
To: Mayor Burrow and Members of Council
From: Leslie Drynan, Administrator

Subject: Campus Elizabethtown Development at Rows Corners Fairgrounds
Request to Minister of Municipal Affairs and Housing for Community
Infrastructure and Housing Accelerator (CIHA) Order

RECOMMENDATION

THAT, Report A-24-013 Campus Elizabethtown Development at Rows Corners Fairgrounds Request to Minister of Municipal Affairs and Housing for Community Infrastructure and Housing Accelerator (CIHA) Order be received;

AND THAT, the Council of the Corporation of the Township of Elizabethtown-Kitley confirms its support for the development of Campus Habitations on the property municipally known as 3823 County Road 6 (Rows Corners Fairgrounds);

AND THAT, Council hereby supports a Community Infrastructure and Housing Accelerator (CIHA) Order to facilitate expedited zoning approvals required for the Campus Elizabethtown project;

AND THAT, Council hereby seeks an exemption for other necessary planning related approvals including the Provincial Policy Statement, the United Counties of Leeds and Grenville Official Plan, and Township of Elizabethtown-Kitley Official Plan;

AND THAT, Council hereby directs staff to forward the Draft CIHA Order to the Ministry of Municipal Affairs and Housing to pursue a CIHA application that permits the development of Campus Elizabethtown including the following components;

- 12 3-block modular buildings containing 24 residential apartment units each for a maximum of 288 apartment units
- 2 2-block modular buildings containing 16 residential apartment units each for a maximum of 32 apartment units
- 1 commercial building of 800 square metres – permitted uses within the commercial building shall be in accordance with Section 6.1 1 of the Township Zoning By-law.
- Accessory park, open space and amenity space including, but not limited to a skating rink, beach volleyball courts, basketball courts and accessory structures related to the park and amenity space

- Stormwater management facilities and other infrastructure services related to the supply of potable water, waste water disposal, garbage disposal and other services
- Accessory parking areas and facilities

BACKGROUND

The purpose of this report is to receive a resolution from Council regarding the Campus Elizabethtown project at Rows Corners (3823 County Road 6). A Council resolution is required as part of the application to the Province for expedited zoning approvals through the Ministry of Municipal Affairs and Housing Community Infrastructure and Housing (CIHA) Accelerator Tool.

The subject lands are currently owned by the Township, having been purchased in 1965 for \$7K. Following conclusion of RFP 2023-001 Rows Corners Park Land Master Plan in May 2023, Council accepted the alternate proposal submitted by Campus Habitations in July 2023 due to the nature of the proposed workforce housing development component while respecting the significant recreational history of the property. The due diligence process was carried out between August and December, 2023, and at the regular meeting held on January 8, 2024, Council authorized execution of a long-term land lease of Rows Corners with Campus Habitations (first and second reading of By-law No. 24-02 only). Third reading of By-law No. 24-02 was approved on January 29, 2024. The lease includes provisions for annual rent payments, utilities, taxation and potential purchase options. Campus Habitations and Township officials continue to discuss servicing options for the project.

A public meeting was held on Monday, January 29, 2024 following notice having been circulated to area property owners within 500 metres of the property (note - public circulation requirement as per the *Planning Act* for a Zoning By-law Amendment is 120 metres), prescribed agencies, posted on the municipal website as well as at the subject property. The public consultation was attended by approximately 30 to 35 members of the public. A summary of the comments received is as follows:

Questions/Concerns	Support
<ul style="list-style-type: none"> ● Loss of recreation/public space ● Site drainage ● Implications with local well water ● Increased traffic and population density in rural area ● Protection of wildlife 	<ul style="list-style-type: none"> ● Regional workforce housing solution ● Accessible units ● Increase to tax base ● Investment for community ● Potential for expansion of services

Many of the questions/concerns noted by the public were addressed at the above noted meeting. Statements related to well water access and drainage are of serious importance to the Township and will be followed up on outside the scope of this process.

Questions/comments related to on-site logistics will be addressed through the site plan control agreement process which is being processed concurrently.

To ensure openness and transparency with the public who have raised concerns beyond the scope of the planning approvals, Township staff are in the process of coordinating a second public consultation with the developers in late February/early March.

DISCUSSION/OPTIONS

A community infrastructure and housing accelerator order can be used to regulate the use of land and the location, use, height, size and spacing of buildings and structures to permit certain types of development. The Ministry targets priority developments related to health, long-term care, housing, education, recreation, transportation, and a number of other employment and mixed-use developments. The Township is required to provide public notice, undertake Indigenous consultation and ensure the order (once made) is made available to the public.

