed development will be constructed to current Ontario Building Code standards, which will facilitate energy efficiency.</li> <li>e) The site is approximately 600 metres to Deseronto Main Street. This, and the proximity of the site to nearby public service facilities will facilitate walking and other forms of active transportation.</li> </ul>
<p><i>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 and safety.</i></p>	<p>The owner has recently constructed the 1.5-storey, 10-unit, rental apartment dwelling house on Water Street in Deseronto (see photo below). The 1.5-storey design better allows the apartment dwelling housing type to</p>

PPS POLICIES	PLANNING ANALYSIS
	<p>integrate with the built form of the low-density neighbourhoods. In the case of the subject property, surrounding dwellings are a mix of 1, 1.5 and 2 storeys. The site is an existing lot of record within a designated settlement area. Only the parking area driving aisle has been reduced to a minimum standard, where all other Zoning By-law provisions are met or exceeded. On this basis, the proposed development standards are considered appropriate. The proposal will be serviced by municipal water and sanitary and there are no apparent concerns regarding public health and safety.</p>
<p><i>1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.</i></p>	<p>While there are no minimum intensification targets for Deseronto, it is understood that the proposal is generally encouraged as it is within a built-up area and responds to local conditions.</p>
<b>1.4 HOUSING</b>	
<p><i>1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</i></p> <p><i>a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;</i></p>	<p>There are 750 dwelling units within the Deseronto census subdivision area – 11.3 % of which are apartments under 5 storeys (see <b>Table 4</b> below). The proposed development will assist in providing a greater range and mix of housing types within Deseronto.</p> <p>The proposed residential growth will utilize land that is available and designated for residential use.</p>



PPS POLICIES	PLANNING ANALYSIS
<p><i>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:</i></p> <p><i>b) permitting and facilitating:</i></p> <p><i>2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;</i></p>	<p>The proposed development will offer dwelling units for lease at market-based rental rates. Of the 750 dwelling units within the Deseronto census subdivision area, 28 % are in a rental form of tenure – rental apartments under 5 storeys represent 11 % of the total dwelling units. The proposed development is considered an appropriate type of residential intensification and will assist with providing a range and mix of housing options and densities for current and future residents of Deseronto.</p>
1.6 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES	
<p><i>1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</i></p>	<p>The proposed intensification is to be serviced on municipal sewage and water, which will optimize its use. A Functional Servicing Report has been prepared in support of the subject applications and concludes there is available sewage and water capacity.</p>
<p><i>1.6.6.7 Planning for stormwater management shall:</i></p> <p><i>a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;</i></p> <p><i>b) minimize, or, where possible, prevent increases in contaminant loads;</i></p> <p><i>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;</i></p>	<p>a) Storm water will flow to enhanced grass swales to received quality treatment prior to discharging to municipal ditches. Due to the size of the property, on-site storm water facilities are not required. As there are no on-site or municipal storm water facilities, they cannot be integrated with sewage and water services.</p> <p>b) Flat-bottom swales are proposed, which are considered the most effective for water quality control.</p>

PPS POLICIES	PLANNING ANALYSIS
<p>e) maximize the extent and function of vegetative and pervious surfaces; and</p> <p>f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.</p>	<p>c) Siltation fencing, straw-bale check dams and stabilization of exposed areas immediately after grading have been recommended by the project engineer to address erosion control during construction.</p> <p>e) Landscaped open space has been maximized to facilitates storm water management best practices.</p> <p>f) Best management practices for quality treatment have been proposed in accordance with Quinte Conservation guidelines.</p>



**Water Street Property** – existing 1.5-storey, 10-unit rental apartment dwelling.

**Table 4: Deseronto Dwelling Structural Type Summary**

Dwelling Structural Type	No. of Dwellings*	No. of Dwellings (%)
<b>Single-detached</b>	540	72.0
<b>Semi-detached</b>	45	6.0
<b>Row (Townhouse)</b>	40	5.3
<b>Duplex</b>	30	4.0
<b>Apartment (&lt; 5 storeys)</b>	85	11.3
<b>Apartment (&gt; 5 storeys)</b>	0	0
<b>Other</b>	10	1.3
<b>TOTAL</b>	<b>750</b>	<b>100</b>

\* 2016 Census data.



