

# RESPONSE TO 2<sup>ND</sup> TECHNICAL COMMENTS

## LANSDOWNE – EAST PARCEL

1

November 1, 2022

**Ms. Cherie Mills**

Manager of Planning Services  
United Counties of Leeds and Grenville  
25 Central Avenue W., Suite 100  
Brockville, ON K6V 2N6

**RE: Lansdowne Mixed-Use Development (Phase 1)  
Response to 2<sup>nd</sup> Technical Circulation Comments  
Zoning By-law Amendment (Z-2020-006) & Draft Plan of Subdivision (08-T-20204)**

Dear Ms. Mills,

Fotenn Planning + Design is pleased to submit this cover letter and supporting documentation on behalf of Pureland East Corporation regarding the above-noted applications.

Please refer to the following documents, submitted in support of this letter:

- / Revised Stormwater Management Report;
- / Revised Servicing Report;
- / Revised Draft Plan of Subdivision;
- / Response Memo to CN comments
- / Response Memo to CRCA comments
- / Revised Environmental Impact Assessment
- / This cover letter, which includes updated official plan amendment text in Appendix A and updated zoning by-law amendment text in Appendix B.

### Overview of Changes

In response to the technical comments received as well as the servicing capacity information received from the Township staff, the following changes have been made to the development proposal:

- / The area of proposed development has been reduced from the previous submissions. The area of development now includes the north portion of the east parcel adjacent to County Road 3 (Prince Street) and only includes a portion of land located within the settlement area boundary.
- / The proposal consists of 76 residential lots intended for a combination of single detached and semi-detached dwellings, one commercial block, one temporary stormwater management block intended for future commercial use, one new municipal road, a parkland block representing 5 percent parkland and a pedestrian pathway block.
- / The proposed stormwater management use of Block 209 is only temporary until such time as the remaining residential phases are developed and a consolidated stormwater management area is located outside of Phase 1. After relocation of the stormwater management use, this block is intended to be converted to commercial.
- / The owner intends to development the remainder of the parcels with a combination of residential, commercial, light industrial, and open space uses and future planning applications will be submitted for subsequent phases.

/ The following table provides a breakdown of the revised proposed plan of subdivision:

<b>Lot/Block</b>	<b>Proposed Use</b>	<b>Area</b>
Lots 1 – 76	Residential	3.83 ha
Block 209	Temporary stormwater management block	0.46 ha
Block 210	Commercial	1.72 ha
Block 214	Parkland	0.28 ha
Block 215	Easement (pedestrian connection)	0.02 ha
Blocks 216, 217 and 218 & Road	0.3-foot reserves & municipal right-of-way	1.92 ha
<b>Total</b>		8.23 ha

We trust that this letter and the accompanying supporting materials adequately addresses the comments received to date. We would request that the applications proceed with a combined Public Meeting.

Please feel free to contact the undersigned with any additional comments or questions at 613.542.5454.

Respectfully submitted,



Mike Keene, MCIP RPP  
Principal, Planning + Development  
Fotenn Consultants Inc.



Kelsey Jones, MCIP RPP  
Senior Planner  
Fotenn Consultants Inc.

