

Augusta Secondary Plan

Draft Interim Report
March 2023

FOTENN

Prepared for the Township of Augusta

Prepared by Fotenn Planning + Design
174 Spadina Avenue - Suite 304
Toronto, ON M5T 2C2

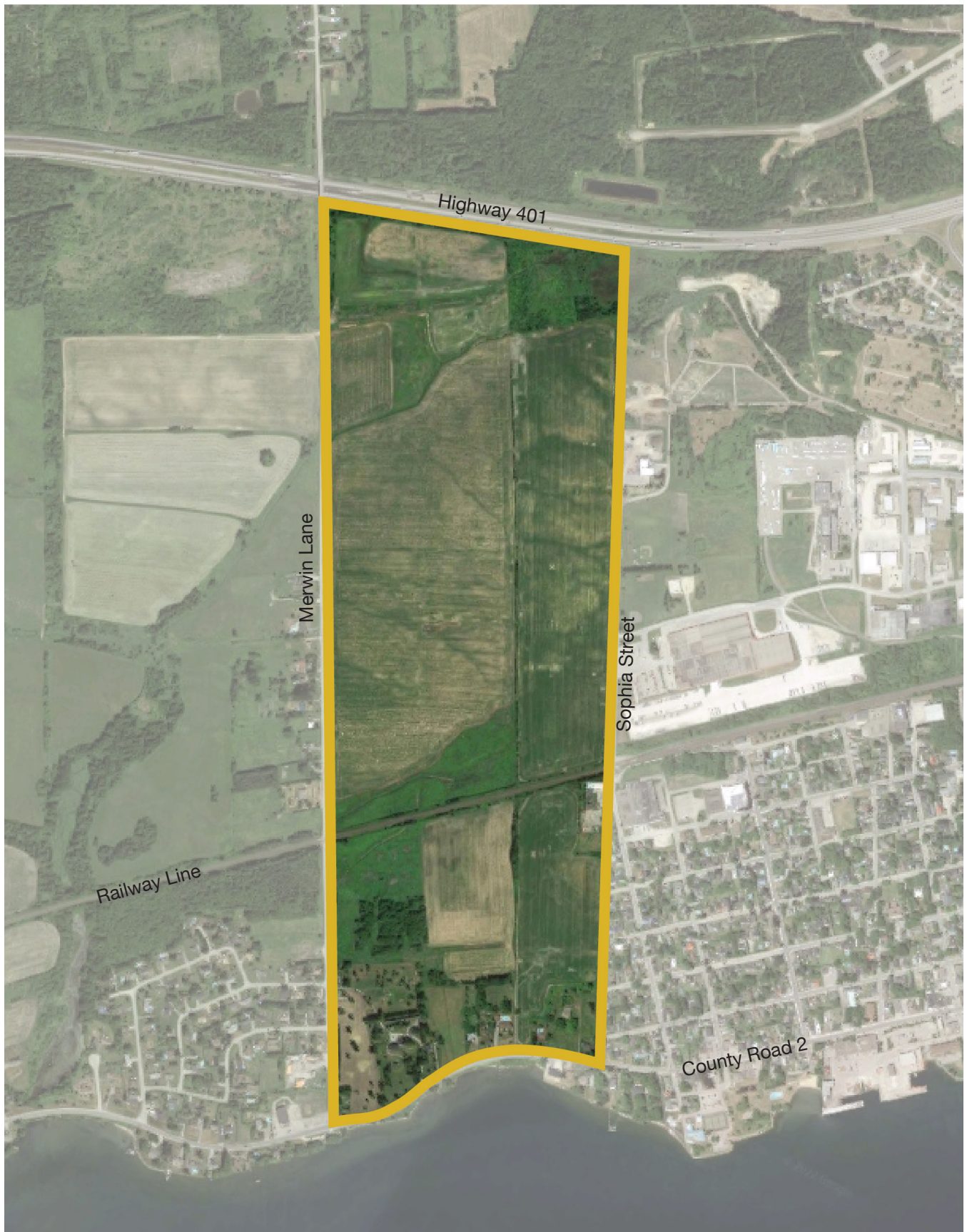
March 2023

© Fotenn Planning + Design

The information contained in this document produced by Fotenn is solely for the use of the Client identified above for the purpose for which it has been prepared and Fotenn undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

Contents

1.0 Introduction	1
2.0 Background Review & Analysis	4
3.0 Public Engagement Summaries	25
4.0 Vision & Objectives	36
5.0 Next Steps	38



Study Area

1.0 Introduction

Augusta Township (the “Township”) has retained Fotenn Planning + Design (the “consultant”) to undertake a Secondary Plan Study for the lands immediately west of the Town of Prescott, bounded by Highway 401 to the north, County Road 2 to the South, Merwin Lane to the west and the Town of Prescott municipal boundary to the east. The Secondary Plan Study will provide a detailed analysis of the Study area which reviews and integrates planning, urban design, engineering due diligence, transportation, and ecological due diligence of the Study area.

The goal of the Secondary Plan Study is to ensure that new development will promote and support high-quality design, and establish an appropriate mix of new land uses and that all new projects, in both the public and private realm, reinforce the need for a healthy, vibrant, complete, and sustainable community. The Study is intended to provide a range and mix of land use options within the Study area which will contribute to the overall planning vision for Augusta Township, helping to meet Official Plan (OP) objectives, and ensuring an integrated approach is taken with the Town of Prescott.

1.1 What is a Secondary Plan?

A Secondary Plan is a part of an Official Plan added by way of an Official Plan Amendment (OPA). A Secondary Plan contains policies and land use designations in defined areas of a municipality where major physical changes are expected and desired. They are developed for parts of the municipality that include large areas of underutilized land that would benefit from suitable redevelopment; areas targeted for major public or private investment; and areas where development is occurring, or proposed, at a scale, intensity or character which necessitates a reconsideration or reconfiguration of local streets, blocks, public works, open spaces or other public services or facilities.

A Secondary Plan:

- / Adapts and implements the objectives, policies, land use designations and overall planning approach of the municipality's Official Plan to fit with local contexts.
- / Establishes local development policies unique to an area that will guide growth and change in that area.
- / Promotes a desired type and form of physical development in a specific area.
- / Guides public and private investment.
- / Applies to areas where significant redevelopment is expected.

A Secondary Plan for this area will express the details of the plan for the neighbourhood in a 'statutory' document that is legal and defensible when challenged in front of Township Council or appeal bodies such as the Ontario Land Tribunal.

1.2 Project Timeline

The Secondary Plan Study was completed in three phases.

Phase 1 – Project Commencement and Background Review (Sept 2022 – Nov 2022)

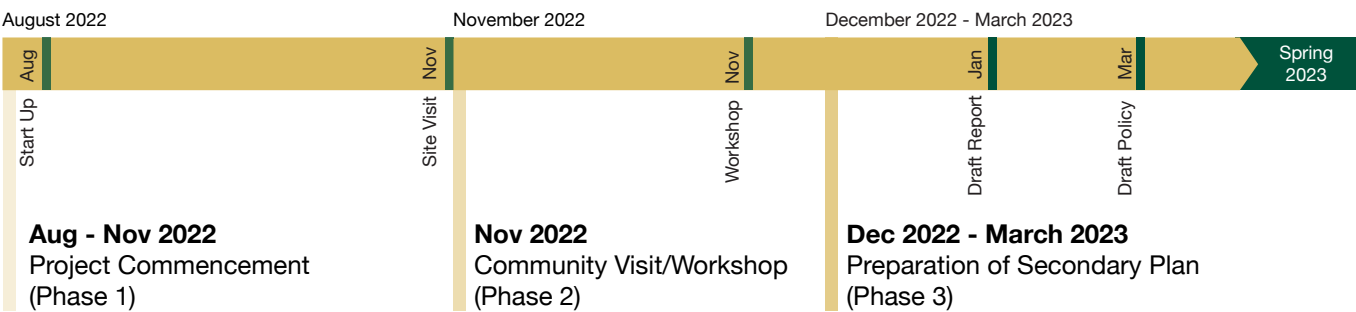
During Phase 1, Township of Augusta Staff met with the consultant team to confirm the study area and provide data or relevant background information for the Study area. The consultant team reviewed current conditions of the Study area by reviewing the data provided and conducting a site visit of the area in order to summarize their findings regarding the area and prepare for engagement workshops with stakeholders, agencies, and community members.

Phase 2 – Two Day Workshop (November 2022)

The Township and consultant team held a two day workshop and engagement sessions in the community to prepare a preferred concept which will be the basis of the draft Secondary Plan. The workshops provided opportunities for stakeholders, agencies, and community members to provide input and feedback to develop ideas to inform the framework for key elements such as land uses, open space, circulation, connectivity, public realm, and built form. The workshops helped to define the guiding principles for the Study area resulting in the development of a preferred land use plan and associated policies and guidelines for the lands. Further details on the two day workshop and stakeholder engagement sessions are provided in Section 3.0 of this report.

Phase 3 – Preparation of the Secondary Plan Concept Report (December 2022 – March 2023)

The consultant has drafted this Secondary Plan Concept Report based on the preferred land use plan which recommends land uses, open space, circulation, connectivity, public realm and built form frameworks with recommended supporting policies and guidelines to implement the overall vision and goals for the Study area. The Concept Report may be refined based on feedback and direction from the Township and finalized at a later date into a Secondary Plan document.



Project Timeline

2.0 Background Review & Analysis

2.1 Existing Conditions

The Township of Augusta is located approximately 100km east of Kingston along Highway 401 and bounded to the south by the St. Lawrence River. The Township are located in the United Counties of Leeds and Grenville and has a population of 7,353 throughout a broad rural area. Contextually, the Town of Prescott has a population of 4,222 with a compact land area of 3.11 square kilometres. The Town of Prescott has a density of approximately 1,358 residents per square kilometre and features a mix of municipally serviced uses, including residential, industrial, institutional, and commercial. Some of the Town's defining characteristics include a historic downtown core and its waterfront setting along the St. Lawrence River.

Existing Land Uses

The Secondary Plan Study area is located abutting the western boundary of the Town of Prescott, located within the Township of Augusta. The northern portion of the Secondary Plan area is bounded by Highway 401 and contains Bradleys Creek. The southern edge of these lands extend south to County Road 2. Residential homes are also concentrated along County Road 2, in proximity to the St. Lawrence River. The majority of the study area lands are rural in nature and primarily undeveloped, with some natural heritage features including Bradleys Creek in the north. The lands are located adjacent to the potential future Aquaworld resort development to the west. The Secondary Plan area has been identified as an area with a majority of vacant/underutilized lands that are held in private ownership. Parcel sizes within the Secondary Plan Study area vary and are not currently serviced by municipal water, sewage systems, and natural gas. Bell Wireless currently provides broadband infrastructure in the area, while both Bell and Rogers provide cellular capabilities.