## CONFORMITY TO THE OFFICIAL PLAN (2018)

The Official Plan was approved by the Ministry of Municipal Affairs on August 03, 2018. The subject lands are designated “Urban” on OP-A Schedule South Member Municipalities and “Urban Residential ” on Part B – Schedule UCSP A.2 Deseronto Urban Community Land Use, which forms part of the County of Hastings Official Plan. Within the broader Urban land use designation, Deseronto is identified as a community to focus growth, community services and economic activities (OP 2.4.1).

Tables 5, 6, 7, 8 and 9 on the following pages is a planning analysis on how the Zoning By-law Amendment and Site Plan Control applications conform to the relevant policies of the County of Hastings Official Plan. Based on the analysis of the County of Hastings Official Plan policies, it is concluded that the proposed Zoning By-law Amendment and Site Plan Control applications conform to the Plan and are appropriate.

Table 5, below, sets out the housing policies within the Urban Communities Secondary Plan:

**Table 5: Urban Communities Secondary Plan Housing Policy Analysis**

Urban Communities Secondary Plan	PLANNING ANALYSIS
<b>1.5 OBJECTIVES</b>	
<b>1.5.1 Housing</b>	
<p><i>1.5.1.1 Provide a variety of suitable housing choices for the entire community that are accessible for all people and are age-friendly in keeping with Part A – Section 2.8 of this Plan;</i></p>	<p>Apartment dwellings under five (5) storeys represent only 11 % of the total number of dwellings within the Town of Deseronto. The proposed development will contribute a greater range of housing choice within the Town of serviced land, will facilitate accessibility and age-friendliness where residents are not responsible for property maintenance and is considered infill or vacant-lot intensification.</p>
<p><i>1.5.1.2 Provide opportunities for aging in place wherever possible, such that older community members can continue to live in close proximity to family, friends, stores, services and existing support networks;</i></p>	<p>The proposed apartment-style rental housing does not consist of the care and maintenance typical of ownership, facilitating aging-in-place for older community members.</p>

Urban Communities Secondary Plan	PLANNING ANALYSIS
<p><i>1.5.1.4 Respect the fabric and function of established residential neighbourhoods;</i></p>	<p>The subject lands are located within an established low-density neighbourhood; however, is one block from Dundas Street, an arterial road, which satisfies general locational criteria for higher density. Traffic for the proposed development will not need to pass through significant areas of low-density residential uses. On this basis, there is no significant impact to the fabric and function of the established residential neighbourhood surrounding the site. There is a mix of single-detached, semi-detached and townhouses within one block of the subject lands. Vehicular access to the site is from Green Street. A site visit indicates no apparent traffic hazard or level of service concerns.</p>
<p><i>1.5.1.5 Provide for infilling and intensification with appropriate housing densities while ensuring its compatibility with existing development;</i></p>	<p>The proposed development is considered infill or vacant-land intensification. The proposed residential density is 43 units per net hectare, which is within the medium-density range. In order to ensure compatibility with existing development, a 1.5-storey design is proposed along with providing interior side yards and rear yards that exceed minimum standards – 1.3 times and 2.1 times, respectively.</p>

**Table 6**, below, sets out the Urban Residential and general development policies within the Urban Communities Secondary Plan:



