



# Municipality of North Grenville

**Report No.**  
PD-018-2020

**File No.**  
ZBA-18-19

<b>Agenda Date:</b>	<b>July 22, 2020 – Special Council Meeting</b>
<b>Subject:</b>	<b>Zoning By-Law Amendment – 110 Elvira Street</b>
<b>Attachments:</b>	<b>Appendix 1: Location Map</b> <b>Appendix 2: Site Plan &amp; Concept Plan</b> <b>Appendix 3: Recommended Zoning Provisions</b> <b>Appendix 4: Public Consultation Details</b>

## **RECOMMENDATION**

The following recommendation is provided for the Council’s consideration:

**That Council approve an amendment to Zoning By-Law No. 50-12 to rezone 110 Elvira Street from Residential First Density (R1) to Residential Fourth Density Special Exception XX - Holding (R4-XX-h).**

## **BACKGROUND**

### Site and Surroundings

The subject site is located at the western terminating point of Elvira Street (**Appendix 1**). The site has an area of approximately 1.5 acres with 15 metres of frontage along Elvira Street. The property is rectangular in shape and is currently developed as a single family dwelling on private services. The property is adjacent to the Kemptville Mall, which is home to a variety of commercial uses including a grocer, restaurants and a pharmacy. The Bayfield Manor shares the eastern property boundary with the subject property. Medium Density townhouse development is present to the east of the property street along Elvira Street. There are additional commercial buildings located to the north-east of the subject site. The lands to the south-west of the property were recently rezoned to permit a new long term care facility with 160 beds.

### Proposed Development

The proposed development is for two 18-Unit Apartment Buildings located at the north and south portions of the property with a shared parking lot in between. The development would consist of two 3 bedroom apartments, ten 2 bedroom apartments and six 1 bedroom apartments per building (**Appendix 2**). The existing single family dwelling would be demolished, septic system removed and well abandoned. The proposed apartment buildings would be connected into municipal water and sewer services.

Based on the number of units and the size of the property, the applicant is proposing a density of 59 units per hectare. The Municipal Official Plan permits a maximum of 45 units per hectare, but an increase of up to 60 units per hectare may be permitted subject to provisions for density bonusing. The applicant is seeking to use the density bonusing provisions to provide accessible living accommodations within their dwelling units.

## Summary of Requested Zoning By-Law Amendment

The site is currently zoned Residential First Density (R1) pursuant to Zoning By-Law 50-12, which permits single detached dwellings, some types of home occupations, and secondary dwelling units, but does not permit an apartment building. As such, the requested Zoning By-Law amendment for the site is a Residential Fourth Density Special Exception-holding (R4-XX-h) zone, which permits apartment dwellings, with site-specific provisions to reduce the minimum required lot frontage and provide provisions for density bonusing to allow for a higher density than what is currently permitted in the Municipal Official Plan (**Appendix 3**). The holding zone will require that a site plan agreement satisfactory to the Municipality be entered into.

## **REGULATORY FRAMEWORK**

### Provincial Policy Statement

The *Planning Act* requires that all planning decisions be consistent with the Provincial Policy Statement (PPS), which provides policies for land use and development, with the overall goal to enhance the quality of life for Ontario residents. The new PPS came into effect on May 1<sup>st</sup>, 2020.

#### Section 1.1.3 – Settlement Areas

The PPS identifies that settlement areas are to be the focus of growth and development, while using land and resources efficiently, are appropriate for the existing or planned infrastructure, and minimum negative impacts to air quality and climate change.

The Provincial Policy Statement encourages development that is transit supportive that accommodates a significant supply and range of housing options through intensification and redevelopment (1.1.3.3).

New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form and densities that allow for the efficient use of land, infrastructure and public service facilities (1.1.3.6).

#### Section 1.4 – Housing

An appropriate range and mix of housing types and densities is to be provided in order to meet the needs of future growth. Housing that meets the social, health, and well-being requirements of a community is to be permitted and facilitated. Together with promoting appropriate housing, municipalities may establish development standards for residential intensification.

### United Counties of Leeds and Grenville Official Plan

The United Counties of Leeds and Grenville Official Plan provides the high-level policy framework for long-term growth within the Counties' municipalities.

