

# CITY OF QUINTE WEST

Planning and Development Department

PO Box 490

Trenton, Ontario

K8V 5R6

Telephone: (613)392-4435

Fax: (613)392-7151

## FAX COVER SHEET

<b>To:</b> Richard Ling	<b>Fax #:</b> 416-200-1212
<b>Company:</b>	
<b>From:</b> Greg	<b>Date:</b> December 10/01
<b>Message:</b> Please note that the information is from the Official Plan.	
Zoning is A-2 – General Rural	
A rezoning application will be required to permit a Residential Retirement Community.	

Number of Pages Including This Cover Page: 11

- (vii) Prior to approving a Zoning By-law amendment to allow permitted institutional, commercial or industrial uses, the City shall be satisfied that the proposal conforms to the policies of Section 6.6.
- (viii) Single detached residential, multiple unit residential, institutional, commercial and industrial uses will be zoned in separate categories in the implementing Zoning By-law.
- (ix) Certain forms of development within the Hamlet designation shall be subject to the Site Plan Control provisions of Section 2.5.9.

#### 3.4.5 Multiple Unit Residential

Within the Hamlet designation, consideration may be given to the development of multiple unit residential housing, in keeping with the following special provisions:

- (i) That there is a demonstrated need for such accommodation.
- (ii) The Hamlet under consideration for such a development shall have sufficient amenities and services, such as parks, churches and commercial facilities, to meet the basic needs of the residents of the proposed development.
- (iii) Pending the results of the servicing options study referred to in Section 3.3.4(iii), it should be demonstrated to the satisfaction of the City, through the completion of a hydrogeological study by a qualified professional, that there is an available and adequate supply of potable water to service the development and demonstrating that the soil conditions will permit the proper functioning of a private sewage disposal system.
- (iv) The development shall consist of low profile buildings, of a density that maintains the existing character, amenities and values of the area.
- (v) Prior to consideration of any application by the City where the development proposal is based on the use of new communal servicing systems for five (5) or more units, approval is required from the City for the assumption of the proposed communal servicing system.

#### 3.5 Residential Retirement Community

The Residential Retirement Community designation applies only to those lands described as Part of Lots 1 to 5, Block C and Gore A and B in the Murray Ward, City of Quinte West on Schedule "A1" of the Official Plan of the City of Quinte West.

Lands designated Residential Retirement Community are intended primarily for a residential community designed and marketed specially for use by persons of retirement age. The community will be characterized by housing types that meet the special requirements and diverse preferences of retirement age residents, a high degree of integration with the natural environment and a broad range of recreational opportunities and facilities.

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Within the Residential Retirement Community, uses that are accessory or complementary to the residential component, such as recreational uses and small scale personal services and convenience commercial uses, servicing the day to day needs of residents of the community, shall be permitted. A hotel/motel will be permitted as a commercial service to the residents of the community and their visitors.

The detailed physical form of the project shall be defined through the undertaking of additional engineering and environmental investigations and the preparation of a detailed secondary plan for the community.

### *3.5.1 Permitted Uses*

The land resources within the Residential Retirement Community shall be developed in accordance with the land use pattern shown on Schedule "A1" to the Official Plan, and the policies contained within this Official Plan.

The Land Use Plan established the pattern of development by dividing the Residential Retirement Community designation into the following land use classifications: Low Density Residential 1; Medium Density Residential; Waterfront; Highway Commercial; Community Centre and Environmental Protection. The policies governing the use of the lands within these classifications are described in the following subsections.

#### (a) Low Density Residential 1

Uses permitted in the Low Density Residential 1 designation shall include single detached dwelling units and open space and recreation uses. It is intended that "lot" sizes in this designation shall be relatively small, permitting the clustering of residential units in a woodlot setting and the abundant provision of open space. The density of development permitted in this designation shall be limited to approximately 6 units per gross hectare.

