



The Corporation of the City of Cornwall
Regular Meeting of Council
Report

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2020-401-Planning, Development and Recreation
Prepared By: Lindsay Parisien, Development Planner
Meeting Date: December 14, 2020
Subject: Rezoning Northwoods Forest Subdivision Phase 2 (PAC File #Z-03-20)

Purpose

To request approval from Council for the purpose of rezoning lands located north east of Pitt Street, (Northwoods Forest Subdivision Phase 2) from Residential 15 (RES 15) to Residential 10 (RES 10) to support the sanitary sewer flow allotment for subsequent Northwoods Forest Phases.

Recommendation

That Council approve the rezoning of the subject properties legally described as Lots 1-12 and 21-23; on Registered Plan 52M-48 from Residential 15 (RES 15) to Residential 10 (RES 10).

Background / Discussion

In 2016, the Northwoods Forest Subdivision was registered by the City of Cornwall's Planning Department. This Plan of Subdivision has an approved lot fabric, which permits the development of single lots, small lot singles and semi-detached dwellings. Phase 1 of this Subdivision has been completed, and Phase 2 is currently under construction.

On November 16th 2020, an application to rezone the remaining 15 lots (Lot 1-12, 21-23) in Phase 2 of the Northwoods Forest Subdivision, from Residential 15 (RES 15) to Residential 10 (RES 10) was heard at the Planning Advisory and Hearing Committee. The technical rezoning application was required to satisfy the City's Engineering requirements for sanitary sewer flow allotment for subsequent phases of the Northwoods Forest Subdivision.

The developer intends on maintaining a low-density housing type for the current (Phase 2) and future phases of the subdivision; thus, keeping consistent with the existing land uses and surrounding neighbourhood. As a result of the proposed rezoning, there will not be any changes to the building type, approved lot fabric or road configuration. In addition, the application satisfies the developer's current and future needs as well as optimizes the existing municipal sewage and water services available, in accordance with the Provincial Policy Statement and Official Plan Policy. The Planning Division has not received any concerns or objections to the proposed rezoning. Furthermore, the application was approved by the Planning Advisory and Hearing Committee at the November 16th, 2020 meeting.

Conclusion

The Planning Division supports the application to rezone lots 1-12 and 21-23 of Phase 2 from Residential 15 (RES 15) to Residential 10 (RES 10). As previously mentioned, the technical rezoning was required to support the sanitary sewer flow allotment for subsequent Northwoods Forest Phases and will not result in any major changes. The application was approved by the Planning Advisory and Hearing Committee on November 16th, 2020.

Document Title:	Rezoning of Northwoods Forest Subdivision Phase 2 - 2020-401-PDR.docx
Attachments:	
Final Approval Date:	Dec 7, 2020

This report and all of its attachments were approved and signed as outlined below:

Mary Joyce-Smith - Dec 7, 2020 - 3:14 PM

Mark A. Boileau - Dec 7, 2020 - 4:01 PM

Maureen Adams - Dec 7, 2020 - 5:34 PM