Looking west towards Study Area



Looking west along Rail Corridor



Looking west along residential road in Prescott



Looking north along Merwin Lane towards HWY401



Looking south along Merwin Lane



Looking southeast towards Study Area from Merwin Lane

2.2 Land Needs Assessment (2021)

In 2021, the Town of Prescott and Township of Augusta partnered and retained MDB Insight, with EVB Engineering, Fotenn Planning + Design, and FBM to prepare a Joint Land Development / Needs Analysis.

The goal of these studies was to strengthen the economic base of the region and to contribute to sustainable economic prosperity for all while retaining youth and attracting new talent. The strategies were also intended set the future direction for economic development to increase opportunities for growth of existing businesses, establishment of new firms, increased employment opportunities and development/growth of new sectors combined with workforce renewal and upskilling.

The Land Development/Needs Analysis forecasted the industrial, retail and office demands for the Township of Augusta and Town of Prescott, with a time horizon of 2030. The assessment anticipated the Township of Augusta to absorb the majority of new industrial demand, with less significant demands for retail and office spaces . Additional future demand within the Town of Prescott are anticipated to come from retail uses, as well as supporting niche office uses.

The Land Development / Needs Assessment determined the total demands for retail, office, and industrial lands to be **between 24 and 26 acres**, as follows:

/ **Retail**

Total retail demand by 2030 would be 167,982 square feet with a corresponding land need of approximately 13 to 15 acres.

/ **Office**

Total office demand by 2030 would be 10,300 square feet with a corresponding land need of less than 1 acre.

/ **Industrial**

Total industrial demand by 2030 and premised on light and medium intensity formats (excluding heavy industrial) would be 91,793 square feet (sf) with a corresponding land need of approximately 10 acres.

The Land Needs Assessment allocates the land between Augusta and Prescott, allocating 80% (8 acres) of Industrial, 50% (0.5 acres) of Office, and 25% (3.5 acres) of Retail to Augusta, for a total of 12 acres of land to locate in Augusta. The remainder of the needs are to be accommodated in Prescott.

The Land Development / Needs Analysis initially considered lands north of Highway 401 between Merwin Lane, County Road 26, and Prescott's boundary to the east to accommodate this need. However, it was determined that several constraints limited opportunities to efficiently develop this study area, including:

- / Poor pedestrian and vehicular connectivity to the Town of Prescott lands south of Highway 401.
- / An off-ramp accessing Edward Street North to the north of Highway 401 restricts new street creation opportunities within the focus area
- / Municipal planning schedules and South Nation Conservation Authority mapping identify several natural constraints within the area that would limit development or incur additional studies, including unevaluated wetlands, a waterbody, significant woodlands, and organic soils.
- / From a planning policy perspective, lands in Augusta to the north of Prescott are not a designated settlement area.
- / Higher costs associated with extending municipal services north of Highway 401, as well as a number of existing or planned developments along Development Drive are currently functioning on private services.

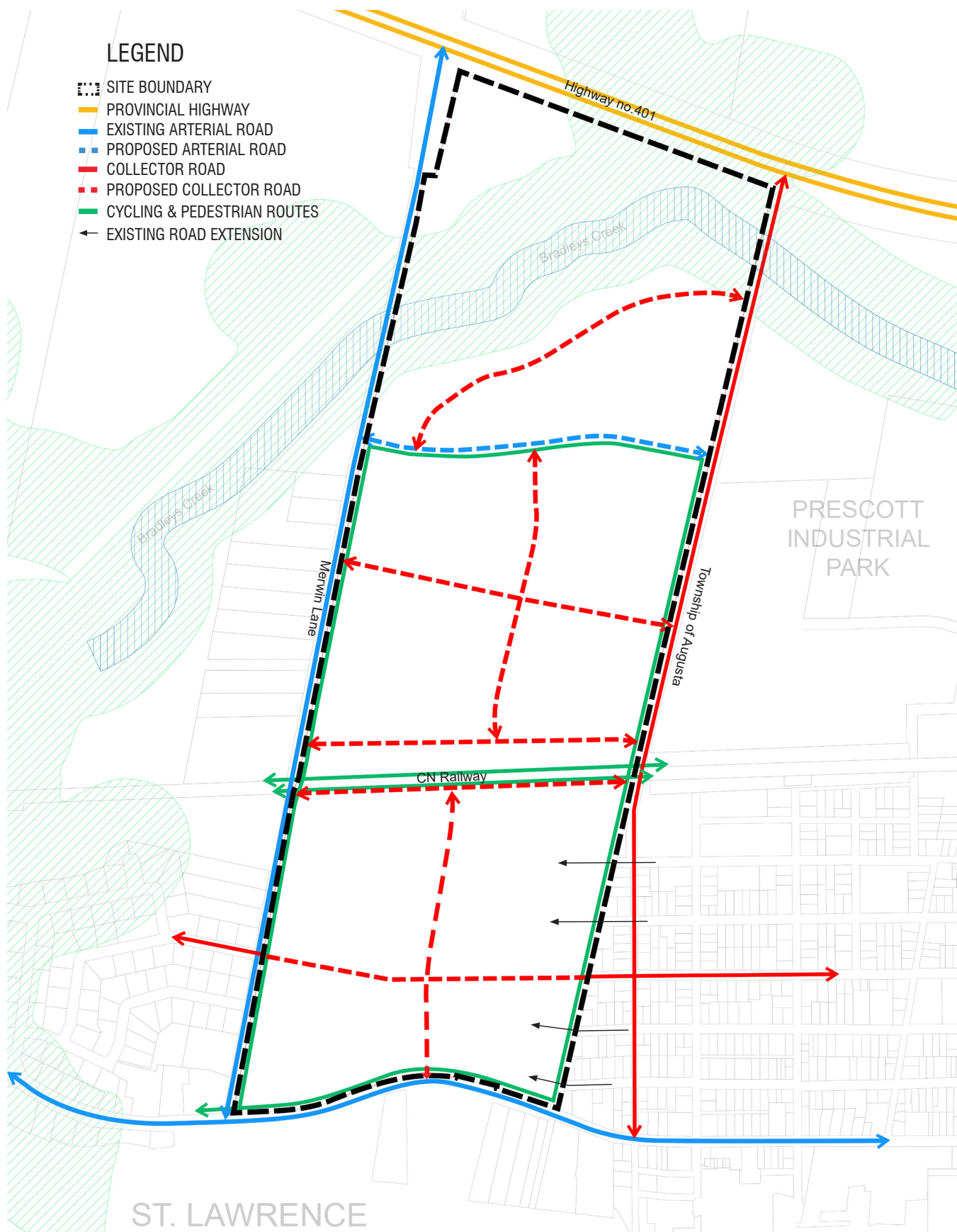
As such, an analysis of a westward extension of municipal services into the Township of Augusta was undertaken.

It was determined that the lands to the west of Prescott represented a prime opportunity for an efficient, cost-effective extension of existing municipal services for the development of new neighbourhoods in proximity to existing infrastructure, services, and amenities. Existing roadways in the Town of Prescott including Churchill Road West, Jessup Street, James Street West, and Dibble Street West may be extended west into the Study area, providing convenient and close access to the existing road network within Prescott. In particular, several east-west streets in the Town of Prescott currently terminate as stubs at the Town's boundary and may therefore be easily extended further west. Roadway connection opportunities are also present via Merwin Lane and County Road 2. Finally, the designation as a Rural Settlement Area under the Township of Augusta's Official Plan were determined to be potentially beneficial from a planning perspective.

Land Needs Assessment: Concept Plan

Concept plans for the development of the preferred focus area envisioned the northernmost portion of the lands being developed with commercial and/or business park uses (including light industrial and office uses, such as possible coworking setups), adjacent to Prescott's existing industrial/business park area. Commercial uses located here, where driven by demand, would serve local residents as well as patrons of the potential Aquaworld resort development to the west. Given the area's proximity to existing uses and potential sensitivities within the Intake Protection Zone along Bradleys Creek, industrial uses in this area were envisioned to be limited to light industrial uses.

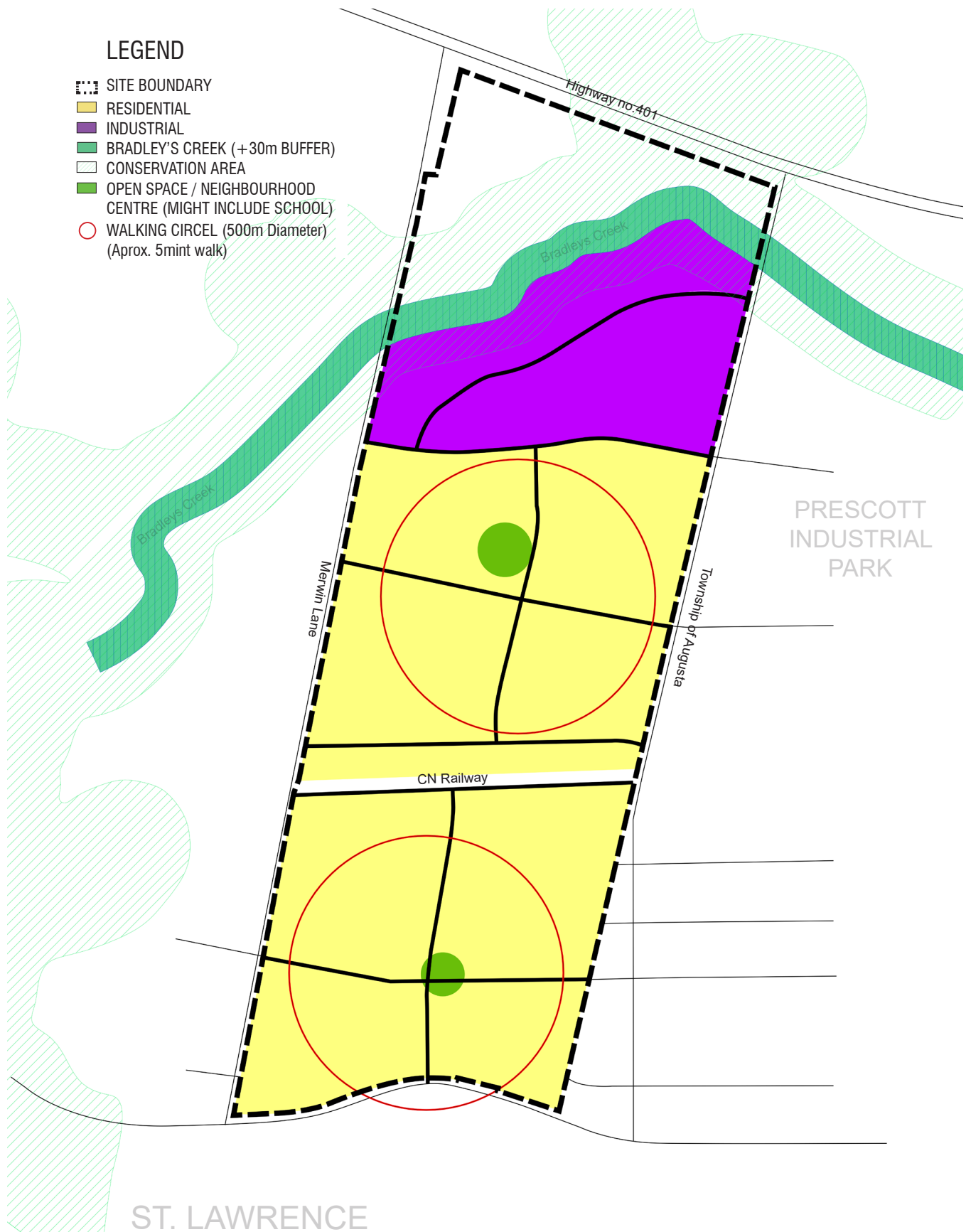
The proposed concept plan for the area envisioned new residential developments to help support existing and proposed non-residential uses, including a new residential neighbourhood with limited, convenience-type commercial uses in the area to the south of the CN railway corridor. A mix of housing types was recommended to be considered within this new neighbourhood, including denser, smaller units such as townhouses, back-to-back townhouses, rear-lane townhouses, stacked townhouses, and low-rise apartment buildings. The provision of smaller unit types was recommended to contribute to a greater mix of housing types and densities in the region, helping to make housing more affordable and providing downsizing opportunities for senior populations.



