



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

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2021-14-Planning, Development and Recreation
Prepared By: Kaveen Fernando, Planner
Meeting Date: January 11, 2021
Subject: PAC Report 1 - Belfort Estates Subdivision Phase 2 - Z-04-20

Purpose

To recommend conditional approval of the Draft Plan of Subdivision and the associated Zoning By-law Amendment applications for the Second Phase of Belfort Estates Subdivision. This application will review the Draft Plan of Subdivision (Folder 309, 04T-2020-01) and Rezone the subject lands from Manufacturing 20 (MFR 20) with a Hold (H) to Residential 20 with Exceptions (RES 20 EXC), along with the removal of the Holding (H) Category (Z-04-20); being Part of Lot 4, Part of the East ½ of Lot 5, Concession 1, situated south of Belfort Crescent and east of Walton Street.

Recommendation

1. That Council approve Phase 2 of the Draft Plan of Subdivision as outlined in Report 2021-14-PDR
2. That Council approve the application to rezone the subject lands from Manufacturing 20 with a Hold (H) (MFR 20 (H)) to Residential 20 with Exceptions (RES 20 EXC) as outlined in Report 2021-14-PDR

Background / Discussion

In 2011, the First Phase of the Belfort Estates Subdivision was registered with a lot fabric which consisted of small lot singles, single detached lots, and semi-detached lots. At the PAC meeting held on Monday, December 21st, 2020, the Committee was presented with an application for the Second Phase of the Draft Plan of Subdivision which consists of single detached dwellings and semi-detached dwellings; a rezoning application to amend the Zoning By-law and a request to remove the Holding (H) Category for the proposed development. The Rezoning application proposes to rezone Phase 2 from Manufacturing 20 with a Hold (H) (MFR 20 (H)) to Residential 20 with Exceptions (RES 20 EXC) and to remove the Holding (H) Category.

The intent of the proposed Second Phase of the development is to maintain a low to medium density typology, which is consistent with the subdivision's First Phase and the surrounding built form. The proposed built form will consist of 41 units in total (21 Single Detached Dwellings and 10 Semi-Detached Dwellings).

The application was circulated to City Staff as well as internal and external agencies for review and to provide commentary. Furthermore, the Ministry of Environment has reviewed the application and is supportive of the Second Phase of the development.

Therefore, the subject lands are appropriate for immediate development as set out in the Draft Plan of Subdivision and the applicant must agree to adhere to the Draft Plan conditions prior to Council granting final approval.

We are therefore recommending the following:

- a. Approval of Draft Plan of Subdivision and associated Zoning By-law Amendment:

That Council approve Phase 2 of the Draft Plan of Subdivision and the rezoning of the subject lands, which consists of 21 single-detached lots and 10 semi-detached lots for a total of 31 lots (41 units) and subject to the fulfillment of the Draft Plan of Conditions.

b. Zoning By-law Amendment – Rezoning (Z-04-20)

That Council approve the application to rezone the subject lands, 2.38 hectares (5.9 acres), as assigned for the proposed Belfort Estates Draft Plan of Subdivision Phase 2 (as of December 21st, 2020) from Manufacturing 20 with a Hold (H) (MFR 20 (H)) to Residential 20 with Exceptions (RES 20 EXC) and include:

- i. The removal of the Holding (H) Category for Second Phase and have the removal of the Holding (H) Category be applied to subsequent future phases (including commercial developments) of the Draft Residential Plans of Subdivision; and,
- ii. The following exceptions for the proposed Residential 20 with Exceptions (RES 20 EXC) zone:
 - a. Reduced Side Yard Setback of 1.2 metres for both Single Detached Dwellings and Semi-Detached Dwellings.
 - b. Reduced Rear Yard Setback of 8 metres for both Single Detached Dwellings and Semi-Detached Dwellings.
 - c. Increased Lot Occupancy of 38% for only Single Detached Dwellings.

Document Title:	Belfort Estates Subdivision - Phase 2 - Z-04-20 .docx
Attachments:	- Belfort - Phase 2 - PAC REPORT - DEC 21-20.pdf
Final Approval Date:	Jan 5, 2021

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

Mary Joyce-Smith - Jan 4, 2021 - 4:07 PM

Mark A. Boileau - Jan 5, 2021 - 1:37 PM

Maureen Adams - Jan 5, 2021 - 4:24 PM