# APPENDIX A REVISED OFFICIAL PLAN AMENDMENT TEXT

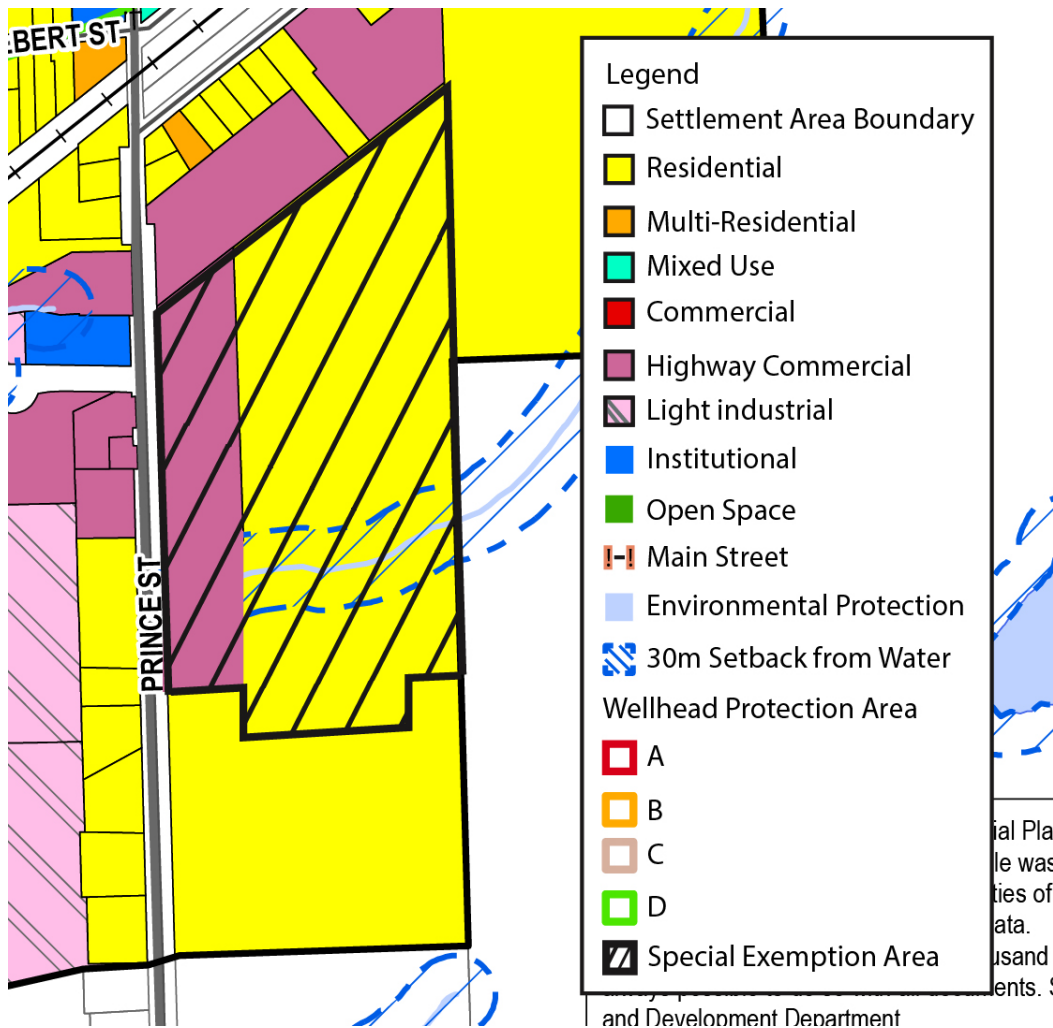
The proposed Official Plan amendment to the Township of Leeds and the Thousand Islands Official Plan will read:

Official Plan Amendment No. X

**AMEND** Schedule B1 – Land Use Designations Lansdowne in the Township of Leeds and Thousand Islands Official Plan, so as to re-designate Block 210 on the lands located west of County Road 3, south of the CN-Rail Right-of-Way, and north of County Road 2 and shown on Schedule A to By-law No. 2022-\_\_\_\_, from Residential to Highway Commercial.

**ADD** Section 5.9.2.2.3.X Special Exception Areas which states: Notwithstanding the policies of Section 8.3.1 of this Plan, the mixed-use development on the lands located west of County Road 3, south of the CN-Rail Right-of-Way, and north of County Road 2 and shown on Schedule A to By-law No. 2022-\_\_\_\_, shall be limited to approximately 76 lots per phase. A subsequent phase of the subdivision should not exceed approximately 75 lots and should not be draft approved until previous phases have had dwelling constructed on approximately 75% of the lots.