Land Needs Assessment: Transportation Structure

LEGEND

-  SITE BOUNDARY
-  RESIDENTIAL
-  INDUSTRIAL
-  BRADLEY'S CREEK (+30m BUFFER)
-  CONSERVATION AREA
-  OPEN SPACE / NEIGHBOURHOOD CENTRE (MIGHT INCLUDE SCHOOL)
-  WALKING CIRCEL (500m Diameter) (Aprox. 5mint walk)



ST. LAWRENCE

Land Needs Assessment: Neighbourhood Structure

2.3 Servicing

Existing Servicing Infrastructure

The Secondary Plan Study area is not currently serviced by municipal water, sewage systems, and natural gas. The Town of Prescott owns a water treatment plant (WTP) and a water pollution control plant (WPCP) that provides municipal water and wastewater treatment to those properties within the Urban Settlement Boundaries within the Town. The Prescott Drinking Water System consists of a direct filtration, surface water treatment plant, a distribution system and an elevated storage tank.

The Prescott Water Treatment Plant (WTP) is located at 675 Corinne Street and obtains its raw water from the St. Lawrence River. Prescott's Water Pollution Control Plant (WPCP) is a Class III wastewater treatment system, located at 3126 County Road 2 East. The Wastewater Collection System consists of gravity sewers and three (3) sewage pumping stations which convey all wastewater from the collection system to the Prescott WPCP. The existing water tower has a volume of 2,272 m³ and is located at 249 Wood Street. The water tower has reached the end of its useful service life and is currently being replaced, to be located just east of the Study area.

Prescott Water Treatment Plant Capacity

The Prescott WTP is currently operating at 62% of the maximum rated capacity. The Prescott Water Treatment Plant has the capacity to service 917 Equivalent Households (EQHH) outside of the planned infill and intensification within Prescott. Should the maximum daily flow from the Prescott WTP reach 80% of the rated capacity or a development be proposed that will cause the maximum daily flow from the Prescott WTP reach 80% of the maximum rated capacity. It has been suggested through the Land Development/Needs Analysis that the Town should initiate the environmental assessment process for the expansion of the Prescott WTP.

Prescott Water Pollution Control Plant Capacity

The Prescott Water Pollution Control Plant is currently operating at approximately 73% of the design capacity and has the capacity to service 126 Equivalent Households (EQHH) outside of the planned infill and intensification within Prescott. It has been suggested through the Land Development/Needs Analysis that the Town initiate the environmental assessment process for the expansion of the Prescott WPCP such that the Town and the Township have sufficient information collected to support a funding application should a suitable program be made available from the federal and/or provincial governments.

The Land Development/Needs Analysis reviewed the hydraulic capacity of the sewage system and identified the following areas which require an increase in capacity in order to convey the loadings from the proposed developments:

- / New sewer extensions are required to convey flows from the proposed developments in Augusta for connection to the truck sewer on Sophia Street. This work can be undertaken by the proposed developers of these properties.
- / The Churchill Road West Sewer (which will receive flows from the proposed development north of the CN Rail to Merwin Lane) will need to be upgraded for high flows.
- / The Duke Street Sewer (which will receive flows from all development north of the CN rail, and south of the Highway 401) will need to be upgraded for higher flows.
- / The Sophia Street Sewer (which will receive flows from the proposed development south of the CN rail to Merwin Lane) will need to be upgraded for higher flows.

Cellular and Broadband Servicing

Utility services for electrical capacity (Rideau St. Lawrence and Hydro One), natural gas availability (Union Gas and Enbridge), broadband infrastructure (Bell and Cogeco) and cellular capabilities (Bell and Rogers) were contacted to determine the level of service available for the Secondary Plan Study area. The Secondary Plan Study area is not currently serviced by electrical or natural gas services, however broadband infrastructure is provided by Bell Wireless, and cellular capabilities are provided by both Bell (LTE-A) and Rogers 4G-LTE). Finally, as described below in the Engagement Approach summary section, community members generally identified challenges in obtaining high speed internet connections in the community.

Summary

Based on the available capacity in the water infrastructure and the ability for the expansion of the wastewater infrastructure in Prescott, there is an ability for the Town of Prescott to service lands within the Township of Augusta. The cost implications of expanding the Prescott WTP and WPCP is heavily reliant on the amount of additional capacity required to service the Study area. It is recommended that both municipalities retain the services of a consulting engineer to assist with the preparation of a shared service agreement.

2.4 Transportation

The Secondary Plan Study area is located south of Highway 401, which is one of the busiest highways in North America. The Township of Augusta and Town of Prescott are well connected by Highway 401 to larger urban centres, including Montreal and Toronto, while Highway 416 connects north towards Ottawa, placing the United Counties of Leeds and Grenville at a tremendous transportation advantage. Additionally, the St. Lawrence Seaway connects Leeds Grenville to many shipping ports in North America and around the world and provides a vibrant tourism destination.

The Secondary Plan Study area is bounded by local roads, including Merwin Lane to the west, County Road 2 to the south, and Sophia Street generally in the east within the Town of Prescott. County Road 2 runs along the St. Lawrence River (east-west) along the southern edge of and provides the main connecting link between the two interchanges. An active CN Rail corridor connects in an east-west connection through the Secondary Plan Study area, while existing municipal roads are located to the east of the Secondary Plan Study area, terminating at the Study area lands. These five east-west roads are located within the Town of Prescott boundaries and may potentially be extended into the Study Area to accommodate new development.

The Land Development / Needs Analysis recommended the following potential local road improvements be incorporated into the municipalities planning in order to facilitate industrial and commercial uses within the Secondary Plan Study area:

- / Extension of Irvine Street to Merwin Lane
- / Extension of Churchill Road West to Merwin Lane to facilitate potential developments within the Study area.

Following the transportation improvements described above, further traffic improvements may be required to provide easier movement between Merwin Lane and Blue Church Road. The Land Development / Needs Analysis further recommended that the Churchill Road West extension go beyond Merwin Lane and connect to Blue Church Road, west of the Secondary Plan Study area.

As the Secondary Plan area is located abutting Highway 401, an "MTO Building and Land Use Permit" would be required for commercial or residential development, construction, or renovation within the Ministry's Permit Control Area. Basic setback distances are required where buildings are placed from the highway property line. The minimum setback for all buildings and structures adjacent to Highway 401 is 14 metres.

2.5 Background Planning & Policy Context

Provincial Policy Statement

The Provincial Policy Statement (“PPS”), 2020, provides policy direction on matters of provincial interest related to land use planning and development to enhance the quality of life for all Ontarians. The PPS also provides guidance with respect to building strong communities through the efficient use of land and resources while protecting the quality of the natural environment and public health and safety. The Planning Act requires that all decisions affecting land use planning matters to be consistent with the policy statements issued under the Act.

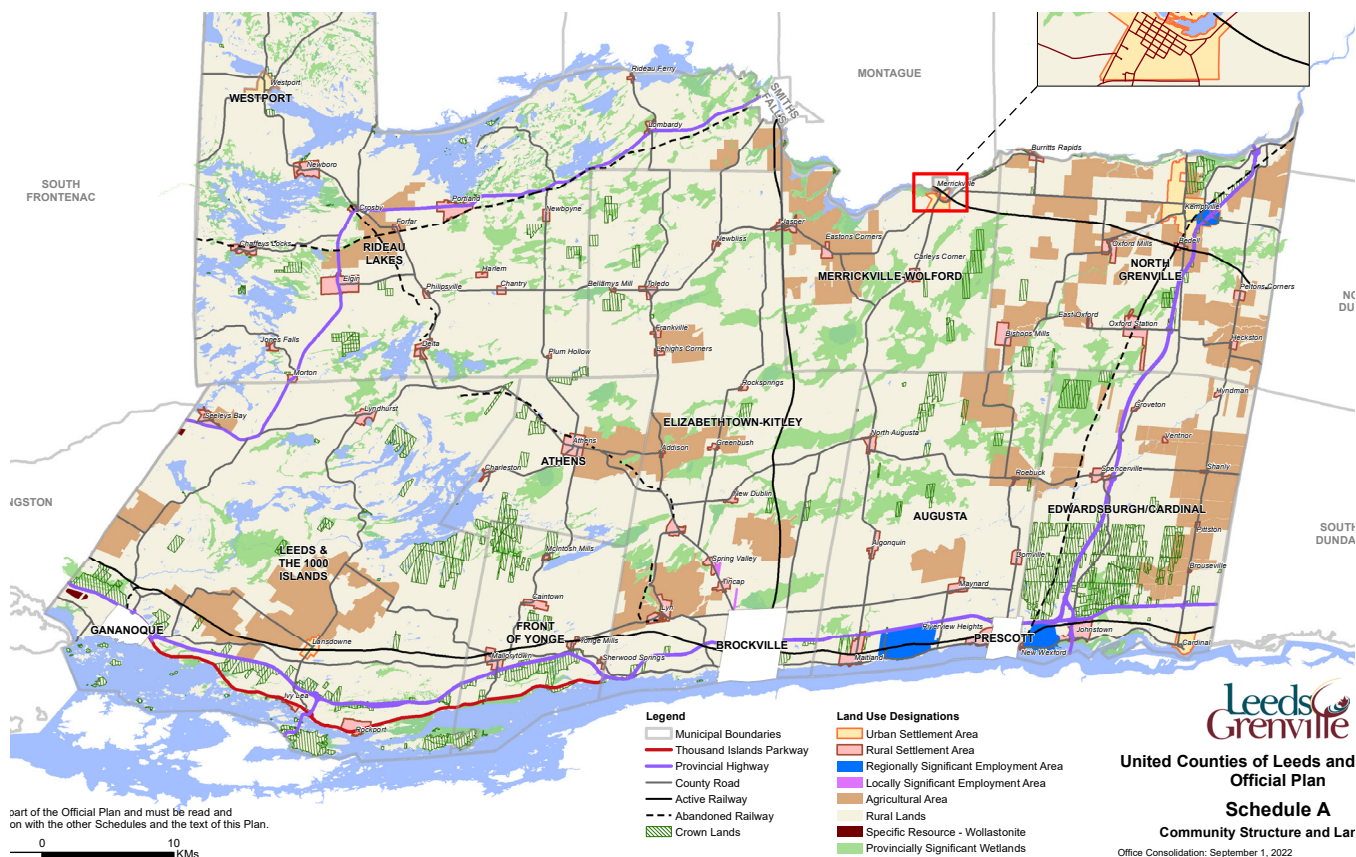
The PPS focuses growth to settlement areas where land use patterns support the efficient uses of land and resources and where a mix of uses and densities can be achieved. Further, the PPS contains policies which support a range and mix of housing options and densities to meet the needs of current and future residents.