#### (b) Low Density Residential 2

Low Density Residential 2 uses shall generally be restricted to single detached and semi-detached residential dwellings and open space and recreational uses. However, limited Medium Density Residential uses may be provided in certain areas within the Low Density Residential 2 designation, such as those lands adjacent to the Canadian National Railway Line, in order to provide affordable housing opportunities in accordance with the Provincial Policy Statement. The maximum permitted density of development in this designation shall be approximately 11 units per gross hectare.

#### (c) Medium Density Residential

Medium Density Residential uses permitted shall include Low Density Residential 2 uses as well as row or town housing and low-rise apartments. Open space and recreational uses shall also be permitted.

In order to provide for the greater personal care requirements of some residents and to maintain stability in the community, limited care retirement apartments shall also be permitted. These facilities are intended to be available for retirees who are largely independent in their existence but who may require assistance in such areas as meal

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preparation and housekeeping. The one (1) and two (2) bedroom dwelling unit will be similar in design to other apartments units, with private facilities for independent living.

(d) Waterfront Uses

An area of land adjacent of Weller's Bay shall be reserved for communal access to the waterfront and a range of recreational uses including potential connecting links to waterfront trail development programs. Permitted uses in the waterfront area shall include facilities for passive and active recreational use such as walking trails, open space areas, swimming, fishing and boating, including docks, boat ramps and dry storage for boats.

(e) Highway Commercial

Highway Commercial uses shall include certain commercial facilities and services that are supportive of the retirement community including a hotel/motel, service station and commercial facilities for boat storage, but shall not include an automobile sales establishment. Recreational uses such as a golf course shall also be permitted. In addition, limited care retirement apartments may be permitted within the Highway Commercial area, provided that such uses will be considered in the context of the overall permitted density of development within the retirement community.

(f) Community Centre

The Community Centre will be developed as a key focal point of activity within the retirement community, providing a range of community and recreational facilities as well as limited commercial uses. A full range of indoor and outdoor leisure facilities may be provided to meet the demand of retirees in the development including meeting rooms, games rooms, a club house, tennis courts, bowling greens, swimming pools and health and fitness facilities. Commercial uses shall generally be restricted to small scale facilities required to service the day-to-day needs of the residents of the development and may include a convenience store, pharmacy, bank, barber shop/beauty parlour, video/book store, doctor/dentist offices, laundromat, dry cleaner, gift shop, hardware store, restaurant and other such uses.

(g) Environmental Protection Area

In addition to the policies in Section 2.5 of this Official Plan, within the Residential Retirement Community the following policies shall also apply.

An area in the northern portion of the community may be environmentally sensitive due to proximity to the Dead Creek Marsh and the Weller's Bay Wetland. The Environmental Protection Area designation is intended to reflect the southern limit of the Dead Creek Marsh and to protect the marsh from the impacts of development.

The boundary of the Environmental Protection Area shall be confirmed through an environmental study, prepared to the satisfaction of the City, the Ministry of Natural Resources and Parks Canada (Trent-Severn Waterway). Adjustments to the Environmental Protection boundary as a result of the environmental study shall not require an amendment to the Official Plan.

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Facilities associated with limited passive recreational use of the marsh may be permitted, subject to approval by the City, the Ministry of Natural Resources, Parks Canada (Trent-Severn Waterway), the Lower Trent Conservation and Department of Fisheries and Oceans.

### 3.5.2 Retirement Community Land Use Policies

#### (a) Density

- (i) The overall maximum permitted density on the site shall not be greater than ~~2 persons per gross hectare~~ up to a maximum of 5,500 persons within the retirement community.
- (ii) The maximum number of retirement units and residential development densities will be determined by a servicing options review conducted as part of the Secondary Plan process.

#### (b) Dwelling Units

- (i) All dwelling units on the site shall be designed and constructed to a high standard of quality and shall reflect the special requirements of persons of retirement age such as ease of access to and of movement within the unit.