#### Section 2.3.2 – Urban Settlement Areas

The site is designated as 'Urban Settlement Area' pursuant to Schedule A of the United Counties of Leeds and Grenville's Official Plan. Urban Settlement Areas are intended to be the focus of growth and development, including residential, and are to accommodate a broad range of uses in accordance with the local municipal Official Plan. Furthermore, intensification that is of an

appropriate scale and character is to be promoted on underutilized sites in the Urban Settlement Area.

#### Section 2.4.1 – Intensification

Policies for intensification recognize that intensification reduces the need for settlement areas to expand and encroach into agricultural areas, thus protecting prime agricultural lands. Policies 2.4.1(a) and (c) encourage intensification within existing built-up areas where it is appropriate from a servicing perspective, and also appropriate in terms of scale and character.

#### Section 2.7.3 Special Needs Housing and Age-Friendly Communities

The Counties' Official Plan recognizes the need to improve the provision and access for individuals with special needs to encourage social inclusion. The Counties and local municipalities are to encourage the development of age-friendly communities within settlement areas through the provision of a diverse range of housing, housing in close proximity to available community services and facilities and universal design principles which support various levels of needs and accessibility (2.7.3(f)). Additionally, the Counties and local municipalities will endeavor to provide a barrier free environment where possible and will meet the requirements of the Ontario Building Code.

#### North Grenville Official Plan

The Official Plan for North Grenville provides the policy framework for directing long-term growth within the municipality. Policies address such aspects as locations for residential and commercial growth, environmental protection, and heritage preservation.

#### Section 2.5.2 – Growth Management Principles

Within Section 2.5.2, principles guiding growth within the municipality are identified. These principles include maintaining a compact urban form, accommodating growth through land use intensification, directing growth to areas that are suitable for the provision of full municipal services, encouraging a mix of housing types in support of increasing the supply of affordable housing, and identifying and protecting cultural heritage resources.

#### Section 10.2 – Residential

The site is designated 'Residential' pursuant to Schedule B of the Official Plan. The goal for lands designated as 'Residential' is to "promote the development of a mix of housing types that will satisfy the Municipality's projected housing needs". To support this goal, a full range of housing types and densities is permitted, as well as a range of complementary uses such as schools, parks, medical clinics, and parks. Policy 10.2.4(a) permits a maximum density of 45 units per gross hectare as-of-right, but allows greater density to be considered under the bonusing provisions of Section 14.2. Policy 10.2.4(e) identifies that residential development will be in the form of infill and intensification for lands within the Urban Service Area, and that multiple-unit development may be permitted where it is appropriate and does not exceed the maximum permitted density.

Section 10.2.6 provides policies for appropriate residential intensification, which is permitted on lands designated as 'Residential'. Policies address aspects of intensification such as density and form, compatibility, urban design, integration with heritage buildings, and supporting infrastructure. Following the general policies for 'Residential' lands, residential intensification will be considered up to a maximum of 45 dwellings per gross hectare and may be in the form of attached dwellings and cluster housing. Section 10.2.6 provides the policy framework for

residential intensification as a efficient use of land and encouraging compact urban form. Finally, the zoning provisions for residential intensification must ensure that the scale and character of the surrounding neighbourhood is recognized, and site plan review is required to ensure a thorough review is undertaken of all site planning issues including urban design and site layout.

Density and form through residential intensification will be considered in a range of up to 45 units and may be increased to a maximum of 60 units per gross hectare using bonusing provisions as set out in Section 14.2 of the Official Plan. The criteria for density bonusing as per Section 14.2 includes:

- i. Provisions of affordable housing, assisted housing and housing for those with special needs;
- ii. The provision of community facilities, such as park, with a special emphasis on waterfront lands, day nurseries or community centres;
- iii. The preservation of architectural, historic, archaeological and scenic features;
- iv. The dedication or provision of open space, recreation facilities, waterfront lands or open space trails;
- v. The provision of energy conservation and environmental performance measures.

The applicant is seeking to apply the density bonusing provisions through providing accessible dwelling units, meeting the requirement of housing for those with special needs. The proposed density for the property is 59 units per gross hectare, just below the maximum for the density bonusing provisions. The density bonusing provisions will be enacted through the Zoning By-Law Amendment.