United County of Leeds and Grenville Official Plan

The United Counties of Leeds and Grenville Official Plan provides the overarching policy direction on matters of County-wide significance. The Township of Augusta is one of the ten member municipalities. The Township of Prescott is not included under the jurisdiction of this Official Plan as it is a single-tier municipality.

The United Counties of Leeds and Grenville Official Plan accommodates for modest population and housing growth over the 2011 to 2031 period. Housing unit growth is expected to continue to occur in all member municipalities, with North Grenville anticipated to see the bulk of housing growth among member municipalities, nearly 2,500 housing units over the forecast horizon, owing in large part to its proximity to the Ottawa job market. This is followed by Rideau Lakes, Edwardsburgh / Cardinal and Leeds and the Thousand Islands, each of which are anticipated to experience roughly a tenth of overall member municipal housing growth.

The growth forecast and allocation policies in the Counties Official Plan are based on a Growth and Settlement Analysis Report, prepared by Hemson Consulting in 2014. This report anticipates the Township of Augusta to have a modest population increase of 205 residents and anticipates the addition of 190 units over the forecast horizon. These projections are key to informing the scale and type of development which can occur under the current planning framework, as well as amendments required to accommodate future residential and employment growth in the Study Area.



Leeds Grenville Official Plan

The United Counties of Leeds and Grenville Official Plan contains both Urban and Rural Settlement areas, and seeks to direct new growth to settlement areas to maximize public and private infrastructure investment and to preserve the agricultural area and rural lands and conserve the natural heritage features and areas. The Official Plan enables local municipalities to identify settlement areas, as well as land uses and densities for settlement areas, and encourages intensification of the built-up existing area wherever feasible.

The Counties' urban and rural settlement areas will be the focus of growth, subject to appropriate servicing. Urban settlement areas are to be the primary centres for growth, development and urban activities and will be the focus of residential, commercial, industrial, institutional, cultural, recreational and open space uses, with rural settlement areas experiencing more limited growth through infill and intensification. The Township of Augusta contains no Urban Settlement Areas, and the following seven (7) Rural Settlement Areas: Algonquin, Domville, Maitland, Maynard, North Augusta, Riverview Heights, and Roebuck.

Rural Settlement Areas & Rural Lands

The Official Plan describes lands throughout the Township of Augusta predominantly designated as Rural Lands, with the Secondary Plan Study Area (Riverview Heights Community) primarily designated as a Rural Settlement Area, with Rural Lands in the north (Schedule A). Rural settlement areas include small villages and rural hamlets in the Township of Augusta which have historically been identified and delineated in the local municipal Official Plan.

The Counties Official Plan does not contemplate Rural Settlement Areas to be serviced by municipal sewage and water services, and are rather planned to continue to experience only limited employment and residential growth through infilling and development of vacant lands. Permitted uses and associated land use policies are to be established in the local municipal Official Plan in accordance with the policies of this Official Plan, and should generally maintain the rural settlement character and evolve as service and residential centres for their surrounding Rural Area. Public and private investment in upgrading or expanding municipal sewage services or municipal water services should be focused within Urban Settlement Areas, however the Official Plan notes that circumstances may warrant infrastructure investment in Rural Settlement Areas for limited rural development.

The Official Plan identifies that limited opportunities for intensification and encourages intensification within the existing built-up areas to achieve an overall minimum target that 20% of the dwelling unit growth in the form of residential intensification and redevelopment. The Official Plan directs intensification to urban settlement areas and rural settlement areas that is of an appropriate scale and character, subject to the availability of servicing, and demonstration of compatibility with existing neighbourhoods. As such, the scale of development contemplated during the Secondary Plan Study will be limited through earlier phases, with subsequent phases accommodating a higher degree of development.

Rural Area lands are located outside of the Settlement Areas and consists of the rural landscape of the Counties, including prime agricultural areas, rural lands, including recreational and rural residential uses, natural heritage features and systems, and important natural resource areas. The Rural Area is an important component to the overall structure and economic success of the Counties, and contributes to the character and landscape of the Counties and enhances the quality of life of residents.

Rural lands are recognized as lands located outside settlement areas which do not comprise prime agricultural areas. Rural lands are intended to protect the natural amenities and rural character of the Counties while providing opportunities for agricultural uses, resource-based activities, recreation and tourism and other rural land uses. The primary use of Rural Lands is for rural uses, including but not limited to resource management, recreational uses, agricultural uses, and limited residential uses

Economic Development & Employment Growth

The Counties OP states that the majority of employment growth will be directed to designated employment areas within the urban settlement areas, and Regionally Significant Employment Areas. Rural settlement areas and designated rural employment areas will continue to provide opportunities for a range of employment uses of a dry industrial nature (uses in which water is not required in the processing, assembling, manufacturing, washing or cooling, or similar functions of the establishment), where municipal sewage services and municipal water services are not available.

Policies focus new industrial and employment-related development in settlement areas or in designated employment areas, while also permitting appropriate rural industrial and commercial growth. The Official Plan promotes major commercial, retail, and office employment uses in the urban settlement areas and encourage the creation of strong central business district environments, and generally promotes commercial uses which are ancillary to agricultural uses on rural lands, where proximity to agriculture operations is beneficial.

Settlement Area Boundaries

Settlement area boundary expansions are not anticipated over the horizon of the Official Plan, and expansions of the boundaries of a rural settlement area will only occur in accordance with the comprehensive review. However, adjustments to settlement area boundaries would not require a Counties comprehensive review. A municipality may undertake a review of the need for boundary adjustments to a rural settlement area, provided the adjustment would maintain or reduce the aggregate amount of land within the municipality's urban and rural settlement areas, and in accordance with the local municipal growth allocation and boundary adjustment review requirements of Section 2.5.2.

Township of Augusta Official Plan (2012)

The Township of Augusta Official Plan, dated 2012, governs the future growth, development, and change in the municipality. The Official Plan recognizes that the Villages of Maitland, Maynard and North Augusta are the primary Settlement Areas, with several small agricultural communities that have historical context as Hamlets, including Roebuck, Domville and Algonquin. In addition, the residential community of Riverview Heights has status as a Settlement Area by virtue of its designation in the municipality's 2003 Official Plan. That status has been maintained.

The Secondary Plan Study area is located within the Riverview Heights Settlement area, with lands to the north designated Rural (Schedule A, Land Use, Infrastructure, and Natural Heritage). Augusta's Official Plan states that in order to encourage and facilitate the regeneration of existing Settlement Areas and to achieve the long term objectives of the Official Plan over the 20 year planning horizon, **direct 60% of new development is directed to occur within its Settlement Areas.** New lots may be created by consent or plan of subdivision and shall occur primarily within the limits of Settlement Areas. Permitted uses and associated land use policies for Settlement Areas are established by the Official Plan, which permits:

- / a range of housing types subject to the ability to provide private or communal services;
- / for neighbourhood facilities and amenities which are appropriate to a residential living environment;
- / the provision of roads and other municipal services necessary to the development of functional neighbourhood areas.

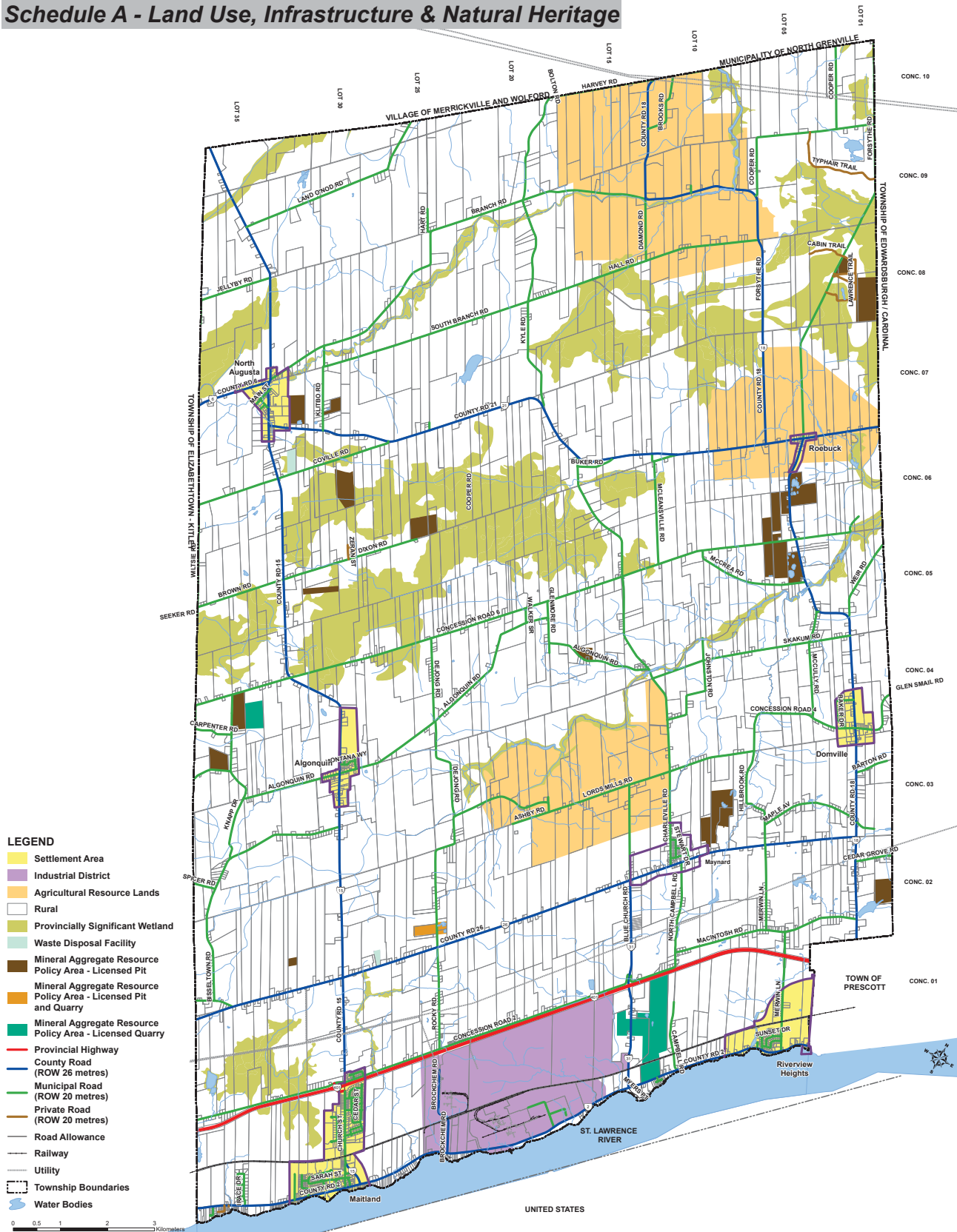
The Township's Settlement Areas do not have and are not contemplated for access to municipal water and waste water services, with policies contemplating new development occurring on private or communal on-site water and sewer services.

