



City of Cornwall, Planning Department

October 19, 2020

**Re: Rezoning Part of RP52M-48 Namely Lots 1-12, 21-23**

Please find enclosed, documents necessary to support the rezoning of the above parcel of land in Northwoods Forest Subdivision.

Yours truly,  
KEM DEVELOPMENTS INC.

A handwritten signature in black ink, appearing to read 'John F. Markell', written in a cursive style.

John F. Markell, P. Eng.  
President





October 19, 2020

To Planning Advisory Committee:

**Re: Zoning Change Application for Northwoods Forest Subdivision, Phase 2**  
**Registered Plan 52M-48 from Res-15 to Res-10**

**Explanation:**

*Northwoods Forest Subdivision* (entrance on Mercier Street), has been under construction since 2016. The construction phase currently in progress is Phase 2 of the subdivision plan. The subdivision, is serviced by municipal sewers, water and road.

As part of the development process, we are applying for a zoning change in this phase of development. There will not be any change to the type of housing being built, or their locations.

The area in question, highlighted on the enclosed drawings, already show single-family dwellings as indicated on the Draft Plan (File Number 04-T-2013-02) and RP 52M-48.

It is the zoning designation of Residential 15 (R-15) (multi-family units) that needs changing to Residential 10 zoning (R-10) (single family dwellings). At present it is zoned as R- 15.

This change is necessary to satisfy the City of Cornwall engineering department, as it considers the zoning to determine future sanitary sewer flow allotment. It should be noted that, theoretically, sanitary sewer flow is established by engineering calculations, of which zoning is a function.

R-10 factor is less than R-15 and R-20 in the above calculations, so would therefore produce less sanitary sewage flow. This will help determine the final configuration of the subdivision.

Yours truly,

KEM Development Inc.

John F. Markell, P.Eng.

President





## KEM DEVELOPMENT INC. REZONING APPLICATION

October 19, 2020

### TABLE OF CONTENTS

1. Application
2. Letter to the public
3. Conforming to PPS and CITY OP
4. Supporting material - 2 copies of,
  - i) Phase 2 Environmental Site Assessment
  - ii) Preliminary Site Serving Report
  - iii) Environmental Impact Study/Material Heritage Assessment and e-copies
  - iv) Stage 1 Archeological Assessment
  - v) Planning Demonstration Report
  - vi) MNR SAR August 2012
  - vii) Butternut Assessment - Bowfin
5. Eight Copies of –
  - a) Draft Plan
  - b) Survey of Land being Rezoned
  - c) RP52M-48
  - d) Plan of Typical Houses Being Constructed in that area.





October 19, 2020

City of Cornwall Planning Department

**Re: Rezoning Part of Phase 2 in Northwoods Forest Subdivision from R-15 to R-10**

**CONSULTATION WITH THE PUBLIC**

It is the developer's intent to consult with the public about this zoning change request, by doing the following:

1. Inform all abutting owners by letter
2. Post a sign near the affected area
3. Be available for personal meeting(s) as requested.

**KEM Developments Inc.**

John F. Markell, P. Eng.  
President





October 19, 2020

Dear Home Owner:

***Northwoods Forest Subdivision*** (entrance on Mercier Street), has been under construction since 2016. The construction phase currently in progress is Phase 2 of the subdivision plan.

As part of the development process, we are applying for a zoning change in this phase of development. There will not be any change to the type of housing being built, or their locations.

The area in question, highlighted on the drawing, already show single-family dwellings. The addresses being affected are also identified on a separate form and also enclosed with this letter.

It is the zoning designation of Residential 15 (R-15) (multi-family units) that needs changing to Residential 10 zoning (R-10) (single family dwellings). At present it is zoned as R- 15.

This change is necessary to satisfy the City of Cornwall engineering department, as it considers the zoning to determine future sanitary sewer flow allotment. It should be noted that, theoretically, sanitary sewer flow is established by engineering calculations, of which zoning is a function.

R-10 factor is less than R-15 and R-20 in the above calculations, so would therefore produce less sanitary sewage flow. This will help determine the final configuration of the subdivision.

I hope the information provided is to your understanding, however, if you have any questions on this zoning change, please feel free to contact the undersigned.

Yours truly,

KEM Development Inc.

John F. Markell, P.Eng.  
President





NORTHWOODS FOREST SUBDIVISION  
REGISTERED PLAN 52M-48

Lots being affected by the zoning application

LOT NUMBER AND ADDRESS

Lot 1 – 3108 Laidlaw Avenue  
Lot 2 – 3112 Laidlaw Avenue  
Lot 3 – 3116 Laidlaw Avenue  
Lot 4 – 3120 Laidlaw Avenue  
Lot 5 – 3124 Laidlaw Avenue  
Lot 6 – 3107 Laidlaw Avenue  
Lot 7 – 3111 Laidlaw Avenue  
Lot 8 – 3115 Laidlaw Avenue  
Lot 9 – 3119 Laidlaw Avenue  
Lot 10 – 94 Cameron Crescent  
Lot 11 – 90 Cameron Crescent  
Lot 12 – 86 Cameron Crescent  
Lot 21 – 63 Cameron Crescent  
Lot 22 – 81 Cameron Crescent  
Lot 23 – 85 Cameron Crescent



# NORTHWOODS SUBDIVISION PART OF PHASE 2 RP 52M-48





## CONFORMING TO THE PROVINCIAL POLICY STATEMENT

The proposed zoning change from Residential 15 to Residential 10 in *Northwoods Forest Subdivision*, conforms to the provincial policy statement in the following ways:

1. Increase Mix and Supply of Housing

The change from R-15 to R-10 allows for additional housing in future phases in this development. The mix of housing will remain the same as planned and in keeping with the subdivision agreement and the draft plan.

2. Protect Environment and Public Safety

This change of zoning has no effect on the environment or public safety as indicated by the enclosed reports.

3. Reduce Barriers and Costs for Development and Provide Greater Certainty

This is the essential step in the developer's long-term plan of the entire site, and the economics lie within that principal by reducing the developer's costs.

4. Support the Economy and Job Creation

Once the developer has all the approvals in place to develop the entire holdings, this will create substantial tax revenue for the municipality and provide jobs for years to come.





## CONFORMING TO THE CITY'S OFFICIAL PLAN POLICY STATEMENT

1. This is an existing subdivision of single-family dwellings, small lot singles and semi-detached units, with some currently under construction, already built or permitted to build.
2. The development abuts Pitt Street where the transit system operates.
3. The development has trunk sanitary sewer allotment.
4. It is within the urban settlement area and boundary.

Northwoods Forest Subdivision by KEM DEVELOPMENTS