Pursuant to the requirement for a Planning Impact Analysis to be undertaken for residential intensification, Section 10.2.7 outlines the criteria the analysis must consider, including:

- compatibility with surrounding land uses and built form
- ability of the site to accommodate the proposed intensity of use
- supply of vacant land already zoned for the use
- proximity to amenities and services
- the need for affordable housing
- height, location and spacing of proposed buildings
- retention of natural features and vegetation
- location of vehicle access points and the impact of traffic
- exterior design and layout of buildings
- impact on natural features and heritage resources
- local environmental constraints
- compliance with applicable policies
- proposed mitigation measures
- results of a Heritage Impact Assessment, if applicable
- servicing feasibility

Section 10.2.8 details the required information for a Neighbourhood Character Statement, which must be also submitted with residential intensification development proposals. This statement is to be used to demonstrate how the proposed development respects the character of the existing neighbourhood, specifically within 120 metres of the subject site, including such aspects as street patterns, location of buildings, streetscapes, and accessibility and connectivity, among others. Further to this, a compatibility report must be completed and address how the proposed development is a good fit with respect to built form, massing, and architecture.

## Section 11.2 – Housing Objectives

Section 11 of the Official Plan outlines objectives for achieving housing options and affordability within North Grenville. These objectives include supporting a choice of dwelling types to achieve a broad range of housing, providing opportunity for an adequate supply of affordable housing,

supporting partnerships in the provision of affordable housing, and acknowledging that residential intensification contributes to the supply of affordable housing.

### **PLANNING ANALYSIS**

#### Consistency with Provincial Policy Statement

The requested Zoning By-Law amendment is consistent with the PPS as the development is to be located within the Urban Service Area of the municipality, which has existing infrastructure to accommodate the development. Furthermore, it is within walking distance of downtown Kemptville, thus reducing the reliance on an automobile to access local services. Additionally, the proposed development is to be designed as accessible, including elevators and design features within the building and units themselves.

#### Conformity with Counties' Official Plan

The proposed Zoning By-Law amendment conforms to the Counties' Official Plan by proposing intensification within the Urban Service Area where servicing is available for efficient use. The underutilized site is currently privately serviced, however municipal water and sanitary are located on an existing road network. The property is within proximity to local services and amenities.

The proposed development of two 3-storey apartment buildings presents a diversity of housing types within the immediate neighbourhood while also being a compatible and appropriate built form for intensification within the context of the existing neighbourhood. The existing neighbourhood consists of town houses and the Bayfield Manor, with a 3-storey long-term care facility proposed on lands to the south-east. The proposed apartment buildings are an appropriate transitional development from the adjacent highway commercial lands (Kemptville Mall) to the existing neighbourhood and downtown area.

Finally, the Counties' policies are further supported by providing one-, two-, and three-bedroom units to accommodate a range of housing needs within the community.

#### Conformity with Municipal Official Plan

The proposed development conforms to the overall growth principles for North Grenville as identified in Section 2.5.2 of the Official Plan. The development supports maintaining a compact urban form by being located within the existing Urban Service Area and making use of existing municipal infrastructure. Additionally, the proposed development encourages a mix of housing types within the urban area while also supporting supportive housing for those with special needs and the Official Plan's housing objectives as outlined in Section 11.2.

With respect to the Residential policies as outlined in Section 10.2, the proposed development makes use of an underutilized lot. The current density of the site is far below the maximum permitted density of residential-designated lands of 45 dwelling units per gross hectare. The proposed development will increase the density of the site to 59 dwelling units per gross hectare.

Density bonusing in the form of accessible units is being sought to satisfy Section 14.2(b)(i) which allows for density bonusing through the provision of housing for those with special needs.

As required by Sections 10.2.7 and 10.2.8, a Neighbourhood Character Statement and Planning Impact Analysis were undertaken by the applicant to demonstrate the appropriateness and compatibility of the proposed development. In review of the Neighbourhood Character is already developed as a mixed density neighbourhood, including the existing institutional Bayfield Manor. It is the opinion of Staff that the proposed development is compatible with the existing

neighbourhood character as it is comprised of 2-storey town house units with minimal visual buffering to the streetscape and developed with minimum front yard setbacks; the 3-storey building form complements the character of the immediate surroundings with respect to built form and massing. The juxtaposition of the buildings not to the street, but to the north and south end of the lots reduces the massing immediately along the street and orients it internally. Access to the parking lot, which will be located between the two units. The proposed 3-storey apartment buildings will not be constructed immediately adjacent to the existing town house units, as demonstrated on (**Appendix 2**).

