



# Township of North Stormont

## Agenda

**Public Meeting (Plan of Subdivision Application)  
Tuesday, September 21, 2021 @ 6:30 PM  
Council Chambers**

Page

### **1. CALL TO ORDER**

#### **1.1. You are invited to a Zoom webinar.**

**When: Sep 21, 2021 06:30 PM Eastern Time (US and Canada)**

**Topic: Public Council Meeting**

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89780788141?pwd=YnkzZ3pVamZHVHMrS3AzNis2OXhldz09>

Passcode: 718002

Or One tap mobile :

Canada: +17789072071,,89780788141#,,,,\*718002# or  
+12042727920,,89780788141#,,,,\*718002#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

Canada: +1 778 907 2071 or +1 204 272 7920 or +1 438 809 7799

**Passcode: 718002**

International numbers available: <https://us06web.zoom.us/j/89780788141?pwd=YnkzZ3pVamZHVHMrS3AzNis2OXhldz09>

#### **1.2. Open**

Be it resolved that this public meeting for a Plan of Subdivision application open for business at 6:30 PM.

### **2. ADOPTION OF AGENDA (AMENDMENTS ADDITION OR DELETIONS)**

#### **2.1. Adopt**

Be it resolved that the agenda be approved as presented.

### **3. DISCLOSURE OF PECUNIARY INTEREST**

#### **3.1. [Pecuniary Interest Form](#)**

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### **4. PRESENTATIONS**

#### **4.1. Be it resolved that Council receives this Presentation regarding the Plan of Subdivision Application for the Jen Sub Development**

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[Plan of Subdivision Public Meeting \(Jen Sub Development Inc\)](#)

### **5. PUBLIC QUESTIONS/COMMENTS**

**6. ADJOURNMENT**

6.1. Close

Be it resolved that this public zoning meeting adjourn at                      p.m.



CANTON DE STORMONT NORD  
TOWNSHIP OF NORTH STORMONT

**DÉCLARATION D'INTÉRÊT – Loi sur les conflits d'intérêt municipaux**  
**DECLARATION OF INTEREST –Municipal Conflict of Interest Act**

Date \_\_\_\_\_

Nº de l'article et sujet / *Item No and Title:* \_\_\_\_\_

Je / I, \_\_\_\_\_ membre du conseil du Canton de Stormont  
Nord/Township of North Stormont Council Member:

déclare avoir un intérêt pécuniaire potentiel (réputé ☐ / direct ☐ / indirect ☐  
concernant le sujet ci-haut mentionné de l'ordre du jour du Conseil / Comité pour les  
raisons suivantes : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*declare a potential (deemed ☐ / direct ☐ / indirect ☐ ) pecuniary interest on Council /  
Committee Agenda for the following reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_*

\_\_\_\_\_  
*Signature*

- Pour un « intérêt pécuniaire indirect » voir l'article 2 de la Loi sur les conflits d'intérêt municipaux.
- For an "indirect pecuniary interest" see Section 2 of the Municipal Conflict of Interest Act.
- Pour un « intérêt pécuniaire réputé » direct ou indirect voir l'article 3 de la Loi sur les conflits d'intérêt municipaux.
- For a "deemed" direct or indirect pecuniary interest see Section 3 of the Municipal Conflict of Interest Act.

### **Intérêt pécuniaire indirect**

**2** Pour l'application de la présente loi, le membre a un intérêt pécuniaire indirect dans une affaire du ressort du conseil ou du conseil local, dans les cas suivants :

- a) le membre, directement ou par personne interposée :
- (i) est actionnaire, administrateur ou dirigeant d'une personne morale dont les valeurs mobilières ne sont pas offertes au public,
  - (ii) détient des intérêts majoritaires dans une personne morale dont les valeurs mobilières sont offertes au public, ou en est administrateur ou dirigeant,
  - (iii) est membre d'un organisme, qui a un intérêt pécuniaire dans l'affaire;
- b) il est l'associé d'une personne ou l'employé d'une personne ou d'un organisme qui a un intérêt pécuniaire dans l'affaire. L.R.O. 1990, chap. M.50, art. 2.

### **Intérêt de certaines personnes réputé celui du membre**

**3** Pour l'application de la présente loi, l'intérêt pécuniaire, direct ou indirect, du père ou de la mère, du conjoint ou d'un enfant d'un membre, est réputé, si le membre en est au courant, un intérêt pécuniaire de celui-ci L.R.O. 1990, chap. M.50, art. 3; 1999, chap. 6, par. 41 (2); 2005, chap. 5, par. 45 (3).