As noted at previous Council meetings, the development of the Rows Corners property has been discussed since March 2023. A dedicated website has been made available to the public (<https://ektwp.ca/campuselizabethtown/>) which summarizes the process to date and raising awareness of the project.

The Council resolution must identify the lands to which the requested order would apply and specify the requested relief from the zoning by-law, and if exemptions are required for other planning-related approvals from having to conform to provincial plans and/or municipal Official Plans. In this case, the resolution does require a statement that exemptions are requested for other required planning approvals. In this instance, should the CIHA order be issued, Site Plan Approval remains an approval requirement and will be developed from the CIHA order.

Once the Council resolution is finalized and received, Township staff can provide the Ministry with all the requisite information within 15 days. The Ministry will complete their review and may request additional information such as further studies, reports or consultation. The Minister also has the sole authority to issue an order and impose conditions as necessary. The Minister's decision to issue or not issue an order cannot be appealed.

Importantly, staff have sought to ensure that where feasible, the process to submitting the application to the Ministry is transparent and extends beyond the minimum requirements set forth by the Province. The dedicated website, breadth of agency and public circulation (notice to area property owners within 500m of subject lands) and studies that are either in draft format or completed are examples of this commitment.

FINANCIAL IMPLICATIONS

There may be indirect financial costs incurred if the CIHA order is not issued due to delays associated with facilitating development through the typical process of amending the Official Plan (Township and Counties) and Zoning By-law. Such delays may impact the feasibility of the proposed development on the property.

LINK TO STRATEGIC PLAN

The Campus Elizabethtown Development Project is linked directly to Priority Two, specifically Economic Development Initiatives 2 and 3, in challenging the status quo of current land assets to maximizing value and decisions for Township owned properties (specifically Rows Corners Fairgrounds), while prioritizing growth, streamlining development, and supporting developers in initiating new projects.

OTHERS CONSULTED

Planning Department

Attachments:

Draft CIHA Order

Public Notice – Campus Elizabethtown Project

The Corporation of the Township of Elizabethtown-Kitley

By-law No. 24-XX

A BY-LAW TO AMEND ZONING BY-LAW 13-21, as amended

(Campus Habitations – Former Rows Corners Fairgrounds)

(Part Lots 19, Concession 1, Geographic Elizabethtown, Being Part 1, Plan 28R-13711)

Whereas the Municipal Council of the Corporation of the Township of Elizabethtown-Kitley deems it desirable to amend Zoning By-law No. 13-21, as amended, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended;

Now Therefore the Municipal Council of the Corporation of the Township of Elizabethtown-Kitley enacts as follows:

1. **That** Zoning By-law No. 13-21, as amended, is hereby further amended by the **addition** of the following new subsection at the end of Section 5.2 4. **Special Exception Zones:**

1. **R2-2** (*Former Row's Corners Fairgrounds – 3823 County Road 6 – 0801 -PIN 441580097*)

Notwithstanding any provision of this by-law to the contrary, those lands described as Part of Lot 6, Concession 3, Geographic Township of Elizabethtown (3823 County Road 6, PIN 44158-0097) and zoned R2-2 on Schedule A3 to Zoning By-law No. 13-21 shall be used in accordance with the following zone provisions:

Permitted Uses:

- 12 3-block modular buildings containing 24 residential apartment units each for a maximum of 288 apartment units
- 2 2-block modular buildings containing 16 residential apartment units each for a maximum of 32 apartment units
- 1 commercial building of 800 square metres – permitted uses within the commercial building shall be in accordance with Section 6.1 1.
- Accessory park, open space and amenity space including, but not limited too, a skating rink, beach volleyball courts, basketball courts and accessory structures related to the park and amenity space
- Stormwater management facilities and other infrastructure services related to the supply of potable water, waste water disposal, garbage disposal and other services
- Accessory parking areas and facilities

Note: Section 3.21 Second Dwelling Unit and Second Dwelling shall not apply to the lands zoned R2-2.

Zone Provisions:

- Lot Area (min) 10.0 ha
- Lot Frontage (min) 400 m
- Front Yard (min) 8m
- Exterior Side Yard (min) n/a
- Rear Yard (min) 8m
- Building Height (max) 15m
- Parking spaces per 3-building block (min) – 34 regular spaces, 2 accessible spaces
- Parking spaces per 2-buidling block (min) – 22 regular spaces, 2 accessible spaces

- Parking for Commercial Building (min) – 38 regular spaces, 2 accessible spaces
- Regular parking space – 2.75m X 6m
- Accessible parking space – 3.7m x 6m
- Maneuvering aisle in parking area (min) 6.0m
- 3.10 Loading Space Requirements shall apply to the permitted 800 square metres commercial building.