Residential zones are to provide for a range of residential uses consistent with servicing types. Low density development is defined as single detached, semi-detached or duplex dwellings to a maximum of 2 units per net hectare (the actual land used for development, exclusive of land required for roads, parks, and other amenities). The Augusta Official Plan permits increased housing densities through redevelopment of existing residential and non-residential buildings subject to appropriate water and waste water services, such as communal services, as well as accessory apartments and secondary suites.

The Augusta Official Plan additionally permits for commercial and industrial development in Settlement Areas which are compatible with the surrounding community, can be appropriately serviced, and which ensure a broad range of commercial uses in order to provide local employment opportunities.

Commercial and industrial uses which are generally permitting in Settlement Areas include, but are not limited to: retail uses; service commercial; office commercial; restaurants and eating establishments; entertainment facilities; vehicle sales and repair; commercial trade shops; class 1 manufacturing and processing; warehousing and wholesaling of bulk products; recreational uses; tourist commercial; parks and open space; and other appropriate or compatible commercial and industrial uses. The Official Plan contains development criteria for new residential, commercial, and industrial uses.

Schedule A - Land Use, Infrastructure & Natural Heritage



Township of Augusta Official Plan: Schedule A

Township of Augusta Zoning By-law (2965-2012)

The lands located in the Secondary Plan area are zoned predominantly RU (Rural) and RV (Village Residential), with a small portion of land zoned MV (Village Industrial), and areas zoned Rural Exception 3 and 9 (RUX-3 and RUX-9).

The RU zone permits a range of rural uses, including: Agricultural Uses, Bed and Breakfast Establishments, Cemetery, Communications Facility, Converted Dwelling, Forestry Use, Hobby Farm, Home Industry, Home Occupation, Kennel, One Accessory Dwelling Unit, Open Space, Place of Worship, Private Stable, Public Park, Public Use, Recreational Commercial Establishment, School, and Single Detached Dwelling. Zone requirements include minimum lot area, lot frontage, yards, building height, and building separation, as well as maximum lot coverage and dwelling units per lot.

The RV zone permits a range of residential land uses, including: dwelling apartment, dwelling – duplex, dwelling row, dwelling – semi-detached, dwelling – single detached, garden suite (subject to a temporary use by-law). Zone requirements include minimum lot area, lot frontage, yards, building height, and building separation, as well as maximum lot coverage and dwelling units per lot. Row houses and apartment dwellings are permitted subject to the provision of water and wastewater services.

The MV zone permits a range of commercial and industrial uses, including auto service stations, Class I Industrial uses, commercial garage, custom workshop, mini warehouses and public storage, printing and publishing establishments, restaurants, service outlets, and veterinary establishments.

Zoning By-law Schedule H



Zoning By-law Schedule H1 - Riverview Heights



Official Plan and Zoning By-law Amendments

Stacked Townhouse Development (By-law No. 3486-2020)

On August 24, 2020, Township Council adopted By-law 3489-2020 to amend the Zoning By-law permit a stacked townhouse development containing 20 units at 1686 County Road 2 in the south-east portion of the Secondary Plan Study area. More specifically, the Zoning By-law amendment to:

1. Add the following definition for “Dwelling - Stacked Townhouse” to Section 5.0 of the Zoning By-law:
“A residential use building containing four or more principal dwelling units where the units are divided horizontally and vertically, and in which each dwelling unit has an independent entrance from the exterior.”
2. Add the following new section to the Zoning By-law:
On lands zoned Residential Village - Exception 2 (RV-X2), accessory garage structures of 55.75m² per unit may be attached together to a maximum area of 334.5 m² per grouping; the maximum area of an accessory club house structure is 111.5 m²; and “Dwelling -Stacked Townhouse” shall be added to the list of permitted uses stated in Section 7.2.1 of the Zoning By-law.

Source Water Protection (Official Plan Amendment No. 3, By-law 3279-2017, By-law No. 3280-2017)

On January 9, 2017, Township Council adopted By-laws 3279-2017 and 3280-2017 to implement Official Plan Amendment No. 3 and add a Source Water Intake Protection Zone Overlay. The By-law stipulates prohibited uses in accordance with the Clean Water Act, on lands identified as Source Water Intake Protection Area, as follows:

- a. Storm water pond effluent.
- b. The application of agricultural source material to land.
- c. The storage of agricultural source material.
- d. The management of agricultural source material.
- e. The application of non-agricultural source material to land.
- f. The handling and storage of non-agricultural source material.
- g. Livestock grazing and pasturing where the number of animals on the land at any time is sufficient to generate nutrients at an annual rate that is greater than 0.5 nutrient units/acre
- h. Outdoor confinement areas and farm-animal yards

The above does not apply where the only use of the land is residential.

The goal of a Source Protection Plan is to manage or eliminate activities that are, or would become, significant drinking water threats. In most circumstances, property owners are able to manage significant threats to reduce the risk and allow the activity to continue.

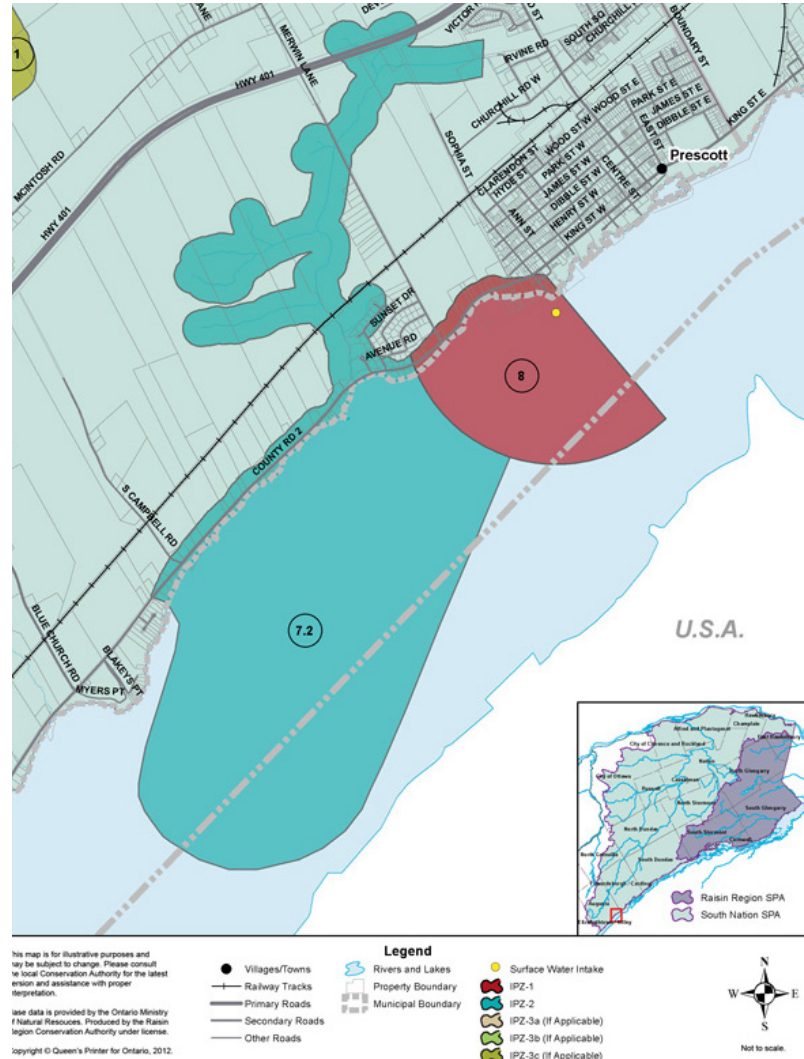
Ontario Regulation 287/07, Section 22 (1) lists the following two objectives for all Plans developed in Ontario:

- / To protect existing and future drinking water sources in the source protection area.
- / To ensure that, for every area identified in an assessment report as an area where an activity is or would be a significant drinking water threat,
 - o the activity never becomes a significant drinking water threat, or,
 - o if the activity is occurring when the source protection plan takes effect, the activity ceases to be a significant drinking water threat.

Mapping of the Source Protection Plan illustrates vulnerable source water areas in proximity to or within the Town of Prescott and the Township of Augusta. Intake Protection Zones (IPZ) shown on the map identify the location of the source water, the direction the water travels towards the intake pipe, and the land area upstream where runoff could enter the intake. IPZs are identified to the south and within the northern portion of the Secondary Plan area.

IPZ-1 represents a fixed radius of 1 kilometre around the intake. The influence of land use activities is taken into consideration with setback on land of 120 metres from the shoreline. IPZ-2 represents the area within which the time of travel to the intake is less than or equal to 2 hours, and IPZ-3 represents, where applicable, the total contributing area where runoff could affect the source water.

The Source Protection Plan includes various policies to address specific threats, including agricultural activities; chemical threats; fuel storage and liquid fuels; application, storage, and handling of pesticides; salt and snow; sewage; and waste disposal sites.



Source Water Protection Area Map

Town of Prescott Official Plan (2006)

The Town of Prescott Official Plan was reviewed to provide a high-level understanding contextual to the Secondary Plan Study area. The Town of Prescott Official Plan manages growth, development, and change by providing a policy framework to guide land use decisions over a 20-year time horizon. Within the Town, the majority of the land use designations are Residential (43%), followed by Industrial (16%), Highway Commercial (11%), Parks & Open Space (9%), Other (8%), Institutional (6%) and Downtown Core (6%), and General Commercial (2%). The Residential designation is intended for low-density housing and other complementary land uses, and directs high-density residential uses such as apartment buildings to be located in the Downtown Core designation.