#### (c) Servicing

- (i) The site will be serviced by communal water and sanitary waste disposal systems. However, the Secondary Plan process could illustrate other servicing options such as water via the PUC.
- (ii) It is intended that once such systems have been installed and operating for a period as specified in the subdivision agreement, they shall be turned over to the City at no cost.
- (iii) Site services will be developed to a standard and in locations acceptable to the Ministry of the Environment and the local health unit, as agreed to by the City.

#### (d) Zoning

- (i) The Residential Retirement Community shall be zoned in a number of zone categories in the implementing Zoning By-law.
- (ii) Zoning provisions shall ensure that all buildings are set back from the Weller's Bay shoreline, the Weller's Bay Wetland, and the Dead Creek Marsh sufficiently to protect these environmental features.
- (iii) No building shall be erected below the 76.11 metre contour line adjacent Lake Ontario. This building setback requirement shall not apply to facilities associated with the water supply and sanitary waste disposal systems or to recreational facilities such as docks or gazebos.

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**(e) Shoreline Development**

- (i) No construction of facilities or excavation or placement of fill on the Lake Ontario shoreline shall take place without the prior written approval of the appropriate authorities.

**(f) Recreational Uses**

- (i) A broad range of on-site passive and active recreational opportunities are required to meet the increased recreational demands of retirees and shall be provided within the retirement community.
- (ii) Recreational opportunities may include parks, walkways, ski trails, open space areas, natural reserves, tennis courts, a golf course, a bowling green and water oriented activities such as boating, fishing and swimming and indoor recreational facilities such as shuffle board, meeting rooms and games rooms, saunas and swimming pools, squash and racquet ball courts and health and fitness facilities for the use of residents and visitors.

**(g) Ancillary Uses**

- (i) Ancillary uses necessary to support the development such as churches, public uses and utilities shall also be permitted subject to incorporation into the Secondary Plan.
- (ii) Facilities associated with the water supply and sanitary waste disposal systems shall be permitted in all areas of the Residential Retirement Community, subject to compliance with the regulations of the appropriate authorities and the identification of key facilities in the Secondary Plan.

**(h) Railway Right-of-way**

- (i) A privately owned railway line that is proposed to be used for future rail uses bisects the community. Should this rail line continue to be used for rail activities, all adjacent residential development in the Residential Retirement Community shall be subject to the standard conditions of development with respect to an adjacent railway right-of-way, including Section 3.10 of this Plan.
- (ii) It is intended that the residential area to the east of the railway right-of-way be integrated with the balance of the retirement community to the west of the railway right-of-way, as opposed to representing a separate and distinct development area. This objective of overall community integration shall be reflected in the Secondary Plan for the retirement community, and may be achieved through such design measures as pedestrian crossing of the railway, right-of-way and extension of communal recreational facilities onto the lands to the east of the tracks.

**3.5.3 *Implementation***

In addition to the policies set out in this Plan, the following implementation policies shall apply to the Residential Retirement Community:

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- i) The development will be regulated by the plan of subdivision process and regulated by the implementing zoning by-law and the provisions of site plan control.
- ii) The developer will be required to enter into a subdivision agreement including, among other matters, the zoning of the property, financial considerations of the City, the construction and ownership of the communal sanitary sewage system and communal water supply system on site and the proposed phasing of development for the site.
- iii) The uses identified in the Residential Retirement community designation shall be placed in separate categories with appropriate standards in the implementing Zoning By-law.
- iv) If communal water supply and/or sewage disposal systems are utilized they will be publicly operated and maintained. Council will ensure that these services (if applicable) form part of the subdivision agreement.
- v) Prior to rezoning and/or approval of draft plans of subdivision or condominium, the following studies shall be completed to the satisfaction of the City, in consultation with the relevant public agencies.

As part of the Secondary Plan process, a master engineering report shall set out the means by which the site shall be serviced for water, sewage treatment and storm drainage and other utilities both external and internal to the site. The report will also determine the maximum number of dwelling units and residential densities permitted on the site.

The appropriate environmental studies shall be undertaken to the satisfaction of the City and the relevant public authorities to determine the boundaries of the environmentally sensitive area associated with the Dead Creek Marsh, the Weller's Bay Wetland and shoreline and address the potential impacts of the development on the marsh and the wooded and shoreline areas of the site.

