



Ministry of Municipal Affairs and Housing
Municipal Services Office- Eastern Region
8 Estate Lane
Rockwood House
Kingston, ON
K7M 9A8

Jun 29, 2023

Attn: Sadie Brown sadie.brown@ontario.ca

Re: Quinte West proposed Comprehensive Official Plan Amendment

We are requesting additional lands be added to the revised urban boundary for the city of Quinte West, Frankford urban area. The requested change involves revising the urban boundary expansion for the northeast corner of Frankford to include more lands and to recognize that growth will be logical and progress in a planned matter. The request is to amend Schedule B2 as drafted by the City, as attached, to add into the Frankford urban serviced area the land shaded in green.

The reasons for this requested change are as follows:

Based on the Provincial Policy Statement (2020), the preferred way of growth is to be done in urban areas (settlement areas). 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.

There is some concern expressed by City Staff that the proposed increase in the urban designated area of the whole City has to be manageable and justifiable to the province. It is our opinion that under current circumstances it is better to have more available urban land available than less. In this regard, it is suggested to be more in keeping with provincial direction, the requested mapping change is more supportable than a theoretical numbers game of how much urban serviced land is required.

The proposed additional acknowledges the future servicing plans for the municipality and land use plans need to work in conjunction with servicing plans. An urban area needs to be serviced. The additional land is recognized to be serviced as part of the urban area as sub-area JB56 and therefore it is logical to include this area within the urban boundary.

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 area in green in the northeast corner of Frankford does not split the owner's property. The addition adds to the roughly 25% of the owner's land that is currently in the expanded boundary.



With adjacent residential development and nearby pumping station these lands represent some of the most readily developable lands on the east side of Frankford.

Our general area has received an influx of retirees coming from the GTA, the cities current needs assessment has allowances to make up for past short comings in the land needs. However, we believe the numbers used for future needs will result in shortages again.

There is no negative to the change being requested. 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.

Sincerely,
Three Hills Engineering Ltd.
Curtis Vreugdenhil



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Schedule "B2" - Frankford Urban Service Area