The Official Plan permits a range of low- to high-density residential development in new residential area, but seeks to maintain existing residential neighbourhoods primarily for low-density residential development with a maximum of 36 units per hectare. Permitted uses include residential dwellings; small scale neighbourhood-serving commercial uses, such as corner stores; small-scale institutional uses, such as schools, parks, libraries, and municipal offices; and home occupations. The Plan also notes a target of a 10% increase in density given the current built form and scarcity of greenfield development sites.

The Plan seeks to provide a sufficient supply of commercial lands and permit a mix of uses to encourage revitalization, strengthen neighbourhoods, and expand employment opportunities. New commercial development is to be encouraged in commercial areas such as by designating key intersections on commercial streets in future zoning for more intense development, encouraging compatible development on adjacent side streets, and by providing guidelines for built form to encourage pedestrian-scale and active transportation-supportive development. As a further distinction, the Highway Commercial designation focuses on large-format retail and a high floor area of 2,500 square metres and greater, and on sites 2 hectares and greater in size. A diverse range of land uses are encouraged. Permitted uses include shopping centres, big box stores and general retail stores, restaurants, entertainment, grocery stores, commercial lodging, automotive sales and services, and gas stations.

Town of Prescott Official Plan Review

The Town of Prescott is conducting an Official Plan Review as part of the mandated review process to ensure that current provincial and municipal planning policy objectives are being met. The Official Plan establishes a vision, guiding principles, and policies which will guide growth and development, and related land use decisions within the Town's boundaries to the year 2041. The Official Plan was adopted by Town Council in 2022 and is currently under review by the Ministry of Municipal Affairs and Housing prior to final approval.

Town of Prescott Zoning By-law (09-2009)

The Town of Prescott Zoning By-law identifies the majority of the land as residential, and with a mix of commercial, institutional, mixed use, open space and parks, development, and industrial. The Secondary Plan area is located outside of the Zoning By-law Area.

3.0 Public Engagement Summaries

Key engagement events for the Secondary Plan Study were as follows:

- Public Workshop 1: Visioning Session
- Public Workshop 2: Community Design Session
- Stakeholder Engagement Sessions
- *Statutory Public Meeting*
- *Council Presentation*

This section summarizes the stakeholder engagement and public workshops conducted to date as part of the Study.

The findings and feedback gathered from these engagement and working sessions will be used to develop a series of frameworks that help encapsulate the high-level planning framework for the area, and provide an overarching reference to guide future development, including community and land use structures, mobility networks, and open space systems.

3.1 Public Workshop 1 Summary

The following summary highlights the key themes that emerged from Public Workshop 1: Visioning Session. Participants were presented background information on the Secondary Planning process and information on the Study Area. Participants were presented Opportunities and Constraints of the Study Area and the draft Vision and Guiding Principles. The draft Vision and Guiding Principles were well received, with participants offering the following feedback on the Study Area:

- / Emphasis on a balanced approach
- / Importance of healthy communities
- / Emphasis on connectivity and collaboration
- / Importance of integration in the surrounding communities

The following feedback was shared priorities for the area related to the overall Opportunities and Constraints of the Study Area:

- / The Study Area benefits from proximity to Prescott and surrounding local communities, as well as to the Ottawa / Toronto region
- / Opportunity to consider future needs of the community
- / Opportunity to develop new housing types, including both affordable and attainable housing
- / Protection of the rural character should be prioritized
- / Connectivity, mobility, and a balance of multi-modal transportation is important
- / Collaboration between Prescott and Augusta should be prioritized
- / Emphasis to be placed on a celebration of the Township's history, culture, and place
- / The Secondary Plan Study Area can develop to offer a unique lifestyle

3.2 Public Workshop 1 Visioning Session

The following summary highlights the emerging themes from Public Workshop 1: the Visioning Session. This section provides an overview of the various components of the Workshop and a more detailed summary and compilation of the comments and feedback received.

Public Workshop Presentation

The Township and the Consultant Team hosted a Community Design Workshop on November 23, 2022 at the Augusta Fire Hall in Maitland. The Workshop was held between 7:00PM and 9:00 PM and was attended by eight residents, as well as members of Township Council.

The objective of the Visioning Workshop was to provide an overview of the components of a Secondary Plan Study and gather feedback and comments on the vision, guiding principles, opportunities, and constraints for the area.

The consultant team presented the purpose of a Secondary Plan, the Study Area boundaries, and the overall project timeline. Background information was presented related to the overall context of the study area, including physical features, servicing, and existing planning framework. Preliminary opportunities and constraints were presented to attendees, as well as a draft vision and guiding principles informed by the background review. A question and answer period was held following the consultant presentation.

Q&A Period

A Q&A period was held following the presentation by the consultant team. This 20 minute portion of the Workshop was structured less formally, resulting in general conversation regarding the broader community.

Attendees of the Visioning Workshop discussed the potential for the Study area to connect to servicing from Prescott, how the Study Area may affect taxes in the community, the ongoing development of the Aquaworld development and the potential servicing needs of this use. Further discussion was held regarding servicing capacities in the Town of Prescott, the future new water tower and community centre, and a need for collaboration to procure and use services from Prescott.

Visioning Session

An hour long working session was held following the Q&A portion where maps of the study area were shown and questions related to the draft Vision Statement, Opportunities and Constraints, and priorities for the area were asked. The following is a summary of the responses:

Draft Vision Statement

As part of Activity 1, participants were asked to provide feedback on the draft vision statement for the Study Area, discussing what they liked and disliked about the draft language. The feedback provided is summarized below:

- / Participants emphasized the need for balance of community services in the Study Area
- / Participants noted the important of wellness as an objective of the Study Area
- / Participants placed an emphasis on connectivity
- / Participants reiterated the importance of integration, collaboration, and support from the existing surrounding communities

Overall, the draft vision statement was well received, with many questions or comments emphasizing key themes of both the vision and guiding principles.

Opportunities & Constraints

For Activity 2, participants were asked to discuss the strengths, weaknesses, opportunities, and constraints applicable to the Study Area. Of the key themes identified, participants were then asked to prioritize the most important of each and describe how each can help in achieving the vision or how they should be considered when conducting the Study. The feedback provided is summarized below:

- / Participants noted the benefits of the Study Area location relative to the existing community, including the Town of Prescott
- / An important consideration included a need to balance the existing and future needs of the community
- / Participants noted that affordable and attainable housing should be prioritized
- / A broad range of housing types should be planned for in the Study Area
- / Protection of the rural character is an important consideration
- / Connectivity, mobility, and a balance between multi-modal transportation should be considered
- / Concerns about amalgamation of the area with the Town of Prescott
- / Participants noted that collaboration between Prescott and Augusta should be prioritized
- / The Study Area should emphasize a celebration of the Township's history and culture, including a strong connection to the shipping industry
- / Augusta may be seen as a "gateway community" to other places, and may offer a unique lifestyle associated with the rural character and proximity to major employment areas

The feedback provided during Activity 2 guided the conversation and was the foundation for discussion during the following activity.

Study Area Elements and Priorities

For Activity 3, participants were asked to consider the strengths, weaknesses, opportunities, and constraints discussion and consider what they features and inclusions might improve the Study Area, and what constraints or issues they see as barriers to developing the Study Area. Key discussion points are summarized below:

Opportunities to Improve the Study Area

- / The Study Area contains strong views to the waterfront
- / Consider including community gardens
- / Consider integration to the new community centre with land uses in the Study Area
- / Consider including coworking spaces for remote workers and wellness centres in the commercial lands
- / The Study Area benefits from proximity to Ottawa, the U.S.A., and other municipalities
- / Ensure community structure and land uses enable outdoor healthy living
- / Ensure the Study Area celebrates history and cultural of the Township
- / Protect the rural character of the Township
- / Collaboration between municipalities will be key to the success of the Study Area
- / Ensure public spaces foster connections between people
- / Ensuring development can be adapted to accommodate additional dwellings (i.e. large enough lot sizes, accessibility standards, etc)
- / Use existing landscaped elements in the area
- / Provide for dog friendly areas

Constraints or Issues of the Study Area

- / Will need to transition and separation to existing and new industrial areas
- / Prescott doesn't have a great reputation and lacks amenities
- / The Study Area contains no mature trees which may make trails and natural systems harder to accomplish
- / The Study Area does not have direct water access
- / Participants noted noise concerns from Highway 401 and the CN Rail corridor, a buffer may need to be introduced
- / The CN Rail corridor is a physical barrier
- / High speed internet is not yet accessible, ensure infrastructure for internet is provided

Report Back

Following the Working Session, the Township and consultant team asked participants to report back on their discussions during the session and provided information related to Public Workshop 2: the Community Design Workshop, the next steps of the Study, and information for staying informed on the progress of the Study.

3.3 Public Workshop 2 Summary

The following summary highlights the key themes that emerged from Public Workshop 2: the Community Design Workshop. Participants shared feedback on the revised Vision and Guiding Principles for the Study Area and discussed the following materials:

- / Neighbourhood Structure
- / Open Space Structure
- / Mobility Structure
- / Land Use Structure
- / Residential Built Form Precedents
- / Open Space Precedents
- / Streetscape Precedents

Participants shared that they would like to see the following included in the Study Area

- / A broad range of residential built forms to allow new residents options for owning or renting housing
- / Housing which accommodates the changing needs of the community, including an aging population
- / A commercial and industrial area which is well integrated with the Town of Prescott
- / Accommodation for new multi modal transportation options
- / Providing for a mix of private amenity spaces and public parks network
- / Potential for community focused greenspaces, including community gardens

3.4 Public Workshop 2: Community Design Workshop

The following summary highlights the feedback and comments received during Public Workshop 2: the Community Design Workshop. This section provides an overview of the various components of the Workshop and a detailed summary and compilation of the comments and feedback received during the session.

Public Workshop 2

The City and the Consultant Team hosted a Community Design Workshop on November 24, 2022 at the Augusta Fire Hall in Maitland. The Workshop was held between 7:00PM and 9:00 PM and was attended by one resident, as well as members of Township Council.

The objective of the Community Design Workshop was to provide an update on the feedback received from the Visioning Session held the previous evening while obtaining input and feedback on preliminary structures and precedent examples for the Secondary Plan Study area. As the attendees each were present during the previous session, the consultant team focused the presentation on summarizing what was heard on the vision and guiding principles during the Visioning Workshop. A revised list of opportunities and constraints were presented, as well as a list of priorities for the Study Area. The consultant team provided an introduction and overview of the purpose of the Community Design Working Session following the presentation, as described below.

Working Session

An hour long discussion period was held following the presentation, where preliminary frameworks of the Study Area and precedent images were shown. Preliminary frameworks included a Neighbourhood, Open Space, Mobility and Land Use Structures, with precedent images showing residential built form typologies, open spaces, and streetscape networks. The purpose of the Community Design Workshop was to obtain input on these frameworks and determine which precedents might be best integrated into the Study Area. The following is a summary of the session and responses.

