



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

Department: Planning, Development and Recreation  
Division: Planning  
Report Number: 2020-392-Planning, Development and Recreation  
Prepared By: Lindsay Parisien, Development Planner  
Meeting Date: November 16, 2020  
Subject: Northwoods Forest Subdivision Phase 2 - Z-03-20

**Purpose**

KEM Developments Inc. - Review of an application to rezone 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**

(a) That the subject properties legally described as Lots 1-12 and 21-23; on RP 52M-48 be rezoned 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 with an approved lot fabric which consists 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.

This application is proposing 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). The application is considered as a technical rezoning, to satisfy the City's Engineering requirements for sanitary sewer flow allotment for subsequent phases in the Northwoods Forest Subdivision.



The intent of this application is to ensure that a low-density residential housing type is maintained throughout the Northwoods Forest Subdivision. The developer intends on keeping future phases consistent with the existing land uses and surrounding neighbourhoods. Therefore, only single detached dwellings will be developed on the remaining lots in Phase 2. It is important to note that, no changes to the building type and approved lot fabric will occur with this application.

## **Site Characteristics**

### **Location**

Lots 1-12, 21-23, north east of Pitt Street; as shown on Registered Plan 52M-48.

### **Size**

**Frontage:** Lots vary in width from 11.3 meters to 27.1 meters

**Depth:** Lots vary in length from 30.56 meters to 38.5 meters

**Lot Area:** 2.72 +/- acres (1.1 Hectares)

## **Surrounding Land Uses**

**North:** Vacant land zoned Residential 20 (RES 20) with a Hold (H)

**South:** Low Density Residential

**East:** Low Density Residential and Open Space – Parkland Dedication

**West:** Low Density Residential

## **Official Plan:**

Urban Residential (U. RES) Designation – No Change

## **Zoning:**

**Existing:** Residential 15 (RES 15)

**Proposed:** Residential 10 (RES 10)



## **Comments from other Departments/Agencies**

### **Municipal Works:**

No comments at this time.

### **Building Division:**

No comments.

### **Transportation Division:**

No objections.

### **Engineering Division:**

No objections.

### **Transit Division:**

Transit has no concerns or objections.

### **Recreation and Facilities Division:**

No comments.

### **Social Housing Services:**

No comments to add.

### **Municipal Assessor:**

No comments.

### **Economic Development:**

No comments.

### **Cornwall Community Police:**

No issues or concerns from the Police Dept.

### **EMS Services:**

No comments.

### **Raisin Region Conservation Authority (RRCA):**

No comments at this time.



**Canada Post:**

No comments.

**Mohawk Council of Akwesasne:**

We have no comment at this time.

**St. Lawrence Seaway Management Corporation:**

The area is far from our properties, we do not see any reason for commenting.

**Ministry of Transportation:**

The Ministry has received the Draft Plan of Subdivision development for the Northwoods Phase 2. Please note this location is outside of the ministry permit control area and therefore you will not require a ministry permit.

**South Stormont Township:**

We do not have any comments.

**Evaluation**

The Planning Division has reviewed the subject application to allow for the change in zoning to Residential 10 (RES 10) and is supportive of the request based on the following:

This is a technical rezoning from Residential 15 (RES 15) to Residential 10 (RES 10) to support the sanitary sewer allotment for Phase 2 development as well as subsequent Northwoods Forest phases. The applicant has indicated that the type of dwelling units being proposed for this phase has not changed with this application. The proposed units being developed in Phase 2 will only consist of single lots and small lot singles. Therefore, the purpose of having a low-density zoning (i.e. Residential 10 (RES 10)) is recommended to ensure the low-density housing stock will be maintained for subsequent phases and future development of abutting lands.

**Provincial Policy Statement (PPS)**

2) The Provincial Policy Statement (PPS) directs municipalities to consider development which adhere to its policies, the following apply to the proposed development and are applied to this analysis:

### Section 1.1.3 Settlement Area

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

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.

- The development of Phase 2 is a continuation of the existing development within the Northwoods Forest Subdivision. These lots will make use of all existing infrastructure and public services available and will not require unjustified expansions.

### Section 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 by:

b) permitting and facilitating:

2. all types of residential intensification, including additional residential units.

- This section of the Provincial Policy Statement (PPS) still applies to this development as additional residential units are permitted in single detached dwellings. However, this rezoning (Residential 15 to Residential 10) will result in half of the full density that could be possible with a Residential 15 (RES 15) zone.

### Section 1.6.1 Infrastructure and Public Service Facilities

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

b) available to meet current and projected needs.

- The technical rezoning from Residential 15 (RES 15) to Residential 10 (RES 10) ensures the developer that only low-density residential units will be permitted. This assurance satisfies the developer's current needs as well as projected needs with future phases of development.

## Section 1.6.6 Sewage, Water and Stormwater

### 1.6.6.1 Planning for sewage and water services shall:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

1. municipal sewage services and municipal water services;
  - This application applies to lots 1-12 and 21-23 in Phase 2 of the Northwoods Forest Subdivision, which is currently under construction. This phase of development will make use of existing municipal sewage and water services available that will accommodate immediate development as well as forecasted growth of subsequent phases.

### Relevant Official Plan (OP) Policies

The land use designation for this site is Urban Residential (U.RES) and the proposed change in zoning is in keeping with this Designation. One of the major goals of the Official Plan with respect to Urban Residential are to:

2. Provide an orderly and efficient pattern of residential development.
  - The Northwoods Forest Subdivision is being developed in an orderly and efficient pattern (i.e. Phase 1, Phase 2). The technical rezoning of Northwoods Forest Phase 2 allows the developer to proceed with a low-density residential use and will ensure that future phases as well as abutting land uses may be developed in accordance with the existing neighbourhood. Phase 2 has begun construction; however, the remaining 15 lots will be rezoned to accommodate single lots and small lot singles.

### 4.3.3 Urban Residential Policies

To support and maintain the goals for the Urban Residential Areas, it will be the intention of the City to:

1. Establish a low density residential 1 zone(s) consisting of one- and two-unit dwellings. The low-density residential zone(s) shall provide for a variety of house types, forms, and lot sizes.

- The remaining lots in Northwoods Forest Subdivision Phase 2 consist of low-density residential units being single detached and small lot singles. Although Phase 2 may not have a significant amount of lots with a variety of building types, the developer has constructed several semi-detached units in Phase 1. Therefore, throughout the entire subdivision, there is a good variety of low-density residential units (i.e. single lots, small lot singles and semi-detached units).

## **Conclusion**

The Planning Division supports this application to rezone lots 1-12 and 21-23 of Phase 2 in the Northwoods Forest Subdivision from Residential 15 (RES 15) to Residential 10 (RES 10). This is a technical rezoning to support the sanitary sewer flow allotment for subsequent Northwoods Forest Phases. The developer has not proposed any changes to the existing lot fabric, road network, or building type due to this rezoning. This 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.

Document Title:	Report - Z-03-20 - 2020-392-Planning, Development and Recreation.docx
Attachments:	- PAC File Z-03-20 - Phase 2 Lots 1-12, 21-23.pdf - PAC File Z-03-20 - KEM Dev. Doc.pdf
Final Approval Date:	Nov 12, 2020

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

**Lindsay Parisien - Nov 12, 2020 - 12:00 PM**

**Mary Joyce-Smith - Nov 12, 2020 - 12:02 PM**

**Mark A. Boileau - Nov 12, 2020 - 12:26 PM**

**Maureen Adams - Nov 12, 2020 - 12:31 PM**