**Table 6: County of Hastings Official Plan Urban Residential and General Development Policy Analysis**

COUNTY OF HASTINGS OFFICIAL PLAN	PLANNING ANALYSIS
<b>2.2 URBAN RESIDENTIAL DESIGNATION</b>	
<p><i>The purpose of the Urban Residential designation is to recognize and protect the character of the existing residential neighbourhoods and to identify areas for future residential use. An emphasis of the UCSP is to provide a mix of housing types to meet all residential needs that are compatible with adjacent uses and utilizes appropriate cost effective servicing.</i></p>	<p>The proposed development will contribute to the availability of an underrepresented housing type in Deseronto – apartments under 5 storeys. Compatibility will be ensured through a 1.5-storey building height, meeting and exceeding Zoning By-law setbacks and fencing of the parking area. Servicing the proposed development will consist of a logical extension of municipal water and sewer, which was approved in 2019 when a Site Plan Agreement was also registered on title to the subject property.</p>
<b>2.2.2 Permitted Uses</b>	
<p><b>2.2.2.1</b> Permitted uses within the Urban Residential designation shall include:  <b>a)</b> Single detached dwellings, semi-detached or duplex dwellings, multi-unit dwellings including triplexes, fourplexes, townhouses, low-rise and medium-rise apartments;</p>	<p>A 1.5-storey, low-rise apartment dwelling house is proposed.</p>
<b>2.2.3 General Policies</b>	
<p><b>2.2.3.1</b> New development is encouraged in the form of residential intensification and redevelopment, including infilling of existing serviced vacant or underutilized residential lots and the development of second units, prior to the development of greenfield areas;</p>	<p>The proposed development is considered infill or vacant-lot intensification, which is encouraged. A logical extension of municipal services was approved in 2019 and is considered appropriate on this basis.</p>

COUNTY OF HASTINGS OFFICIAL PLAN	PLANNING ANALYSIS
<i>2.2.3.2 Urban residential uses will be serviced by a municipally assumed and maintained year round road network constructed to municipal standards and generally located on local or collector roads only;</i>	Green Street, to which the development will gain access, is a municipally assumed and maintained year-round local road.
<i>2.2.3.4 Streetscapes should support and encourage pedestrian traffic as well as other non-motorized active modes of transportation (e.g. bicycle); and</i>	No designated heritage buildings have been identified in the immediate vicinity of the subject property.

Table 7, below, sets out the development pattern policies within the Urban Residential designation of the Urban Communities Secondary Plan:

Table 7: Urban Communities Secondary Plan Development Pattern Policy Analysis

Urban Communities Secondary Plan	PLANNING ANALYSIS
<b>2.2 URBAN RESIDENTIAL DESIGNATION</b>	
<b>2.2.4 Pattern of Development</b>	
<i>2.2.4.2 The minimum density target for development within the Urban Communities is estimated to be 10 residential units per gross hectare, with an average of 24 persons per gross hectare;</i>	The proposed residential density is 43 units per net hectare, exceeding the minimum density target.
<i>2.2.4.3 Development initiatives should reflect a mix of low (single detached, semi-detached and converted dwellings), medium and high density (tri-plexes, townhouses, low-rise and medium-rise apartments) housing opportunities;</i>	The proposed 1.5-storey, 10-unit, rental apartment will introduce a medium density and underrepresented housing opportunity to Deseronto. Currently, rental apartments under five storeys in Deseronto represent 11 % of the overall dwelling types.
<i>2.2.4.4 Infilling and intensification is strongly encouraged, provided that the new development does not adversely impact the character of the neighbourhood or cultural heritage landscape.</i>	The proposed development is considered infill or vacant lot intensification, which is strongly encouraged. The proposed scale, massing and building height, along with

Urban Communities Secondary Plan	PLANNING ANALYSIS
	<p>the proposed interior and rear yard setbacks will ensure the character of the neighbourhood will not be adversely impacted.</p>
<p><i>2.2.4.6 Single detached, semi-detached, duplex dwellings and multi-unit dwellings will be encouraged to locate in combination with compatible land uses that may include local commercial, institutional, cultural, recreational, public and urban open spaces;</i></p>	<p>The proposed development is considered a multi-unit dwelling is within walking distance to compatible institutional uses (i.e., a church and a school), along with shops and services along Deseronto Main Street.</p>
<p><i>2.2.4.6 Residential development through infilling between existing residential lots may be permitted provided that the lots meet the requirements of the applicable comprehensive zoning by-law and adequate municipal services are available;</i></p>	<p>Development of the subject property is considered infill or vacant lot intensification. A site-specific R3 Zone is requested to permit the proposed 1.5-storey, 10-unit rental apartment. Site-specific provisions will only apply to the proposed parking area driving aisle and no other special provision are required. A Functional Servicing Report has been prepared in support of the subject planning applications and adequate municipal water service has been confirmed.</p>
<p><i>2.2.4.7 Generally, multi-unit dwellings should have access to arterial or collector roads or be located in close proximity thereto. A member municipality, when reviewing development applications, will ensure that proposed multi-unit dwellings will not create traffic hazards and that impacts on low-density residential areas will be minimal;</i></p>	<p>The subject property is one block – approximately 200 metres – to the nearest arterial road, Dundas Street, where access to the proposed multi-unit dwelling will not pass through a significant low-density residential area, mitigating traffic impact. It is understood that the proposed entrances are sufficiently separated and away from the nearest public road intersection. A site visit indicated no significant vertical or horizontal curves in the nearby road network and no apparent traffic hazards.</p>