Staff has also reviewed the Planning Impact Analysis submitted with the application and is of the opinion that the analysis adequately demonstrates how the proposed rezoning and development is appropriate and compatible. Further to the submitted analysis, Staff is of the opinion that the proposed development is appropriate and compatible as follows:

- **Compatibility, including design, layout, and height:** The proposed development proposes an increase in density to accommodate two eighteen unit apartment buildings on the site. The proposed apartment buildings are 3-storey in height and will not be oriented towards the street. Building orientation will face onto the parking lot, located between the buildings allowing the elimination of any shadowing or overlook impacts on adjacent properties, as well as minimizing visual impacts along the streetscape. From a design perspective, the 3-storey built form complements the existing mixture of 1- and 2-storey dwellings within the surrounding neighbourhood. The proposed site layout reduces the visual massing from neighbouring properties. With respect to the layout, the side yards are proposed to meet the required six metre setback for the R4 zone, which exceeds the current R1 side yard setback. Further to this, the rear yards of the proposed apartment buildings will face commercial lands connected to the Kemptville Mall, and vacant lands that are adjacent to Bayfield Manor, thus maintaining privacy within the outdoor living space. All parking associated with the development is to be located between the two buildings at the interior of the lot, which serves to minimize potential impacts on neighbouring properties.
- **Proximity to services:** The proposed development is within an existing serviced area with respect to water, sanitary and roads. Furthermore, the site is within 200 metres walking distance to Downtown Kemptville, which provides access to day-to-day services and amenities. The property is also adjacent to the Kemptville Mall, which has tenants that provide grocery, pharmacy, food and retail services.
- **Vehicular access and safety:** As part of the proposed development, access will be maintained off of Elvira Street, where the current driveway is for the single family dwelling. A traffic impact study was provided as part of the submission package, which indicated that there was no significant impact to the existing traffic along Elvira Street and at the intersection of Elvira Street and County Road 44. The proximity to the Kemptville Mall and the downtown commercial area provides opportunities for active transportation.

- Affordable housing: The proposed development is intended to provide a mix and range of rental units which will be developed as accessible units for individuals with special needs (specifically mobility). Affordable housing was not discussed within the Planning Rationale.
- Retention of natural features and heritage: Currently, the site is largely grassed with an existing driveway that provides access to the house. The proposed development will create ample amenity space for the residents. The three-bedroom units are proposed at ground level to allow for families to utilize the grassy areas. Based on the site plan the proposed buildings will occupy 19.5% of the lot area.

### Zoning Analysis

In reviewing the impact of increasing the density from an R1 to an R4 zone, an analysis of the zoning provisions was also undertaken. Table 1 below shows a comparison between the current zoning provisions (R1), provisions for the R4 zone, and the proposed development.

Table 1: Comparison of Zoning Provisions

	<b>R1</b>	<b>R4</b>	<b>Proposed Development</b>
Permitted Uses (dwelling types)	•Single detached	<ul style="list-style-type: none"> <li>•Apartment Building</li> <li>•Single detached</li> <li>•Semi-detached</li> <li>•Duplex</li> <li>•Triplex</li> <li>•Fourplex</li> <li>•Townhouse</li> <li>•Boarding/rooming house</li> <li>•Converted dwelling</li> </ul>	•R4 – two 3-storey apartment buildings
Min. front yard	6 m	6 m	11.5 metres
Min. side yard	1.2 m/3 m	6 m	6 metres
Min. rear yard	7.5 m	7.5 m	7.5 metres
Max. lot coverage	30%	40%	19.5%
<b>Min. lot frontage</b>	15 metres	<b>30 metres</b>	<b>15 metres</b>
Max. height	11 m	14 m	10.7 metres

As detailed in (**Appendix 3**) – Recommended Zoning Provisions, the proposed Zoning By-Law Amendment is to rezone the site from R1 to R4-XX-h with site-specific provisions. The following is an analysis of how the proposed rezoning, as summarized in Table 1 above, changes the specific permissions on the site:

- Permitted dwelling types: Currently, the existing R1 zone permits only single detached dwellings, whereas the proposed R4 zone permits a wider range of types and densities as noted in Table 1 above. Furthermore, the proposed rezoning seeks to permit two apartment buildings which are appropriate as they represent intensification within a serviced area. Together with the recommended zoning provisions addressing density bonusing and a reduced lot frontage, the uses permitted by the R4 zone will allow for intensification on the site.
- Side yard setback: The current side yard setback for the R1 zone is 1.2 metres for dwellings with an attached garage or three metres for dwellings without an attached garage. The

proposed development will have side yard setbacks of at least six metres, which is in keeping with the provisions of the R4 zone, and also presents an increase over the currently required setback. Staff is of the opinion that the proposed side yard setbacks are appropriate within an urban context and further details such as fencing or vegetation can be explored during the site plan process.