2. **That** Schedule “A3” to By-law No. 13-21, as amended, is hereby further amended by changing the zone symbols of the subject lands from Open Space (OS) to R2-2, as shown on Schedule “A” attached hereto.

3. **That** Zoning By-law No. 13-21, is amended hereby to give effect to the foregoing but Zoning By-law No. 13-21, shall remain in all other respects, in full force and effect save as may be amended otherwise or dealt with hereafter.

4. **That** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Elizabethtown-Kitley subject to:

(a) the expiration of the time period specified for the filing of objections by the Notice of Passing of this By-law, provided that no Notice of Objection has been filed within the time period specified; or

(b) the approval of the By-law by the Ontario Land Tribunal, where an objection to the approval of this By-law has been filed within the time period specified in the Notice of Passing of this By-law.

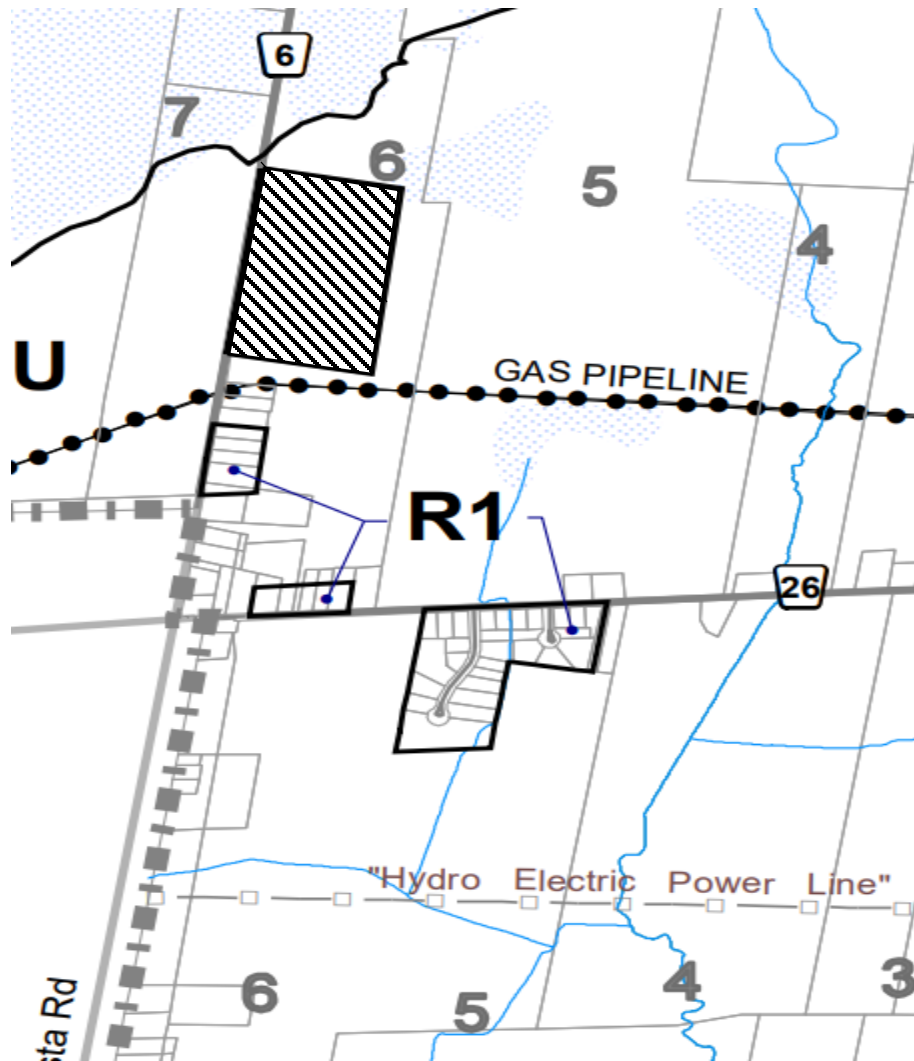
Read a First and Second time this _____ day of _____, 2024.

Read a Third time and finally **Passed** this _____ day of _____, 2024.