To introduce the working session, participants were asked to think about strengths, weaknesses, opportunities, and constraints for each of the specific frameworks. Maps of the Study Area were presented overlaying preliminary concepts related to each framework, as well as precedent images for new built forms, open spaces, and streetscapes. The Neighbourhood Structure focused around a core 5 minute walking radius and initial connections through the Study Area. The Mobility Structure depicted existing and potential networks through the Study Area, including arterial, collector, and multi-modal systems. The Open Space Structure identified existing natural heritage features, as well as potential central greenspaces connected by active transportation networks. The Land Use Framework depicted potential areas to accommodate commercial and industrial uses, while contemplating new residential areas and neighbourhood cores.

Residential Built Form typology precedents were provided, depicting a range of residential forms from single detached dwellings through to low-rise apartment buildings. Open Space precedents depicted a range of park and greenspace systems, including urban parks, naturalized areas, and green corridors. Streetscape precedents depicted a range of new street connections to accommodate multi-modal transportation needs, from rural streetscapes through to roadways with multi-modal transportation and landscaped areas. Worksheets were provided to participants to share thoughts and feedback, and facilitate the conversation.

Neighbourhood Structure

Participants were presented a preliminary Neighbourhood Structure which depicts a community structure premised on a 5 minute walking radius with potential arterial and collector road networks. It was noted that walkability and a central node would be important to the overall neighbourhood structure, however the existing CN rail corridor may be a limiting factor.

Mobility Structure

Participants were presented a preliminary Mobility Structure depicted existing and potential networks through the Study Area. The structure included both existing transportation networks, proposed arterial and collector roads, and potential active transportation networks. Participants noted the need for prioritizing all modes of transportation and the importance of including sidewalks and dedicated bicycle lanes. Opportunities for green corridors and passive recreation was discussed along Couty Road 2, the CN Rail corridor, and along Bradleys Creek.

Open Space Structure

Participants were presented an Open Space Structure which identified existing natural heritage features, as well as potential central greenspaces connected by active transportation networks. Participants noted that the new recreation centre and sports field would play an important role and should be well integrated into this network. Support was given for central community greenspaces, as well as potential for private yards and communal amenity areas, including community gardens. It was also noted that naturalized areas could contribute to stormwater management throughout the Study Area.

Land Use Structure

Participants were presented a Land Use Framework showing potential areas to accommodate new commercial and industrial uses, while contemplating new residential areas with neighbourhood core areas. Participants noted that opportunities for residential uses may occur in the northern portion of the Study Area, leveraging the natural area surrounding Bradleys Creek. New commercial, industrial, and employment uses could occur in the eastern portion of the Study Area nearest to existing industrial lands in Prescott. The inclusion of medium and small scale retail within the new commercial area, as well as permitting this throughout the residential core area may be important.

Built Form Precedents

Participants were presented a range of residential Built Form typology precedents, depicting several residential forms from single detached dwellings through to low-rise apartment buildings. Participants agreed that a broad range of residential built forms would best serve the needs of the community, including single occupants, families, or aging individuals. The importance of “aging in place” was discussed, where more compact built forms may allow this to occur. Potential for tiny homes was discussed. Rear yard parking and garages was supported by participants, noting that this would contribute to the public realm and streetscape. Specific support for semi-detached dwellings and townhouse dwellings was stated, while apartment dwellings may accommodate an older population. Built form accessibility was highlighted as an important consideration. Finally, different tenures, including owned and rented dwellings, was discussed as an important factor when considering new housing types.

Open Space Precedents

Participants were presented Open Space precedents depicted a range of park and greenspace systems, including urban parks, naturalized areas, and green corridors. Participants noted that plaza and hardscaped open spaces may not be appropriate in the Study Area, favouring naturalized areas, active and passive green corridors, and larger urban parks with active uses. Programming of greenspaces was discussed, including potential for community gardens, planting beds, trails, and integration into active transportation corridors.

Streetscape Precedents

Participants were presented Streetscape precedents depicting a range of new street typologies. Participants noted that a need to accommodate multi-modal transportation, including pedestrians, cycling, and vehicles was important. Dedicated sidewalks and bicycle lanes should be incorporated into the streetscapes. Landscaped and green corridors could complement the new street and transportation network.

3.5 Stakeholder Engagement Summary

Stakeholder Engagement Sessions were held over a period of two days with Property Owners, Developers, and Township Staff with other Public Agencies. First Nations and other Community Groups were invited to a Stakeholder Engagement Session, however no responses have been received to the invitations to date. This section provides an overview of the various components of the Study presented to each Stakeholder Group, and provides a summary of the key themes, comments, and feedback that emerged from the sessions.

Property Owner Session

The Township and the Consultant Team hosted a focused Stakeholder Engagement Session with the Study Area's property owners on November 23, 2022 at the Augusta Fire Hall in Maitland. The Session was held between 1:30M and 2:30PM and was attended by seven (7) property owners.

The objective of this Stakeholder Session was to provide an overview of the study, including an overview of background information, the planning framework and existing conditions, opportunities and constraints, draft vision and guiding principles for the Study Area, leading into a question and answer period. The consultant team briefly presented the materials, with the later portion of the session focused on group discussion. During the discussion period, several property owners discussed the existing conditions as agricultural lands and overall topography and geology of the Study Area. This discussion lead into comments relative to stormwater management and servicing and the need to consider these factors when conducting the Study. Questions were raised relative to future ownership and servicing of the lands, which Township Staff and the Consultant team noted that the municipality does not seek to expropriate or acquire the lands, nor is there an obligation for existing dwellings to connect to extended services. Property owners further noted that development near the CN rail corridor will need to consider noise and vibration impacts on new dwellings. Finally, property owners questioned when development would begin, to which Township Staff did not provide a concrete timeline, however noted that the Secondary Plan framework plans for longer term timelines of development.

Developer Session

The Township and the Consultant Team hosted a focused Stakeholder Engagement Session with developers and industry representatives in the community on November 23, 2022 at the Augusta Fire Hall in Maitland. The Session was held between 3:00PM and 4:00PM and was attended by one (1) developer.

The objective of this Stakeholder Session was to provide an overview of the project, including background work completed to date, the planning framework and existing conditions, the draft vision and guiding principles for the Study Area, while also obtaining input on the potential land use, public realm, mobility, and built form frameworks for Study Area. As the session was attended by one stakeholder, the consultant team held a conversational meeting with the individual on the potential development of the lands, potential servicing strategy and mobility networks, and discussed opportunities and constraints of the Study Area. The developer explained their experience in developing stacked townhouse rentals in the southeastern portion of the Study Area, and noted that demand was high for this type of built form as occupancy had been secured prior to construction being completed. The developer provided feedback on the existing conditions of the Study Area, including discussions related to the topography and views which may be leveraged as potential opportunities. The developer expressed an interest in higher density development, including traditional and stacked townhouses, as well as low-rise apartment dwellings, subject to servicing. Finally, the developer expressed interest in collaboration with land owners and the municipality in developing the lands in the future.

Township Staff & Agency Session

The Township and the Consultant Team hosted a Stakeholder Engagement Session with members Township Staff from Augusta and other municipalities, along with other Agencies on November 24, 2022 at the Augusta Fire Hall in Maitland. The Session was held between 1:00PM and 3:00PM and was attended by 13 people representing the Township of Augusta, Town of Prescott, United Counties of Leeds and Grenville, South Nations Conservation Authority, Ministry of Transportation, and fire and police services for the community.

The objective of this Stakeholder Session was to provide an overview of the project, including background work completed to date, the planning framework and existing conditions, the draft vision and guiding principles for the Study Area, while also obtaining input on the potential land use, public realm, mobility, and built form frameworks for Study Area. Key discussion points from this Stakeholder Engagement Session include the following:

On Community Structure and Land Use:

- / Discussion on land use opportunities relative to the new recreation centre and sports fields
- / Note that the new water tower will be located at Sophia Street and Churchill Avenue
- / Locating the new commercial / industrial lands to buffer the CN rail corridor
- / Location of new commercial in the north could compliment potential Aquaworld development
- / There is a demand for small to medium commercial and industrial uses, and consideration should be given to the expansion needs of existing industrial uses
- / There is demand for commercial and industrial properties with 1,000 to 3,000 square feet of space. Nine out of ten inquiries are for small to medium spaces
- / Commercial properties in Prescott are at a 13% vacancy rate, with a few properties in transition or under renovation
- / Opportunities for more neighbourhood clusters to serve community, with some neighbourhood commercial (convenience, etc) to be integrated
- / A phased approach for developing the lands was suggested

On the Mobility Network and Greenspaces:

- / Potential for new road connections east from Sophia Street to Prescott
- / Consideration should be given to broader transportation plans, such as future interchanges and integration of a new road network into the existing network.
- / Potential addition of bicycle lanes along County Road 2 through to the Edward Street Bridge
- / It was noted that Highway 401 will be widening from six to eight lanes and replacement of the bridge at Blue Church Road (outside of Study Area)
- / Clarification was provided that the Intake Protection Zone (IPZ) is not a major constraint on development
- / New greenspaces could present stormwater management opportunities
- / Connections and views to the waterfront should be explored where possible
- / Demand for natural trails and greenspaces was identified, and the Study should seek to provide more pedestrian and multi-use trails
- / Suggestion for the CN rail corridor and/or IPZ area to be used as an passive recreation area, trail system, or pedestrian/cycling corridor, with opportunities to connect the multi-use pathway from Sophia Street
- / Suggestion to explore potential pedestrian / cycling tunnel under the CN rail corridor

On new Built Forms:

- / Suggestion to look at Blacks Creek and Development Drive as a mix of commercial and residential precedent
- / Suggestion to look at the low-rise apartment at 171 King Street West for how parking and the residential development interact
- / The 1000 Islands Mall may be a precedent for new commercial development
- / It was suggested that higher density uses could buffer the CN rail corridor
- / Higher density development could mean a greater investment in the community

The Consultant team was suggested to further review the following documents and materials, to be provided by Township Staff and Agencies:

- / United Counties of Leeds and Grenville Active Transportation Plan
- / Prescott's Bike Friendly Plan
- / Review the GIS and topography data for Prescott and the Study Area

Following the Stakeholder Engagement Session, a planner from the United Counties of Leeds and Grenville cautioned that the preliminary land use and built form frameworks for the Secondary Plan area would require an amendment to the Counties Official Plan from a "Rural Settlement Area" to an "Urban Settlement Area", and any redesignation of or expansion to the settlement area boundaries may be required at the time of comprehensive municipal review (anticipated in 2028).

4.0 Vision & Objectives

A Vision, Guiding Principles, Opportunities, and Constraints were developed based on information and insight provided by Township staff, site analysis, and a review of existing policies, reports, and assessments. Each of these were presented to the community, stakeholders, and agencies during the working sessions and engagement meetings and were generally well received, with feedback provided through discussion during each of the sessions. Where new and additional feedback was received, it has been incorporated into the revised statements below.