- Rear yard setback: The required rear yard setback for both the R1 and R4 zones is 7.5 metres. The proposed development will meet the minimum required rear yard setback. The rear yard setback is defined as the shared property line with the Kemptville Mall. Finally, fencing and vegetation can be explored during the site plan process to address buffering between the commercial mall and apartment complex.
- Lot coverage: The permitted lot coverage in the R1 zone is 30%, whereas the R4 zone permits a higher coverage of 40%. The proposed development has a lot coverage of 19.5%, which is lower than what is currently permitted. Staff is of the opinion that the lot coverage as proposed by the development is appropriate as it is lower than currently permitted.
- Maximum building height: The permitted building height is a maximum of 14 metres, which allows the development of 3-storeys. The proposed development is to consist of two 3-storey apartment buildings which will have an approximate height of 10.7 metres. Staff is of the opinion that the proposed building height of the apartment buildings are appropriate as the neighbourhood consists of 2-storey town house dwellings, and the Bayfield Manor.

### **NEIGHBOURHOOD CHARACTER STATEMENT**

As a requirement of the Official Plan, a neighbourhood character statement was included as part of the zoning submission. Section 10.2.8 requires that the following items be addressed: character and image, site design and servicing.

#### *Character and Image:*

According to the statement submitted by ZanderPlan, Elvira Street West is a relatively short local street with a mix of land uses. The entry to Elvira Street West off of County Road 44 is anchored by Commercial uses, including a floral shop. Residential lots along the street are mainly single storey with some buffering from the street through the form of mature trees.

Adjacent to the property is Bayfield Manor, which is somewhat buffered by mature vegetation on the property. The Manor is generously set back from the front property line, with the narrow part of the building oriented towards the street.

Town-house developments also exist adjacent to the property on the north side of Elvira Street West. The two developments consist of 6 units and 7 units respectively. The construction is 2-storeys in height with limited visual buffering and minimum front yard setbacks. The stretch of Elvira Street West with the town house development is predominated by multiple driveways and garage doors oriented to the street. Perimeter trees and buffering vegetation will be established as part of a landscaping plan at the Site Plan stage.



### *Site Design:*

The site design mimics the existing orientation of buildings along Elvira Street West. As described earlier in the report, the orientation of the site is to an internal parking lot with access off of Elvira Street West.

### *Servicing:*

Direct access to the surrounding neighbourhood is facilitated via Elvira Street West as well as the neighbouring commercial mall. Servicing to the site will be required and is subject to capacity allocation.

## **AFFORDABLE HOUSING**

Affordable housing was discussed with the developer and their agent. The Planning Rationale did not address affordable housing. The proposal, however, is providing houses for individuals with an identified special need: accessibility.

## **PUBLIC CONSULTATION**

This application was circulated to persons and agencies as required by the *Planning Act*. At the time this report was written the Municipality had received a letter from the Rideau Valley Conservation Authority. A summary of the comments received is available in (**Appendix 4**). An e-mail was submitted by a member of the public regarding the proposed development and affordable housing.

## **CONCLUSION**

Overall, Staff is satisfied that the proposed Zoning By-Law amendment to rezone 110 Elvira Street West to permit two 3-storey apartment buildings is consistent with the PPS, conforms to the policies of the Counties' and Municipality's Official Plans, and is appropriate and compatible development. The proposed development represents good land use planning through intensification that is sensitive to the existing neighbourhood context through appropriate setbacks and built form, while providing opportunity for accessible units for individuals with special needs.

## **ALTERNATIVES**

1. That Council refuse the requested amendment to Zoning By-Law No. 50-12 to rezone 110 Elvira Street West from Residential First Density (R1) to Residential Fourth Density Special Exception XX - Holding (R4-XX-h).