The Secondary Plan will illustrate the mix of land uses on the site and those areas within which development will not occur due to environmental or other constraints. The plan shall designate the various residential densities and housing types, the commercial, recreation, community and ancillary use areas, and roads needed to provide for a fully self supporting community. This plan may be amended as approved by Council from time to time, and may also provide for phasing of development but shall generally conform with the land use concept outlined on Schedule "A1" of this Plan.

- (vi) The policies of the Secondary Plan shall be implemented through a single plan of subdivision to be registered in phases. The plan of subdivision shall set out blocks for future development and the arterial road pattern. The Secondary Plan (implemented through the plan of subdivision) could not be altered as it relates to the definition of the blocks for future development or arterial roads except through the subdivision.

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The draft Secondary Plan and any associated engineering, environmental and archaeological assessment reports and studies should be submitted to the City of Quinte West in conjunction with the plan of subdivision proposal to permit preliminary review and comment.

- (vii) Where communal water and/or sanitary sewage systems are to be utilized, the owner/developer shall enter into an agreement with the City regarding the ownership/operation and responsibility for the communal water and/or sanitary sewage systems.

#### 3.5.4 Interpretation

Minor adjustments to the approximate land use boundaries shown on Schedule "A" shall not require an amendment to the Official Plan, provided that the general intent of the Plan is preserved.

### 3.6 Open Space

The Open Space designation represents those lands whose predominant use is for recreation and leisure activities and may also include activities that facilitate the interaction of the general public and the conservation of the natural environment. It is the intent of this Plan to provide a suitable range of recreational opportunities in accordance with the unique attributes of the City and its recreational resources and to ensure that there is adequate recreational land set aside to serve its residents and complement the Bay of Quinte and that portion of the Trent-Severn Waterway passing through the City, Weller's Bay and Lake Ontario.

#### 3.6.1 Permitted Uses

Permitted uses for lands designated Open Space shall include:

- (i) public parks, public access areas for hiking, picnicking, cross country skiing, angling, swimming, equestrian activities, canoeing or other similar outdoor recreational activities, conservation areas including nature study and wildlife or wilderness areas, private parks (exclusive of campgrounds), golf courses or driving ranges, water access or other similar outdoor recreational activities where such uses are compatible with their surroundings and in conformity with the general intent of this Plan.
- (ii) Limited scale commercial operations such as lounge, snack bar and equipment rentals in conjunction with a conservation or recreational activity such as cross country skiing, water access, marina, hiking, golf course or driving range may also be permitted and shall be regulated through the implementing Zoning By-law.

#### 3.6.2 General


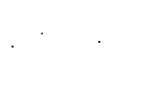


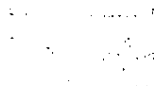

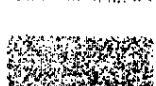
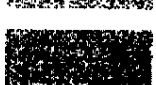

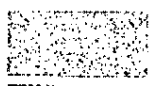


- (i) Where appropriate, the City will encourage the development of safe and, where possible, continuous recreational trails. To achieve this end, the City may require dedicated public rights of way or easements registered on title as a condition of a

