

April 26, 2021

Brenda Guy
Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6

**Regarding: Rocky Acres Subdivision
Draft Plan of Subdivision Planning Justification**

Dear Ms. Guy,

This planning justification letter is provided in support of the application for draft plan of subdivision by RGH Developments Inc. for the proposed Rocky Acres Subdivision in Gananoque. The intent of this letter is to demonstrate that the proposed subdivision conforms to the applicable policies and regulations.

The subject property is located east of Garfield Street and west of Maple Street in the Town of Gananoque. The proposed development consists of 26 single-detached lots and 2 semi-detached lots (30 total units) on an approximately 2.75 ha property. The property is bounded by existing residential dwellings to the north, east, west, and south and includes frontage on Garfield Street. The property is currently vacant with no existing structures. The subject site is currently zoned Residential within the Town of Gananoque.

The proposed subdivision conforms to the Planning Act; Provincial Policy Statement, 2020; and the Town of Gananoque Official Plan.

Planning Act

Section 51 (24) of the Planning Act lists criteria to be considered when evaluating a draft plan of subdivision:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2.*

The proposed subdivision is located within an existing residential neighborhood on lands designated for development and well-suited with respect to municipal servicing. It will not impact natural, agricultural, or cultural heritage resources. The development will help in the provision of housing and represents orderly development of safe and healthy communities. The development will not create problems with respect to public health and safety.

- (a) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*

The land is intended for development and the proposed subdivision is not premature as it uses available infrastructure efficiently. The proposed subdivision conforms to the official plan and is compatible with the surrounding neighborhood with an appropriate scale and use.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

(f) the dimensions and shapes of the proposed lots;

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

The proposed development will be accessed from a public street (Garfield Street) with the capacity to accommodate the development. The road and lot dimensions are appropriate for the proposed development form.

(h) conservation of natural resources and flood control;

(i) the adequacy of utilities and municipal services;

(j) the adequacy of school sites;

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposed development will have no impact on natural resources. Stormwater management will be adequately addressed as prescribed in the Stormwater Management Report by Forefront. The proposed development is in immediate proximity to existing municipal services and utilities and will be efficiently serviced as shown in the Servicing Report by Forefront. The location of the proposed development is such that it allows for efficient use of municipal services and energy. The development is located within an existing residential neighbourhood in the Town of Gananoque urban boundary in proximity to Linklater Public School, St. Joseph Catholic School, and Gananoque Secondary School.

Provincial Policy Statement

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement directs development to occur in a way that focuses growth and development within settlement areas, avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. It advocates efficient development patterns that optimize the use of land, resources, and public investment in infrastructure and public service facilities. It directs planning authorities to provide an appropriate range and mix of housing options to meet market-based and affordable housing needs of current and future residents of the regional market area.

The proposed development conforms to the intent of the Provincial Policy Statement. The development represents an intensification within the urban boundary of the Town; where municipal infrastructure

including roads, water, and sewers, as well as energy can be efficiently applied as shown in the servicing report. The location of the proposed development is adjacent to the existing built-up area and the form of the proposed development is consistent with the surrounding uses. The location of the development is such that it will not negatively impact natural resources or public health and safety. The development will support the provision of market-based housing in the Town of Gananoque.

Town of Gananoque Official Plan and Development Permit By-Law (Zoning)

The subject property is designated Residential – Schedule “B” in the Town of Gananoque Official Plan and is designated residential in the Town’s Development Permit By-Law.

The Official Plan directs development in the Town of Gananoque to occur in a logical and cost-efficient manner which ensures effective delivery of municipal services. A stated general intent of the Official Plan is to encourage infill. A stated goal of the Official Plan is to promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.

The Official Plan also directs that an increase in overall density of the Town is to be achieved through an appropriate mix of low, medium and high-density residential development, such that the development is compatible with the neighborhood, sewer and water lines have adequate capacity, and the street system is such that traffic, parking and access will not result in negative impacts.

Policies of the Official Plan include that all new development be compatible with the surrounding area; that development must occur only where safe, convenient access to a public road is available, and that access to individual lots be from internal roads constructed to municipal standards.

The subdivision satisfies the residential policy intent of the Official Plan especially as it relates to compatibility; servicing; residential density and affordable housing; and access. The subdivision is compatible with the surrounding residential neighborhood; represents a development with ready access to existing services; is safely accessed through municipal roads; and will increase the available housing supply in the Town.

Please contact this office if you have any questions or wish to discuss the project.

If any further information is missing or required, please advise.

Sincerely,

FOREFRONT ENGINEERING INC.



Kyle Nielissen, P.Eng.

Project Manager

Kyle.Nielissen@Forefronteng.ca