This alternative is not recommended as the proposed Zoning By-Law amendment is consistent with the PPS, conforms to the Counties' and Municipality's Official Plans, and represents appropriate and good land use planning.

**FINANCIAL/STAFFING IMPLICATIONS**

This item has been identified in the current budget:      Yes       No       N/A

This item is within the budgeted amount:      Yes       No       N/A

Staffing implications, as they relate to implementing Council’s decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

**LINK TO COUNCIL WORK PLAN**

The proposed Zoning By-law Amendment supports the goal of enabling strategic investment in a distinct part of Kemptville.

**Prepared by:**

**Reviewed and submitted by:**

  
\_\_\_\_\_  
**Amy Martin**  
Senior Planner

  
\_\_\_\_\_  
**Philip Gerrard**  
Director, Planning and Development

**Recommendation submitted  
for Council  
consideration by:**

  
\_\_\_\_\_  
**Gary Dyke**  
CAO

**Location Map**

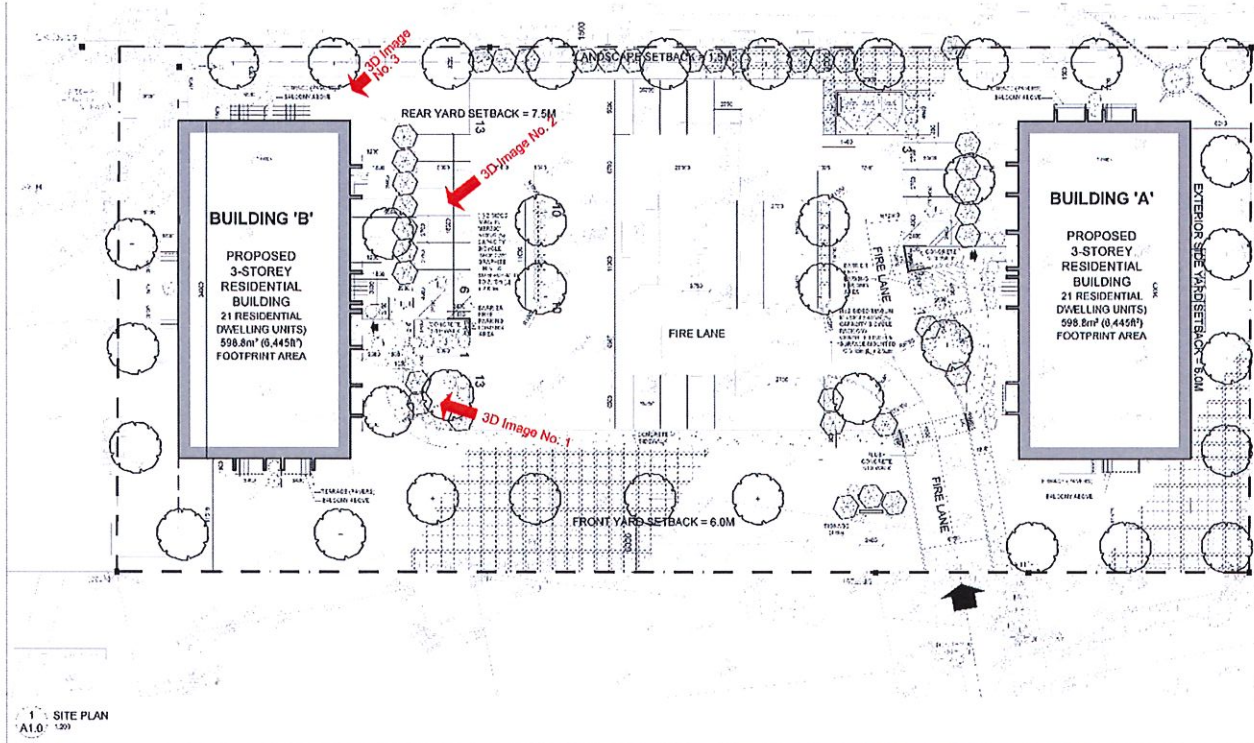


**Subject Lands:**



Area A: 110 Elvira Street West to be Rezoned from Residential First Density (R1) to Residential Fourth Density Special Exception XX - Holding (R4-XX-h)

Site Plan & Concept Plan



### Zoning & Site Statistics

**Map/lot Address:** 110 Glenview, Kemptville, ON  
**Legal Description:** 2000000000 PLAN OF SUBDIVISION OF 110 GLENVIEW, KEMPTVILLE, COUNTY OF DUNDAS  
**City/Town/Village:** KEMPTVILLE  
**County:** DUNDAS  
**Division:** R.R. No. 20 (Dundas Valley M.L.E.)

