

# MEMORANDUM

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**To:** file

**From:** Jason Budd, Senior Planner

**Date:** July 21, 2020

**Subject:** Pre-Consultation Green Street, Deseronto – 10 Plex

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**Proposed Development:**

A 10-plex is proposed (similar to the one recently constructed on Water Street). The developer is requesting that the parking driveway aisle be reduced to 6 metres. The developer has acknowledged that a sight triangle may be required.

**Required Development Applications:**

- a) Zoning By-Law Amendment
- b) Site Plan Control

**Location:**

The subject property is composed of three existing lots of record located on the South west corner of Green Street and North Street.

**Legal Description:**

Lots 41, 44 and 49 of Block K, Registered Plan 243, Town of Deseronto, County of Hastings

**Site characteristics:**

**Total Frontage:** approximately 59 metres

**Total Area:** approximately 0.24 hectare (approximately 0.6 acre)

The subject properties are vacant parcels of land that have been cleared. There are trees adjacent to the subject property within the Town's road right of way. A small triangular parcel of land owned by the Town of Deseronto abuts the north property line between North Street and the Subject property. The surrounding land uses are low density residential with a mix of single detached dwellings and semi-detached dwellings. The north side of North Street is the Mohawks of the Bay of Quinte Reserve.

The Green Street right-of-way north of Cross Street has not been built to a municipal standard and has a gravel surface.

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**Servicing:**

A review of the available GIS mapping indicates that the subject property is not serviced by sewer or water.

On August 19, 2019 the owner and the Town of Deseronto entered into a Site Plan Control Agreement to bring services to the subject property. The applicant will have to confirm with the Town of Deseronto whether or not the agreement has been registered on title. The agreement may have to be rescinded or amended to accommodate the proposed development.

**Official Plan Land Use Designation:**

The subject property is designated Urban Residential in Part B of the Hastings County Official Plan.

The urban residential use permits the development of low rise and medium rise apartments. The proposed development conforms to the permitted uses of the Urban Residential land use designation.

The proposed development will be reviewed against Part A and the Urban Residential policies in Part B, of the Official Plan.

**Zoning:**

The subject property is zoned Holding Residential Type 1 'R1' Zone, Zoning By-Law Number 13-93.

**Permitted Uses:**

The R1 zone permits the development of single detached dwellings, semi-detached dwellings and duplex dwellings. The proposed tenplex is not a permitted use in the R1 zone.

A zoning by-law amendment is required.

List of Requested Studies in Support of the Required Zoning By-Law Amendment and Site Plan Control.

- 1) Planning justification
- 2) Servicing study
- 3) Storm water management study
- 4) Archaeological Assessment
- 5) Site Plan drawings
  - a) Site plan drawing
  - b) Survey plan
  - c) Grading plan
  - d) Servicing plan (engineering plans, including details and cross sections)
  - e) Building elevations
  - f) Landscape plan
  - g) Floor plans

**Other Considerations:**

The following issues need to be addressed in consultation with the Town of Deseronto through the zoning by-law amendment and site plan control process. They are:

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- 1) Cash-in-lieu of parkland dedication (at site plan);
- 2) Servicing upgrades and extension
- 3) Road upgrades, including consideration of a sidewalk, to a municipal standard to the satisfaction of the Manager of Public Works or the Town's Engineer
- 4) The second entrance and its proximity to the North Street and Green Street intersection will have to be approved by the Manager of Public Works or the Town's Engineer.
- 5) The hammerhead provided in the concept parking area does not permit a vehicle to safely back into and turn around to drive forward out of the subject property.
- 6) Consider providing a landscaped amenity area
- 7) Orient habitable windows to both Green Street and North Street
- 8) Development must be on full municipal services
- 9) Accessible parking needs to be provided to AODA Regulation standards

**Notes:**

July 21, 2020  
Pre-consultation Meeting

**Present:**

Shawn Legere, Planner, RFA Consultant  
Amanda Redden, Engineer, Jewell Engineering Inc.  
Jason Budd, Planner, Hastings County

- Site plan agreement sent to Amanda and Shawn
- Servicing plan sent to Jason Budd
- JB provided overview of pre-consultation memo
- Discussion regarding the SWM and Servicing – could build on existing servicing plan and already consulted with CA regarding SWM. Will incorporate SWM and servicing into one document
- Technical reports will be subject to peer review
- Hammerhead standard (bump out in parking area) – find and provide for RFA Planning
- Existing engineering drawings for site plan agreement does not upgrade the road. It replaces the granular that is existing. It is the opinion of the Planning Department that the road should be paved and built to a municipal standard
- Amanda is going to consult with the Manager of Public Works regarding servicing and road construction
- Amanda agreed to review TAC manual for industry standard with respect to locating multi-unit access to intersection of local roads.
- Planning Staff recommend consulting with early with the Mohawks of the Bay of Quinte with respect to lands that they the 1<sup>st</sup> Nation has a direct of historic interest.

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Jason Budd, Senior Planner