### **Indirect pecuniary interest**

**2** For the purposes of this Act, a member has an indirect pecuniary interest in any matter in which the council or local board, as the case may be, is concerned, if,

- (a) the member or his or her nominee,
- (i) is a shareholder in, or a director or senior officer of, a corporation that does not offer its securities to the public,
  - (ii) has a controlling interest in or is a director or senior officer of, a corporation that offers its securities to the public, or
  - (iii) is a member of a body, that has a pecuniary interest in the matter; or
- (b) the member is a partner of a person or is in the employment of a person or body that has a pecuniary interest in the matter. R.S.O. 1990, c. M.50, s. 2.

### **Interest of certain persons deemed that of member**

**3** For the purposes of this Act, the pecuniary interest, direct or indirect, of a parent or the spouse or any child of the member shall, if known to the member, be deemed to be also the pecuniary interest of the member. R.S.O. 1990, c. M.50, s. 3; 1999, c. 6, s. 41 (2); 2005, c. 5, s. 45 (3).



# Plan of Subdivision Public Meeting

**SDG File No.01-NS-S-2021**

**Applicant: Jen Sub Development Inc.**

**Location: Part of Lot 21, Concession 7**





# Introduction

- **Requests to be notified of the decision may be submitted to the Township of North Stormont Clerk, or United Counties Director of Planning.**
- **This meeting is being held pursuant to Section 51(20)(b) and Section 34 of the Planning Act.**





# Public Meeting Outline

- **This meeting is an open forum for the public and Council to gather information, ask questions, and voice comments or concerns**
- **A brief overview of the subdivision process is provided by staff, followed by comments by the applicant's representative**
- **Following the presentation, there will be an opportunity for comments and questions from the public and Council, and an opportunity for the applicant to address them**
- **No decision will be made tonight**





# Notice of Public Meeting

- **Notice of the Public Meeting was sent to all owners of land within 120 metres of the subject lands via First Class Mail**
- **Notice was posted on a sign at the entrance of the property**
- **Notice was given electronically to the prescribed list established under the *Planning Act***





# Subdivision Overview

- **The United Counties of SDG has authority to approve or refuse the proposed Plan of Subdivision**
- **Following the public meeting, the United Counties will review all submissions made by the public and agencies respecting the proposal before making a decision**
- **If approved, conditions are drafted to address development requirements, as well as items raised through public and agency consultation. These typically include the requirement to enter into a subdivision agreement and a submission for approval of a stormwater management plan, among others**





# Appeal Rights

- **Members of the public do not have the ability to appeal the decision to approve or refuse a plan of subdivision application**



# Jen Sub Development Inc. Subdivision History

- **Draft Plan Approval was issued to the subject lands on June 23, 2011 for 42 residential lots and 6 blocks**
- **Amendments to the draft plan caused the reissuance of draft plan approval on February 6, 2012 for 42 residential lots and 6 blocks**
- **Partial final approval was issued on December 9, 2013 for 16 lots and 9 blocks (52M-28).**
- **Draft Plan Approval lapsed in 2018**
- **Jen Sub Developments Inc. have resubmitted for approval with changes to lot & road fabric, and density**