**Township Area:** 0.41330 hectares (1.0166 acres) ± (100±) (46248±)

**Zoning Information (as determined by the Law 50-12)**

Current Zoning/Designation	44
Proposed Zoning/Designation	44
Area (m <sup>2</sup> ) (ft <sup>2</sup> )	~ 3500 m <sup>2</sup> (38750 ft <sup>2</sup> )
Area (m <sup>2</sup> ) (ft <sup>2</sup> )	1310 m <sup>2</sup> (14200 ft <sup>2</sup> )
Area (m <sup>2</sup> ) (ft <sup>2</sup> )	150 m <sup>2</sup> (1625 ft <sup>2</sup> )
Area (m <sup>2</sup> ) (ft <sup>2</sup> )	120 m <sup>2</sup> (1300 ft <sup>2</sup> )
Area (m <sup>2</sup> ) (ft <sup>2</sup> )	1195 m <sup>2</sup> (12900 ft <sup>2</sup> )
Area (m <sup>2</sup> ) (ft <sup>2</sup> )	~ 4.30 m <sup>2</sup> (46 ft <sup>2</sup> )
Area (m <sup>2</sup> ) (ft <sup>2</sup> )	474 m <sup>2</sup> (5100 ft <sup>2</sup> )
Area (m <sup>2</sup> ) (ft <sup>2</sup> )	1785 m <sup>2</sup> (19150 ft <sup>2</sup> )
Area (m <sup>2</sup> ) (ft <sup>2</sup> )	2504 m <sup>2</sup> (27000 ft <sup>2</sup> )
Area (m <sup>2</sup> ) (ft <sup>2</sup> )	1163 m <sup>2</sup> (12550 ft <sup>2</sup> )

**Site Coverage:**  
 Building Area: 0.0166 hectares (3.75±) (102317±) ft<sup>2</sup>  
 Open Area: 0.3967 hectares (91317±) ft<sup>2</sup>

**Parking Information (Section 6.35.1 (m) ):**  
 Total Parking Required: 44 Spaces  
 Total Parking Provided: 44 Spaces  
 Total Parking Surplus: 0 Spaces  
 Total Parking Deficit: 0 Spaces



3D Image No. 1: Looking South at Building B (Front Elevation)



3D Image No. 2: Looking West at Building B (Front Elevation)



3D Image No. 3: Looking West at Building B (Side Elevation)

**Peter Mansfield, Architect**  
 110 Glenview, Kemptville, ON  
 K7L 2Y2

**Scale:** 1:100  
**Date:** 2020-10-15

**Sheet No.:** A1.0

TO BE CONFIRMED

### **Recommended Zoning Provisions**

The proposed changes to Comprehensive Zoning By-law 50-12 for 110 Elvira Street are as follows:

1. Schedule to be amended by rezoning Area A, as shown on Appendix 1, from R1 to R4-XX-h.
2. Amend Section 16 by adding the following new clause to Subsection 16.4.1 (R4 Special Exception Zones) as follows:

**(XX) R4-XX-h (110 Elvira Street)**

Minimum Lot Frontage	15 metres
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i. Special Provisions

(a) Increased Density

Pursuant to the policies of Sections (insert relevant OP Policies) of the Official Plan of the Municipality of North Grenville, the maximum permitted density of this development may be increased to 59 units per gross hectare based on the provision of accessible units on this site. The accessible unit standard will be implemented through the site plan control process.

- ii. Notwithstanding the provisions of Section 16.2 hereof to the contrary, on the lands zoned R4-xx-h, only those uses existing at the date of passage of this by-law shall be permitted. The holding symbol -h is hereby implemented and shall only be removed in accordance with the applicable sections of the *Planning Act*, provided that the following items are addressed:

- Execution of a site plan control agreement satisfactory to the Municipality.

## **Public Consultation Details**

This application was circulated to persons and agencies as required by the *Planning Act*. At the time this report was written comments were received from the Rideau Valley Conservation Authority and a member of the public.

