



MEMORANDUM

To: Sadie Brown
Municipal Services Office- Eastern Region
8 Estate Lane
Rockwood House
Kingston, ON
K7M 9A8

Subject: **Public Consultation
Comprehensive Official Plan Amendment
City of Quinte West**

File: ERO number: 019-6937
Ministry reference number: 12-OP-181666

From: Spencer Hutchison, Senior Associate Planner
RFA Planning Consultant Inc.

Client: Dor-Ann Homes Ltd.
517 Oak Lake Road
Quinte West, ON
K0K3E0

Date: June 22, 2023

I am writing on behalf of my Client, Dorann Homes, Owners of the land to be discussed, and long-time residential house builders and developers on abutting lands and elsewhere in Quinte West.

Our request is to amend Schedule B2 as adopted by the City, as shown on **APPENDIX 1** attached, to add into the Frankford urban serviced area, the land shaded in lime green and to delete the two parcels of land outlined in a red line. These proposed changes are indicated on **APPENDIX 2** attached.

While the discussion will focus on Schedule B2 – Frankford Urban Service Area, any change contemplated to this Schedule would require a similar revision to Schedule A - Land Use as shown on **APPENDIX 3**.

The reason for this request is to add residential land for development that is adjacent to an active subdivision and to allow for on-going residential growth to continue. As adopted the City's Official Plan leaves the subject lands outside the settlement area and unavailable for development until a future Official Plan update.

Under Bill 23 More Homes Built Faster Act, the Province aims to build 1.5 million homes in the next 10 years. To reach this goal, more residential urban land is required.

In making this request, consideration was given to the 2022 Residential Land Needs Assessment Report, dated March 2022 and to the 2021 Water and Wastewater Master Plans – Master Plan Report - Final, December 6, 2021.

The reasons for these requested changes is for the following reasons:

1. As shown in yellow on **APPENDIX 2**, the Municipality has accepted and proposed to add four (4) parcels of land to the settlement area for Frankford. One of the accepted additions is also adjacent to the lands subject to this current request.

It makes no logical or practical sense to add these parcels for "rounding out" of the settlement area and not include the subject lands in green. As stated previously and following, the subject lands abut an active residential development.

2. **APPENDIX 4**, is a draft plan of subdivision the Municipality is actively processing adjacent to the subject lands in green. From a land use perspective and a desire to bring houses to market, the area outlined in green should become part of the urban settlement area. It represents a logical extension of the urban area.
3. When considering urban boundaries it is suggested that existing lot lines and property ownership boundaries be recognized and followed. These lines are more logical and do not end up dividing a property owner's land into two designations, being urban and rural.

The proposal as shown, to add the area in green in the northwest corner of Frankford, helps to "square off" the corner of this settlement area and does not split the owner's property and development prospects.

4. The proposed area in green on **APPENDIX 2** acknowledges the future servicing plans for the municipality (2021 Water and Wastewater Master Plans – Master Plan Report – Final) and land use plans need to work in conjunction with servicing plans. An urban area needs to be serviced.

As shown on **APPENDIX 5**, the land in green is recognized to be serviced as part of the urban area as sub-area JB62 and therefore it is logical to include this area within the urban boundary.

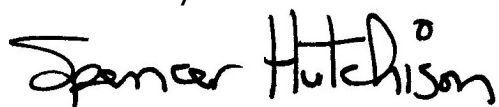
5. On the converse side of this request, the two areas outlined in red on **APPENDIX 2** will never be serviceable, either practically or financially. One parcel is an island and an environmental area. The other area cannot be readily serviceable and has restrictions because of the abutting Trent River and the nearby landfill site.

These two areas contribute to the impression of a larger urban serviced area than is practical. Arguably these areas will never be developed with urban serviced uses and should not be shown as such.

6. Lastly, it has to be recognized that there is no “down” side to the mapping change being requested. There is no doubt, that the land in question will at some stage be included in the Frankford Urban Serviced Area, as indicated by the City’s future servicing plans. So to allow for the proper and systematic development of the existing subdivision under construction in the northwest corner of the Frankford urban serviced area it is suggested that good planning would see these lands designated as part of the urban serviced area in 2023.