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<p><i>2.2.4.8 Urban residential development shall be undertaken on municipal sanitary sewer and water systems only, unless currently approved and/or zoned for private or partial services.</i></p>	<p>Municipal services were approved to be extended to the subject property in 2019 via a registered Site Plan Agreement. A Functional Servicing Report prepared in support of the subject planning applications confirms the adequacy of the 2019 servicing plan for the proposed development.</p>
<p><i>2.2.4.11 Where new multi-unit residential uses are proposed in areas adjacent to existing low density residential uses, measures to ensure compatibility between the areas will be required and may include grass strips, vegetative screening and transitional design features; and</i></p>	<p>The proposed development consists of a new multi-unit residential use adjacent to existing low-density residential uses. The proposed scale, massing and building height, along with the proposed interior and rear yard setbacks will ensure compatibility with surrounding land uses. Privacy fencing around the proposed parking area will further ensure compatibility with the surround low-density residential uses.</p>

Table 8, below, sets out the general, servicing hierarchy and development phasing policies within the Urban Communities Secondary Plan:

**Table 8: Urban Communities Secondary Plan Servicing Policy Analysis**

Urban Communities Secondary Plan	PLANNING ANALYSIS
<b>3.0 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES</b>	
<b>3.2 Municipal Sewage and Water Services</b>	
<b>3.2.3 Phasing of Development</b>	
<p><i>3.2.3.2 Lands located within Phase II are vacant or underutilized parcels of lands located within the Community that have no municipal services or partial services only but are abutting lands that are connected to, or are located in close proximity to municipal services. Development on these lands may occur in accordance with the policies of this Plan.</i></p>	<p>The subject property is located within Phase II – Vacant Lands Adjacent to Municipal Services.</p>

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<p><i>3.2.1.2 New development and redevelopment shall proceed only if a member municipal Council is satisfied that there is sufficient reserve water and sewage plant capacity for it.</i></p>	<p>A servicing plan for the property was approved in 2019 and registered on title through a Site Plan Agreement. A Functional Servicing Report has been prepared in support of the subject rezoning confirming sufficient reserve water and sewage plant capacity and that 2019 servicing plan is adequate for the proposed development.</p>
<p><i>3.2.1.4 Developers should be financially responsible for installing or improving services to support a development or redevelopment project, including related off-site works. Where existing or future development may benefit from servicing works undertaken by the developer, costs may be shared with the member municipality or associated benefiting developers.</i></p>	<p>It is understood that the developer will be financially responsible for the installation of municipal services and related off-site work to the subject property.</p>
<p><i>3.2.1.8 Efforts will be made to optimize the use of existing infrastructure with cost-effective methods of infilling, intensification, redevelopment and mixed land use. Priority will be given to the development of lands designated Urban Residential, Urban Main Street Core/Downtown Community and Urban Employment Lands currently located on or adjacent to municipal water and sewage systems and roads. The extension of these services may proceed for development where sufficient reserve capacities within the respective municipal water and sewage treatment plants and systems are available.</i></p>	<p>The proposed infill/vacant-lot intensification is within designated Urban Residential land, will optimize use of available municipal services and is supported by the Plan. Sufficient reserve plant capacity has been confirmed and the extension of municipal services to the site is considered logical.</p>
<p><i>3.2.2.1 The servicing hierarchy for the Urban Communities, in order of priority, shall be as follows:</i></p> <p><i>a) Full Municipal Services</i>  <i>Municipal sewage services and municipal water services are the preferred form of servicing for</i></p>	<p>The proposed development is to be serviced by municipal sewage and water, which is preferred, and is considered intensification adjacent to a built-up serviced areas, which is encouraged.</p>