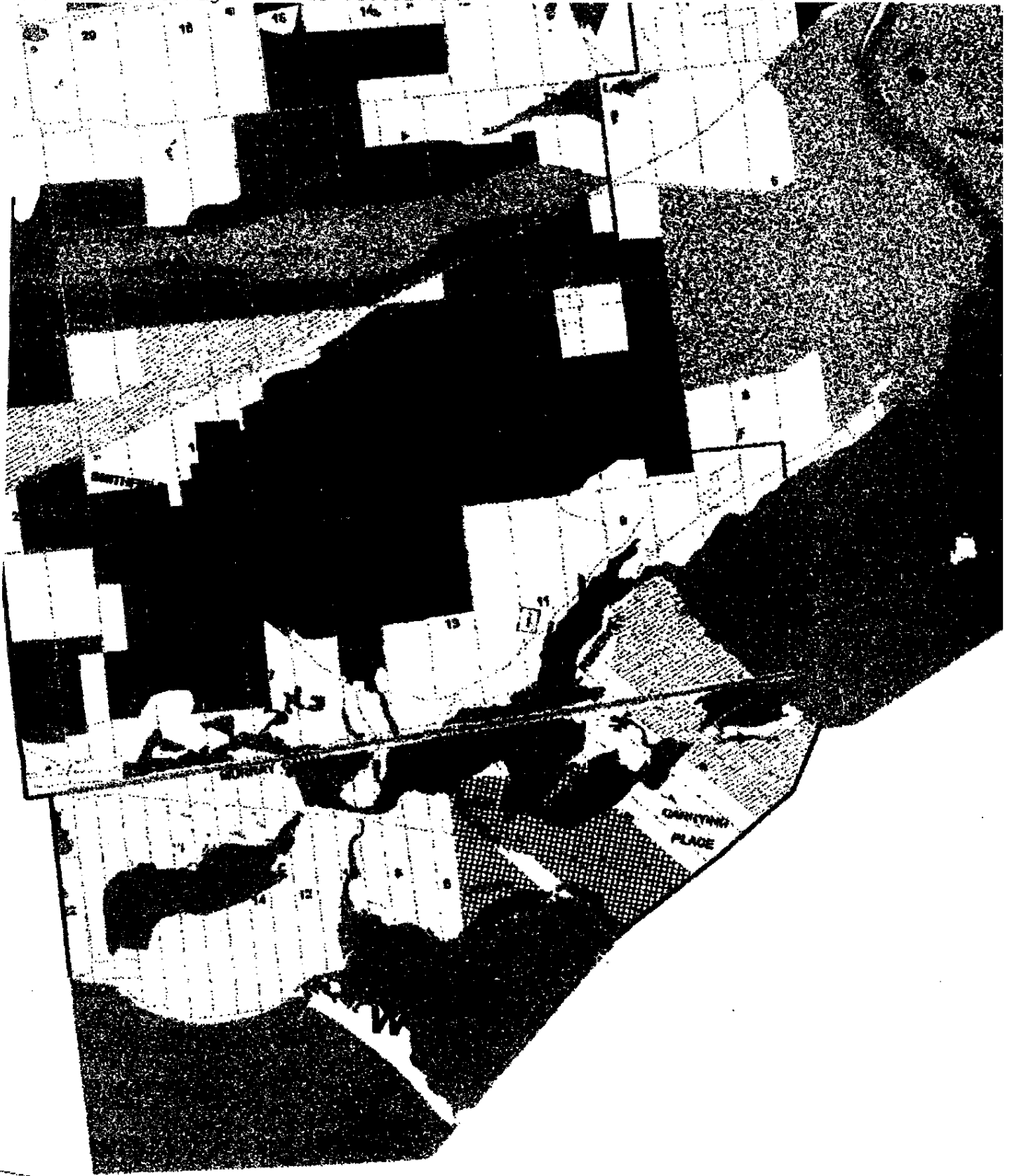
## SECTION 3 – HUMAN ENVIRONMENT





LEGEND

-  Aggregate Reserve
-  Hamlet
-  Agricultural
-  Urban Area
-  Rural
-  Environmental Protection
-  Residential Retirement Community
-  Waste Disposal Site (I - Inactive)
-  Open Space
- W** Provincially Significant Wetland
- Special Policy Area
  -  1
  -  2
  -  3



















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NS Division

ESRI ArcExplorer 2.0

Map Title



-  - Subject lands.
-  Frankford
-  qw minor variance
-  minor variance
-  permits99
-  permits98
-  permits00
-  sidney/murray streets (TEXT)
-  transportation
-  watercourses
-  Murray Pending Layer
-  Murray Zoning
-  Murray Zoning Changes
-  m\_names

Moncay, Dec 10 2001