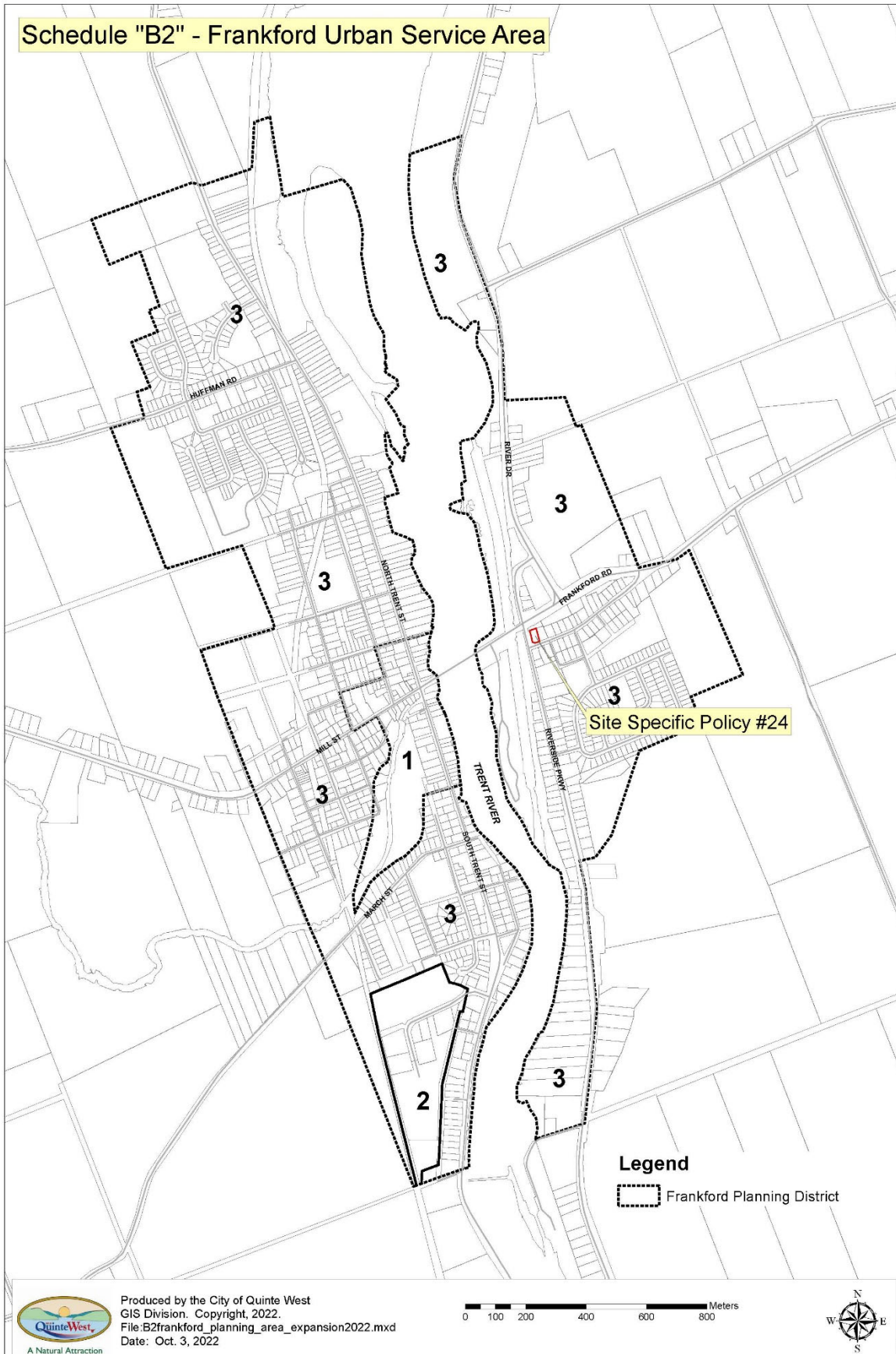
In conclusion, it is our professional planning opinion that under current circumstances it is better to have **more** developable urban land available than less. In this regard, it is suggested to be in keeping with provincial direction, the requested mapping change is fully supportable and helps the Province achieve its housing goals.