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<p><i>urban communities. Intensification and redevelopment within Urban communities on existing municipal sewage services and municipal water services should be promoted, wherever feasible.</i></p>	

Table 9, below, sets out the general provisions for urban design standards within the Urban Communities Secondary Plan:

Table 9: Urban Communities Secondary Plan Urban Design Policy Analysis

Urban Communities Secondary Plan	PLANNING ANALYSIS
<b>4.0 DEVELOPMENT POLICIES</b>	
<b>4.5 Urban Design Standards</b>	
<b>4.5.1 General Provisions</b>	
<p><i>a) Compact urban form in the interest of the efficient use of land and resources;</i></p>	<p>The proposal is considered infill or vacant lot intensification and utilizes an existing lot of record within an urban serviced area. The proposed uses on an existing lot is representative of a compact urban form and efficient use of land and resources.</p>
<p><i>b) Conservation of the natural environment and built heritage resources;</i></p>	<p>No built or natural heritage resources exist on-site or in the immediate vicinity.</p>
<p><i>c) Consistent, aesthetically and architecturally pleasing built form;</i></p>	<p>The architecture is craftsman in nature, based on the use of porches, gabled roofing and lower-level stone banding indicative of this style. Also indicative of the craftsman style are side-by-side, single-hung windows, which have been consistently applied throughout the building, and the mix of cedar shake and horizontal cladding. Other influences of the craftsman style utilized are the earth-toned colour selections and cedar shake cladding of the roof gables. Overall, the proposed built form is consistent, aesthetically and</p>



Urban Communities Secondary Plan	PLANNING ANALYSIS
	architecturally pleasing and intended to reflect a positive image for the Town of Deseronto.
<p><i>d) Encouraging a “sense of place” through built form, cultural planning, and by promoting features that help define character, such as cultural heritage resources;</i></p>	<p>A site visit indicates that the dwellings on the streets surrounding the subject property – North, Brant, Crossing and Green – appear to be built after the 1960s. This is supported by the Archaeological Assessment. The site visit also indicates no appearance of a consistent architectural style of interest immediately surrounding the subject property. The site is away from the Bay of Quinte, the Urban Main Street Core/Downtown area and other prominent heritage buildings where the sense of place for Deseronto is more pronounced. On this basis, the proposed built form and craftsman architectural design elements are considered appropriate. The proposal is intended to be pleasing and to revitalize the neighbourhood through development of a lot that has been vacant for over 165 years.</p>
<p><i>e) Safety, accessibility and comfort in the pedestrian environment;</i></p>	<p>Separate 1.5-metre wide concrete walkways have been proposed, connecting the building’s entrances to Green Street and the parking area for facilitating safe pedestrian access. A sidewalk transition has been provided for accessibility and comfort. Two (2) barrier-free parking spaces have also been provided and sized in accordance with Accessibility for Ontarians with Disabilities Act standards.</p>
<p><i>f) Linkages for pedestrians and cyclists through integrated pedestrian sidewalks, walkways, trails, and cycling paths;</i></p>	<p>Linkages to pedestrian and cycling sidewalks, walkways, trails and paths are not possible as there is none</p>

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	available adjacent to the site. Only on-street infrastructure is available on North Street and Green Street.
<p><i>g) Supportive infrastructure for active transportation such as enhanced street crossings, pedestrian rest areas, and bicycle racks;</i></p>	<p>There is opportunity for bicycle racks. The Town may determine requirements during the Site Plan Control process, which is being reviewed concurrently with the subject rezoning application.</p>
<p><i>i) Clearly defined the public realm that is comprised of public roads, lands, open spaces/parks, civic squares, natural heritage features and their associated buffers, and the public activity areas of public lands and buildings.</i></p>	<p>The public realm is clearly defined along the east and north property lines/street lines by the presence of the roadside ditch. The public realm is re-enforced by the buffer of street tree plantings proposed along the east and north property lines, which will define the property limits and transition into the private realm.</p>
<p><b>4.5.1.3</b> <i>To enhance the relationship between buildings and adjacent roads and open spaces, the following will apply:</i></p> <p><i>a) Buildings will be generally aligned parallel to the public road while allowing for aesthetic variation;</i></p> <p><i>b) Buildings will be located in proximity to the property line adjoining the public road;</i></p>	<p>The building façade is aligned parallel to Green Street and North Street, meeting the 7.5-metre minimum front yard setback and exceeding the exterior side yard setback at 14 metres. These setbacks are consistent with the dwellings surrounding the site and facilitate an aesthetic variation.</p>
<p><i>c) Siting and massing of buildings will provide consistency and continuity along the public roads;</i></p>	<p>Siting and massing of the proposed building is consistent with the existing County-operated townhouse on Mill Street (Mill Street Place), one block to the east. That said, the building height proposed is consistent with the 1-2-storey dwellings that abut the site. On this basis, continuity along the public roads will be maintained.</p>