# Conservation Partners Partenaires en conservation

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January 28<sup>th</sup>, 2020  
File: 20-NGR-ZBA-0008

Municipality of North Grenville, Planning and Building Department  
285 County Road 44, P.O. Box 130  
Kemptville, Ontario K0G 1J0

Attention: Amy Martin

Subject: Zoning By-law Amendment Application ZBA-18-19  
110 Elvira Street West, Part Lot 26, Concession 3, geographic township of  
Oxford-on-Rideau, Municipality of North Grenville

Dear Ms. Martin,

The Rideau Valley Conservation Authority has completed a review of the above noted Zoning By-law Amendment application to amend the existing Residential First Density (R1) to R4-Exception.

### **Natural Hazards**

There have been no natural hazards identified on this site that would preclude this application.

### **Natural Heritage Features**

There have been no natural heritage features identified on this site which would preclude this application.

### **Source Water Protection**

Under the *Clean Water Act*, 2006, the Ministry of the Environment, Conservation, and Parks (MECP) directed local authorities to identify Vulnerable Areas around Municipal drinking water sources, and to prepare plans that address threats to these areas. The mapping of Vulnerable Areas has been completed, and the Source Protection Plan (SPP) for the Mississippi-Rideau Source Protection Region has been approved by the MECP. Policies for protecting drinking water in vulnerable areas came into effect on January 1, 2015. The SPP can be obtained from <https://www.mrsourcewater.ca/en/>.

This property is located within a Municipal drinking water Wellhead Protection Area (WHPA), specifically the Kemptville WHPA-B with a vulnerability score of 6. As per the Source Protection Plan, policies for Dense Non-Aqueous Phase Liquids (DNAPLs) may affect future development of the Property. Under Section 59 of the *Clean Water Act*, 2006, future applications under the Building Code and the *Planning Act* will be screened by the Mississippi-Rideau Risk Management Office. Depending on the proposed activity, additional requirements or restrictions may apply. For more information, please contact the Mississippi-Rideau Risk Management Office at (513) 692-3571.

**Conclusion**

In conclusion, the RVCA has no objection to the Zoning By-law Amendment application. The Conservation Authority will provide further comments at the Site Plan Control stage (stormwater management). Please forward a copy of the decision to our office for our records. If you have any questions do not hesitate to contact me.

Yours Truly,



Jamie Batchelor, MCIP, RPP  
Planner, Planning and Watershed Sciences (RVCA)

Cc: Tracy Zander: ZanderPlan  
David Nanton: Municipality of North Grenville  
Phil Gerrard: Municipality of North Grenville

**From:** [carlcannon](#)  
**To:** [Debbie Wood](#); [Amy Martin](#)  
**Cc:** [Nancy Peckford](#); [Jim McManaman](#); [John Barclay](#); [Doreen O'Sullivan](#); [Kristin Strackerian](#)  
**Subject:** RE: ZBA-18-19 110 Elvira St - Notice of ONLINE Public Meeting  
**Date:** Thursday, July 2, 2020 7:40:03 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Thank you for the public meeting notice regarding 110 Elvira St. W, Kemptville, North Grenville (ZBA-18-19).

As I understand the application the intent is to rezone the subject lands from the R1 zone to a specialized R4 zone (with a H Holding symbol) to allow up to 59 dwelling units per ha or more particularly, two 18 unit residential apartment buildings. The subject site appears to be very appropriate for the intended use and hopefully the proposal will be supported by Council and the community.

I failed to ascertain whether the developer's intent is to subsequently place a plan of condominium (home ownership) on the subject development or that the units will be enhancing North Grenville's limited rental apartment dwelling unit supply. Increasing the rental housing supply in North Grenville was one of the objectives identified by the Mayor's Affordable Housing Task Force. Additionally, the Task Force identified that at least 25% of all new residential development (ownership or rental) should meet the definition of affordable housing. Increased density, in the appropriate situations, to allow for more housing forms and affordable housing as well as maximizing infrastructure and other community investments already made, was also supported by the Task force .

It is recommended that Council require a condition of the removal of the implemented Holding (H) zone be that no less than 25% of the development's residential units meet the definition of affordable housing as defined by the Municipality and that such a requirement also be placed in the subject site plan agreement or other equally enforceable legal agreement.

Thank you again, Carl Cannon