MAYOR

CLERK

SCHEDULE "A" TO BY-LAW NO. 24-XX
Part of Lot 6, CONCESSION 3, (3823 County Rd 6)
GEOGRAPHIC TOWNSHIP OF ELIZABETHTOWN
TOWNSHIP OF ELIZABETHTOWN-KITLEY
COUNTY OF LEEDS & GRENVILLE



AREA(S) SUBJECT TO THIS BY-LAW



FROM: OPEN SPACE (OS)
 TO: SPECIAL EXCEPTION ZONE (R2-2) ZONE (3823 COUNTY RD 6)

SCHEDULE "A" TO BY-LAW NO. 24-XX
PASSED THE DAY OF , 2024

 Mayor

 Clerk

NOTICE OF PUBLIC MEETING

TOWNSHIP OF ELIZABETHTOWN-KITLEY

CONCERNING A PROPOSED COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR (CIHA) REQUEST FOR THE PROPOSED ROWS CORNERS DEVELOPMENT (CAMPUS ELIZABETHTOWN)

Con. 3, Pt. Lot 6, 3823 County Road 6 (Geographic Elizabethtown)

The Township of Elizabethtown-Kitley is providing Notice of a proposed Community Infrastructure and Housing Accelerator (CIHA) application to the Minister of Municipal Affairs and Housing. The purpose of the CIHA application is to obtain an order from the Minister for the expedited zoning approval of the Row's Corners project. In issuing an order, the Minister is able to provide an exemption from other planning related approvals such as Provincial Policy Statement and Municipal Official Plans.

The Council of the Corporation of the Township of Elizabethtown-Kitley will hold a Public Meeting on **Monday, January 29, 2024 at 6:00 p.m.** in the Council Chambers at the Municipal Office located at 6544 New Dublin Road in New Dublin as well as via Council's virtual zoom meeting process to consider the following application for approximately 12 ha (30 ac) of land situated in Part of Lot 6, Concession 3, Geographic Elizabethtown and located at 3823 County Road 6.

The purpose of the CIHA application is:

- To permit 14 three story residential type buildings containing a variety of 1-, 2- & 3-bedroom apartments for a total of 320 apartments;
- To permit the construction of an 800 m² commercial building fronting onto County Road 6; and
- To permit the development of an interior road and on site park and amenity space.

ANY PERSON INTERESTED in speaking to the proposed amendment may do so by contacting the Deputy Clerk via email to deputyclerk@ektwp.ca to arrange for an opportunity to address Council. A request to speak in-person or virtually at the meeting must be made by noon on January 29, 2024.

Anyone interested in making written representations to Council on the proposed application should submit written comments to the Main Municipal Office, 6544 New Dublin Road, R.R. #2, Addison, ON K0E 1A0 or via email to deputyclerk@ektwp.ca by noon on January 29, 2024, so the comments can be relayed at the public meeting.

IF you wish to be notified of the decision on the proposed amendments by the Township of Elizabethtown-Kitley you must make a written request for such notice to the Deputy Clerk, at the below address.

ADDITIONAL INFORMATION relating to the proposed application is available to the public for inspection during regular office hours through the Planning and Development Department at the Main Municipal Office.

For more information about this matter including information about preserving your appeal rights, contact the Township of Elizabethtown-Kitley Planning and Development Department at the below address, either in person, by phone (Ext. 217) or via email.

DATED this 10th day of January, 2024.

Laura Stanzel, Deputy Clerk

Township of Elizabethtown-Kitley
6544 New Dublin Road, R.R. #2
Addison, ON K0E 1A0
Phone (613) 345-7480
Fax (613) 345-7235
E-mail: deputyclerk@ektwp.ca

NOTICE OF PUBLIC MEETING

TOWNSHIP OF ELIZABETHTOWN-KITLEY

CONCERNING A PROPOSED
COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR (CIHA) REQUEST FOR THE
PROPOSED ROWS CORNERS DEVELOPMENT (CAMPUS ELIZABETHTOWN)

Con. 3, Pt. Lot 6, 3823 County Road 6 (Geographic Elizabethtown)

YOU HAVE BEEN CIRCULATED THIS NOTICE as you are either a property owner within 500 m (1640 ft.) of the property which is the subject to the proposed CIHA application, or you are a prescribed person or public body.

Public notice of this meeting to be held before Council on **Monday, January 29, 2024 at 6:00 p.m.** will be posted on the subject lands. **Attached** is a copy of the **Notice** being posted on the subject lands for your information, as it provides details on the proposed CIHA application and input opportunities. Also attached is a **Location Map** of the property.

IF you wish to be notified of the decision on the proposed amendments by the Township of Elizabethtown-Kitley **you must make a written request for such notice** to the Deputy Clerk, at the below address.

Further information on the amendments is also available for inspection at the municipal office at the below address during regular business hours or by contacting the Planning and Development Department by phone (Ext. 217) or via email.

DATED this 10th day of January, 2024.

Laura Stanzel, Deputy Clerk

Township of Elizabethtown-Kitley

6544 New Dublin Road, R.R. #2

Addison, ON KOE 1A0

Phone (613)345-7480 /Fax 345-7235

E-mail address:

deputyclerk@ektwp.ca

Location Map

Con. 3, Pt. Lot 6, 3823 County Road 6, Elizabethtown