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<p><i>4.5.1.6 To ensure public safety, the design and siting of new buildings shall provide:</i></p> <p><i>a) Opportunities for natural surveillance by residents and ease of physical access to adjacent roads, parks and open spaces;</i></p>	<p>Opportunities for natural surveillance by residents may be possible from all dwelling units afforded by the fenestration of each façade. The direct entrances proposed off Green Street will provide ease of access to the site.</p>
<p><i>b) Appropriate lighting, visibility and opportunities for casual surveillance shall be provided for walkways, parking lots and outdoor amenity areas;</i></p>	<p>Soffit lighting is proposed over the individual doorways to each unit. The Town may determine other requirements during the Site Plan Approval process, which is being reviewed concurrently with the subject rezoning application.</p>
<p><i>c) To enable ease of access for pedestrians; public-oriented spaces and activity areas, including building entrances, terraces and porches, will be oriented towards public roads; and</i></p>	<p>The proposed development will provide ease of pedestrian access through a walkway network that connects the road and parking area directly to the unit entrances.</p>
<p><i>d) The pedestrian environment will be characterized by a consistent level of landscape design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage.</i></p>	<p>The proposed parking area, walkways, landscaping, fencing and lighting are intended to provide a consistent level of landscape design for lands located in the northern extent of the Deseronto built area. The Town may determine requirements during the Site Plan Approval process, which is being reviewed concurrently with the subject rezoning application.</p>

## PLANNING OPINION AND CONCLUSION

The subject lands are located within the Urban Residential designation of the Urban Communities Secondary Plan, which forms part of the County of Hastings Official Plan. The proposal is considered an appropriate form of infill or vacant-lot intensification on an existing lot of record within a built-up urban serviced area. The land has been vacant for over 165 years. The rezoning requested is to permit an



apartment dwelling house within a site-specific R3 Zone. A special provision is requested to reduce the minimum parking aisle width from 7 metres to 6 metres. This is becoming the minimum parking aisle width for residential uses in many municipalities throughout south-eastern Ontario and is considered appropriate. The reduced parking aisle width will facilitate residential intensification project without relief to any other development standards. Municipal water and sanitary services are available. The subject property is approximately one block from Dundas Street, an arterial road. On this basis, access to the site will not pass through significant areas of low-density residential uses and there is no significant impact to the fabric and function of the established residential neighbourhood surrounding the site.

The Urban Residential, housing, design and other development policies of the Urban Communities Secondary Plan that set out criteria to be considered when developing within this area and have guided the planning process for the project. The proposed use and density is compatible with the residential character of the area and are compatible with the surrounding existing land uses. The proposal maintains the intent of the Official/Secondary Plan. The application for rezoning will recognize the proposed uses and Site Plan. The special provision for parking aisle width will facilitate the residential intensification of the site without relief from any other development standard and is considered appropriate.

The Applications for a Zoning By-law Amendment and Site Plan Control for Lots 41, 44 and 49, Block K, Registered Plan No. 243 in Deseronto are consistent with the policies of the Provincial Policy Statement, and conform to the Urban Communities Secondary Plan and the County of Hastings Official Plan. The proposed development will comply with the provisions of the R3 Zone in Comprehensive Zoning By-law 13-93 with a special provision, and represents good planning.

If you have any questions about this information, please do not hesitate to contact our office at 613-966-9070.

Yours truly,



Shawn Legere, MCIP, RPP, Senior Planner  
RFA Planning Consultant Inc.



Encl.