## Schedule A to By-law No 2022- \_\_\_\_\_



# APPENDIX B

## REVISED ZONING BY-LAW AMENDMENT TEXT

### **R1-X1-H. Lots 9-14, 19-76 on the lands east of County Road 3, south of Railway Street and north of County Road 2.**

Notwithstanding the provisions of Sections 3 and 5 hereof to the contrary, on the lands located east of County Road 3, south of Railway Street and north of County Road 2.in the Village of Lansdowne and zoned 'R1-X1-H' on 'Schedule B' the following provisions shall apply:

- (a) Minimum Lot Frontage
  - i. Single-detached dwelling: 11.5 metres
  - ii. Semi-detached dwellings: 7.5 metres
- (b) Front Yard Setback 4.5 metres
  - i. Garage: The wall of an attached private garage that contains the opening for vehicular access shall be set back a minimum of 6.0 metres from the lot line that the driveway crosses to access the attached private garage.
- (c) Exterior Side Yard Setback 4.5 metres
- (d) Interior Side Yard Setback
  - i. Single detached dwelling: 1.5 m
  - ii Semi-detached dwelling: 1.5 m on one side, 0 metres along the common party wall
- (e) Maximum Driveway Width: 6 metres or 50% of the lot width, whichever is lesser.
- (f) '-H' Holding Provisions:
  - i. The 'H' holding provision may be removed at such time as a letter of opinion signed by an independent, qualified professional, such as an engineer (P.Eng) holding a valid license to practice in Ontario, is submitted to the Township confirming that the existing municipal water and sewer services contain adequate capacity to serve the requirements of the proposed development.

### **R1-X2-H. Lots 1-8, 15-18 on the lands east of County Road 3, south of Railway Street and north of County Road 2.**

Notwithstanding the provisions of Sections 3 and 5 hereof to the contrary, on the lands located east of County Road 3, south of Railway Street and north of County Road 2.in the Village of Lansdowne and zoned 'R1-X2-H' on 'Schedule B' the following provisions shall apply:

- (a) Minimum Lot Frontage
  - i. Single-detached dwelling: 11.5 metres
  - ii. Semi-detached dwellings: 7.5 metres
- (b) Front Yard Setback 4.5 metres
  - i. Garage: The wall of an attached private garage that contains the opening for vehicular access shall be set back a minimum of 6.0 metres from the lot line that the driveway crosses to access the attached private garage.
- (c) Exterior Side Yard Setback 4.5 metres
- (d) Interior Side Yard Setback
  - i. Single detached dwelling: 1.5 m

- ii Semi-detached dwelling: 1.5 m on one side, 0 metres along the common party wall
- (e) Maximum Driveway Width: 6 metres or 50% of the lot width, whichever is lesser.
- (f) Maximum Building Height: 1 storey
- (g) '-H' Holding Provisions:
  - i. The 'H' holding provision may be removed at such time as a letter of opinion signed by an independent, qualified professional, such as an engineer (P.Eng) holding a valid license to practice in Ontario, is submitted to the Township confirming that the existing municipal water and sewer services contain adequate capacity to serve the requirements of the proposed development.

**CG-X-H. Block 209-210 on the lands east of County Road 3, south of Railway Street and north of County Road 2.**

Notwithstanding the provisions of Sections 3 and 6 hereof to the contrary, on the lands east of County Road 3, south of Railway Street and north of County Road 2 in the Village of Lansdowne and zoned 'CG-X-H' on 'Schedule B' the following provisions shall apply:

- (a) Additional permitted uses:
  - Public Use (Stormwater Management Facility)
- (b) Barrier free parking shall be provided at a rate of 4% of the required parking spaces.
- (c) '-H' Holding Provisions:
  - i. The 'H' holding provision may be removed at such time as a letter of opinion signed by an independent, qualified professional, such as an engineer (P.Eng) holding a valid license to practice in Ontario, is submitted to the Township confirming that the existing municipal water and sewer services contain adequate capacity to serve the requirements of the proposed development.

**OS-X. Blocks 214-215 on the lands east of County Road 3, south of Railway Street and north of County Road 2.**

Notwithstanding the provisions of Sections 4 and 9 hereof to the contrary, on the lands located lands east of County Road 3, south of Railway Street and north of County Road 2 in the Village of Lansdowne and zoned 'OS-X' on 'Schedule B' the following provisions shall apply:

- (a) Permitted Uses Restricted to:
  - Park
  - Passive Outdoor Recreation
  - Sports Fields
  - Trail System
  - Public Use (Stormwater Management Facility)

Schedule B to By-law No 2022-\_\_\_\_\_