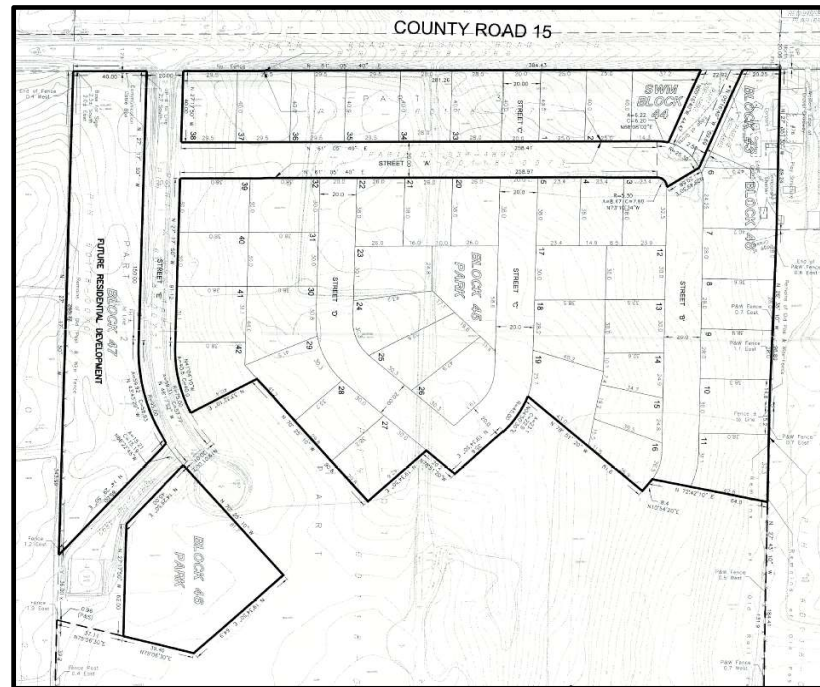


# Jen Sub Development Inc. Subdivision Overview



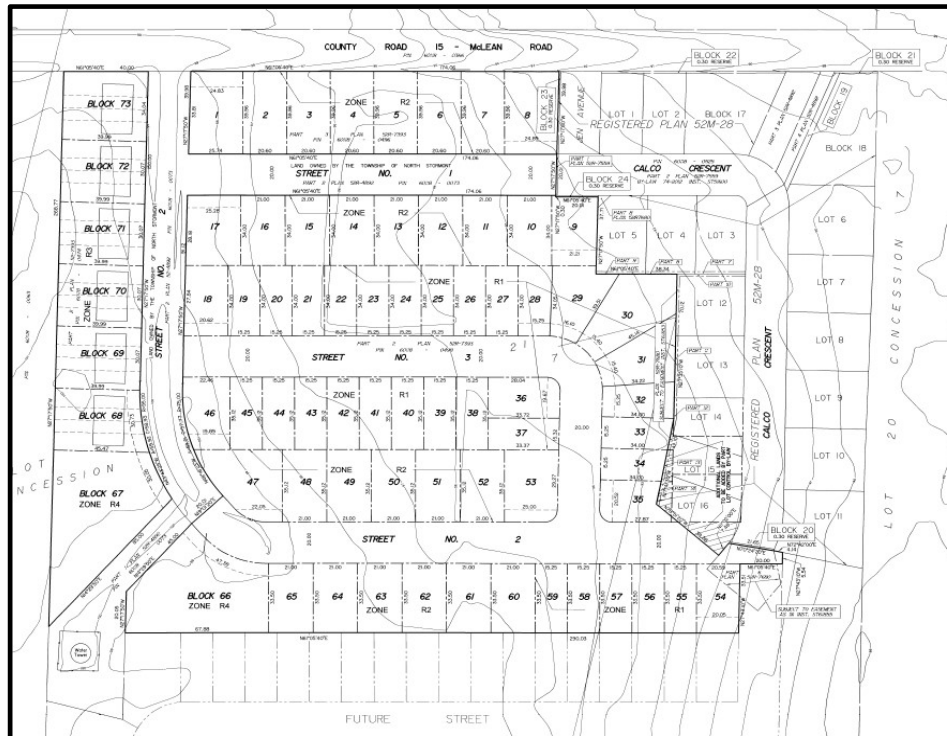
# Jen Sub Development Inc.

## Subdivision Overview (2011 layout)



# Jen Sub Development Inc.

## Subdivision Overview (2021 layout)







# Jen Sub Development Inc. Subdivision Overview

- **Part of Lot 21, Concession 7, Geographic Township of Roxborough, Village of Moose Creek, Township of North Stormont**
- **Subject Area Size: Approximately 42 acres**

**Proposed Number of Dwellings/Units:**

**Single Detached Dwellings: 35**

**Semi-Detached Dwellings: 30 – being 60 units**

**Multiple Attached Dwellings: 6 – being 24 units (Townhouse Style)**

**Apartment Blocks: 2 – being 90 units total**

**Total: 209 Units**





# Jen Sub Development Inc. Current Zoning

- **Residential First Density (R1) and Residential First Density Holding (RS1-h)**
- **Permitted uses in the R1 zone include: single detached dwelling, but do not include semi-detached dwellings, triplex, fourplex or multi-residential units.**
- **A zoning amendment will be required to meet the density it proposes.**