Yours truly.

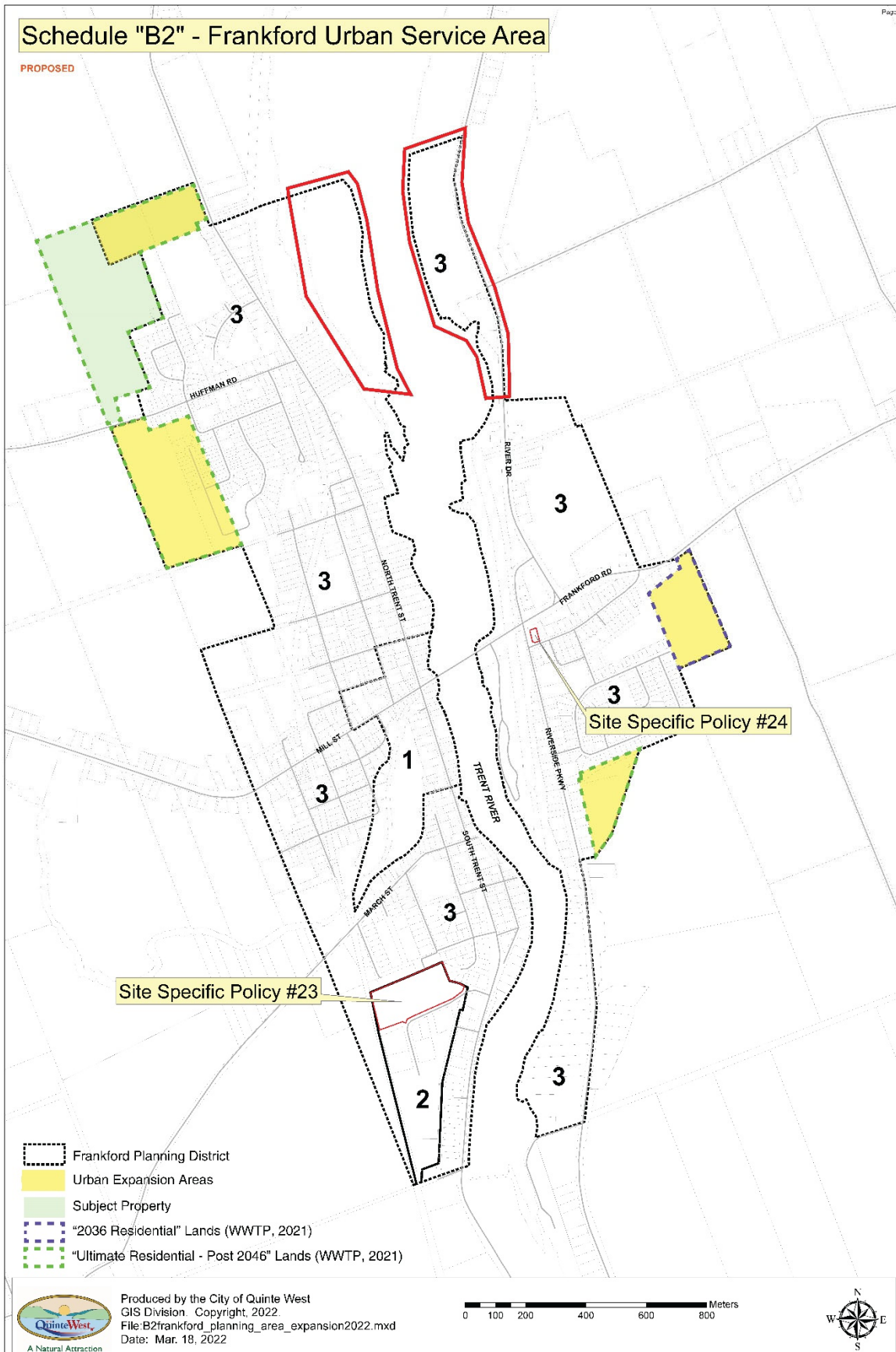


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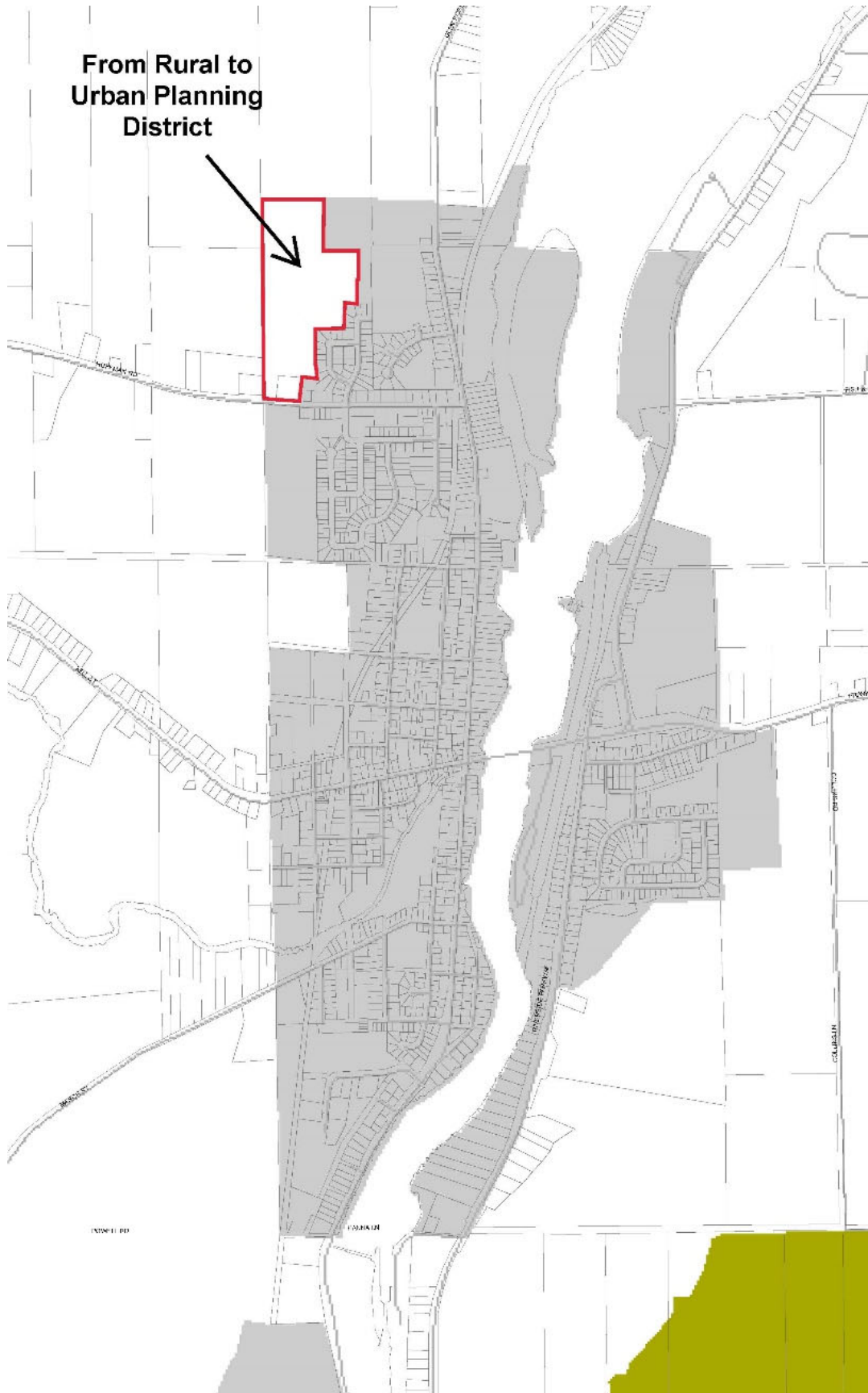
APPENDIX 1: Adopted OP Update



APPENDIX 2: Proposed Revision to Schedule "B2"



APPENDIX 3: Proposed Revision to Schedule "A"



APPENDIX 4: Current and Active Residential Development in North-West Frankford