Below are the final Vision Statement, Guiding Principles, Opportunities, and Constraints developed during the Study, which will help to guide the policy framework, guidelines, and community concepts for the Secondary Plan area.

4.1 Vision

The Augusta Secondary Plan Area will provide a range of new residential, commercial, and employment uses, a mix of housing types, and a balance of community services to support the needs of the Township and surrounding communities. The area will support a broad variety of residential built forms, employment opportunities, open spaces, connectivity, and an enhanced active transportation network to ensure the development of a sustainable and healthy community.

4.2 Guiding Principles

- / Ensure land use patterns accommodate a sustainable balanced mix of new residential built forms and densities
- / Provide for new employment and commercial opportunities which complement and support the community
- / Design a well connected and integrated community that supports open spaces, active transportation, and walkability
- / Provide for integrated, improved, and cost efficient infrastructure to best serve the community
- / Protect, enhance, and promote the natural environment and establish a network of open spaces

4.3 Opportunities

- / Lands are designated Settlement Area, which presently supports a limited amount of new growth and development and may accommodate more significant growth into the future
- / The Study Area represents a natural residential growth pattern and continuation of uses from the Town of Prescott
- / Opportunity for municipalities (United Counties of Leeds and Grenville, Township of Augusta, Town of Prescott) to collaborate and balance existing and future needs of each community and the region as a whole
- / New housing forms, including multi-family housing, seniors housing, and affordable / attainable housing can be planned for in the Study area
- / Close proximity to existing Town of Prescott, municipal services, the new community centre, and existing infrastructure
- / Existing street network can connect to Prescott Downtown Core and provide for a balance of mobility and connectivity options which support multi-modal transportation.
- / The location of the Study area may act as a “gateway community” to other places, with natural features (views from ridgelines to the waterfront, Bradley’s Creek, etc) which can be leveraged in the new community.
- / Celebration of rural character, rural community pride, Township history and culture, and location in a rural setting along the St. Lawrence River

4.4 Constraints

- / No existing services or utilities (including high speed internet) to support growth and development, and providing these will require a collaborative approach
- / The CN railway corridor as a physical barrier which restricts neighbourhood connectivity opportunities and which may cause noise and vibration disturbances.
- / Land use compatibility in proximity to Highway 401, the CN railway corridor and existing and future industrial uses
- / Intake Protection Zone 1 (IPZ1) is located the southern edge of the Study Area, Intake Protection Zone (IPZ2) is located along Bradleys Creek
- / Lack of nearby community amenities in Prescott
- / Lack of existing public trails, mature trees, greenspaces, and waterfront access

5.0 Next Steps

5.1 Preliminary Concept Plan Framework

The consultant team and client are currently underway in developing the overall framework for the draft concept plan for the Study Area, which are intended to form the basis of future Secondary Plan policies, guidelines and implementation measures. The concept plan would seek to achieve the overall vision, guiding principles, opportunities, and constraints determined for the Study Area by proposing an overall neighbourhood structure predicated on best planning and urban design principles, and supported by complementary servicing, open space, street and active transportation, and land use strategies, each with associated policies and guidelines.

The consultant team is considering a range of densities based on the Prescott Official Plan in support of the vision and guiding principles. As a broader objective, the scale of development in the Study Area is envisioned to deliver on the following vision of the Official Plan:

“Augusta Township will manage land use to ensure a balanced, sustainable environment and communities which provide a sense of place respectful of Augusta’s unique historical, cultural and natural heritage where citizens can enjoy an unparalleled quality of life.”

Further to the guiding principles of Section 2.2.1 of the Augusta Official Plan, as well as community best practices the scale of proposed development, the framework seeks to deliver:

/ **Resiliency**, by:

- Ensuring an appropriate and diverse range of housing typologies are built through the years. A range of residential typologies encourages people to age in place and for youth to stay if employment opportunities are available.
- Based on contextual policy (i.e. the Prescott Official Plan), we believe a scale of development that ranges between 12u/ha to 40u/ha will help deliver on such diversity. For example, 12u/ha would allow for the construction of a mix of small singles and townhouses while 40u/ha opens the range to include stacked back-to-back townhouses (which exist in this rural settlement area) or walk-up apartments, if appropriate.

/ **Sustainability**, by:

- Ensuring a range of housing tenures can be offered in the area (as a direct result of housing diversity).

As for overall character contemplated for the area, the concept plan will consider a structure as follows:

- / **Street and Block Pattern** – The Study Area is envisioned to further compliment the street and block pattern present in Prescott as a natural extension of the Town.
- / **A Strong Public Realm** - A large component of what makes for the character of a community is comprised by the community's public realm network of streets, parklands and open spaces. The vision for the Study Area is to ensure streets and parkland from a contiguous public realm system that is comfortable and safe to all ages and abilities while it connect and extends into Prescott as a natural extension of the Town.
- / **Strong Built from Performance Standards** – As an area complementing Prescott, the built from envisioned for the area will seek to provide strong built performance standards aimed at matters of scale, siting and massing. As character is defined by a combined public and private realm environment, performance standards will be developed with special consideration to historic design solutions that minimize garage presence and manage height transition reflective of Prescott's historic character.

The consultant team is working with Augusta Township Staff and Planning Staff from the United Counties of Leeds and Grenville in determining an overall implementation approach for the Study Area. It is anticipated that the Plan will be implemented in two phases. Phase I of the Concept Plan would see an initial framework established for the overall light industrial, retail and commercial land uses within the Study Area boundaries, along with a small portion of residential land uses. Phase II of the Concept Plan would then contemplate the remainder of the lands for residential development and an optional potential expansion of the non-residential area. This phased approach is described below.

5.2 Phase I Implementation

The consultant team has considered the applicable policies alongside contextual elements when determining an approach for the Study Area lands. In reviewing the Counties and local (Augusta) Official Plans, both policies which offer support for a range of residential uses with few limitations. Further, a contextual analysis of the Riverview Heights Settlement Area comparative to others within Augusta Township and location near Prescott has informed an appropriate scale and character envisioned for the first phase of development.

Under the current planning framework, it is anticipated that the required employment uses and limited residential uses can be permitted within the Study Area boundaries. With a population of 205 and dwelling count of 190 units are allocated to Augusta Township in the Counties Official Plan, and 60% of new growth is to occur in settlement areas per the Augusta Official Plan, a total population of 123 and 114 units are directed to all Settlement Areas.

Since 2011, Augusta Township has permitted the development of 79 residential dwelling units in Settlement Areas, ranging from single family dwellings, to semi-detached, rowhouse, and stacked townhouse dwellings. By removing these from the projected new number of units over the lifetime of the United Counties of Leeds and Grenville Official Plan, the remaining number of units to be developed within Settlement Areas is 35 residential dwelling units.

Applying a density range of between 12u/ha to 40u/ha, which will help to deliver on a diverse range of housing options, it is anticipated that 1 hectare of land could be developed under the existing upper tier planning policy framework, as confirmed by the County.

A more detailed analysis in support of this discussion is included below:

Policy Analysis

Policy 2.3.3 (b) and (d) of the Counties Official Plan relate to scale and character of development in rural areas, where (b) directs growth and development to rural settlement areas through infilling and development of vacant lands, as well as via limited intensification. However, the Official Plan doesn't establish a maximum threshold to which new development can occur, but rather Policy 2.3.3.c. enables to the local Official Plan to establish a range of permitted uses and land use policies.

Additionally, Policy 2.3.3.d states that "Rural settlement areas will generally maintain a rural settlement character and evolve as service and residential centres for their surrounding Rural Area, where appropriate.

In reviewing the Augusta Official Plan, objectives of residential development in Settlement Areas include:

- / To ensure the provision of an adequate supply of residential land;
- / To provide for a range of housing types subject to the ability to provide private or communal services;
- / To provide for neighbourhood facilities and amenities which are appropriate to a residential living environment;
- / To ensure the provision of roads and other municipal services necessary to the development of functional neighbourhood areas.

Permitted uses include "a range of residential uses consistent with servicing types", as well as parks and open spaces, and local commercial uses on appropriate collector roads

The objectives of commercial / industrial development in Settlement Areas include:

- / To permit commercial / industrial uses which are compatible with the surrounding community;
- / To permit commercial / industrial development which can be appropriately serviced;
- / To ensure a broad range of commercial uses in order to provide local employment opportunities;
- / To facilitate control over the location and character of commercial development.
- / To help develop a range of local employment opportunities.

A range of permitted uses, including retail, service commercial, office, warehousing, manufacturing, etc are permitted by the Augusta OP in Settlement Areas.

It is the opinion of the consultant team that the objectives and policies for residential, commercial, and industrial development for the Phase I lands in the Study Area are in accordance with the Counties Official Plan and are of a nature which is in keeping with the character of Rural Settlement Areas. In this instance, permitting the initial employment portion and a limited residential development within the range of 12u/ha to 40u/ha maintains the objectives of the Rural Settlement area and allows the area to evolve as a service and residential centre, further supported when considering the generally more urban context surrounding this settlement area.

Contextual Analysis

The Riverview Heights Rural Settlement Area is situated within a vastly different context than that of the other Rural Settlement Areas in Augusta in that:

- / It is not isolated away from existing “urban” types and forms of development. Specifically, the area abuts the Town of Prescott which is a highly urban context containing built forms that range from single family dwellings to multi-unit apartment dwellings;
- / A broad range of housing types, from single family dwellings, semi-detached dwellings, and stacked townhouse dwellings, currently exist in this Settlement Area;
- / It is situated between two major transportation networks, Highway 401 and County Road 2; and,
- / The extension of municipal servicing is supported by both Augusta Township and the Town of Prescott, and would be feasible here considering the proximity to Prescott. However, extending services would be less feasible for other Rural Settlement areas in Augusta, which the Official Plans do not contemplate

Although designated a Rural Settlement Area, the character of this particular area is varied and more contextually urban than other Rural Settlement Areas. As such, this area is better suited for a broader range of housing types at a greater density than typically contemplated for Rural Settlement would be appropriate from a compatibility perspective and would maintain the character of the surrounding area.

5.3 Phase II Implementation

Although the Secondary Plan area is currently identified as a Settlement Area, the current designation at the county level is that of a Rural Settlement Area. Should these lands be serviced, it would be appropriate to remove the “rural” designation from the area to reflect the proposed serviced nature of the area, permitting it to be developed with greater density compared to that of a rural settlement area. A counties-level Official Plan Amendment would be required to designate the lands as an Urban Settlement Area. It has been confirmed by Counties Staff that an Official Plan Amendment of this nature could not occur until comprehensive review, which is scheduled for 2028.

Similarly, an Official Plan Amendment would also be required for the Township of Augusta Official Plan. The Township of Augusta Official Plan does not currently envision neighbourhoods with access to piped water and wastewater services. A new designation, such as an “Urban Settlement Area”, should therefore be established to support a more urban level of residential, commercial, and industrial density.