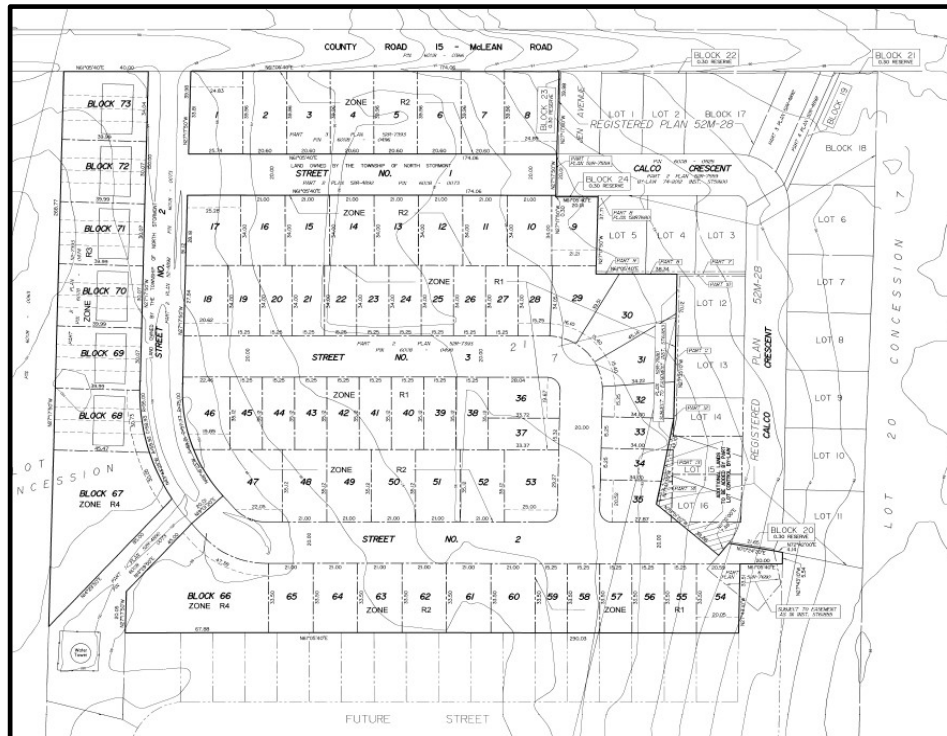


# Jen Sub Development Inc. Proposed Zoning

- **A separate zoning application and process would be required for their proposed R2, R3, and R4 zoning as shown on the draft plan.**
- **R2 permits: R1 uses, semi-detached dwelling, link dwelling, converted dwelling up to 2 units, boarding or rooming house as accessory use (up to 5 units)**
- **R3 permits: R1 and R2 uses, triplex, fourplex, row house**
- **R4 permits: R1, R2, and R3 uses, apartment dwelling, home for the aged, senior citizens' apartment dwelling, nursing home, retirement home**



# Jen Sub Development Inc. Subdivision Overview





# Jen Sub Development Inc.

## Servicing/Stormwater

- **As part of the subdivision application, the applicant obtained a water and wastewater service capacity allocation permit for 14 water and wastewater connections**
- **Stormwater – updated stormwater management report and lot/grading and drainage plan will be required**
- **MECP previously issued approval for the construction of the stormwater pond during the construction of their first phase**



# Agency Comments Received to Date

- **Enbridge Gas Inc. – provide necessary easements**
- **South Nation Conservation Authority – EIS, Tree Conservation Plan, updated Stormwater Management Plan, Lot Grading/Drainage Plan, Sediment and Erosion Control Plan, Acknowledgement to obtain a permit for any interference with a watercourse, satisfactory subdivision agreement provisions**
- **SDG Transportation – updated traffic study, updated stormwater management and servicing plan, new entrance/works to be designed to county standards, 1 ft reserve on lots 1-8 & block 73, all final plan approved by county prior to construction**





# Public Comments Received to Date

- **Parkland**
- **Concerns with multi-family/townhomes/apartment dwellings**  
**Concerns with housing market**
- **What is the benefit to the municipality for more lots/blocks besides tax revenue**
- **Water and wastewater service allocation/plans**
- **Zoning**
- **Phasing**
- **Stormwater**
- **Traffic and Parking**



# Questions?

**Peter Young, MCIP RPP**  
**Director of Planning**  
**United Counties of SDG**

