



# Municipality of North Grenville

**Report No.**  
PD-023-2020

**File No.**  
ZBA-12-19

<b>Date:</b>	<b>August 19<sup>th</sup>, 2020 – Special Council Meeting</b>
<b>Subject:</b>	<b>eQuinelle Subdivision (Phase 5) Zoning Amendment Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville</b>
<b>Attachments:</b>	<b>Appendix 1: Concept Plan Appendix 2: Details of Proposed Zoning Amendment</b>

## **RECOMMENDATION**

The following recommendations are provided for Council’s consideration:

**That Council approve Zoning By-law Amendment ZBA-12-19 for the lands described as Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville to amend the zoning of the property from Rural (RU) to Residential Third Density-Special Exception (R3-xx) to accommodate the proposed residential subdivision phase.**

## **BACKGROUND**

The subject property is approximately 11.26 hectares (27.82 acres) in size and is currently vacant. The irregular shaped parcel is situated at the northern boundary of Kemptville’s Urban Service Area to the west of County Road 44 and south of River Road. The proposed concept plan for the subdivision has been modified to address housing affordability. This includes providing more town house options (both one and two-storey construction). The original concept plan presented back in January was for a total of 141 residential units. The proposal in the updated concept plan is for a total of 169 units - 87 single detached dwellings, 22 one storey town homes and 60 two storey town homes (**Appendix 1**).

The property is currently designated Residential as per Schedule ‘B’ of North Grenville’s Official Plan and is zoned Rural (RU) according to the Municipality’s Comprehensive Zoning By-Law (50-12).

## **DISCUSSION**

### *Zoning By-law Amendment*

The creation of more town house units, as well as a wider range of lot and unit sizes is intended to address housing affordability. This includes providing smaller lots with 9

metre frontages for single detached dwellings, and creating more lots with one and two storey town homes.

The proposed zoning provisions would specifically speak to Phase 5. The front yard, rear yard and side yard setbacks are in keeping with existing setbacks requirements within similar phases of eQuinelle's subdivision. The smaller lot frontage of 9 metres is becoming more common place, with recent subdivision developments in North Grenville adopting smaller lot frontages. The proposed Zoning Amendment also establishes smaller minimum lot area requirements which aligns with the proposed smaller lot frontages. Of the 87 single detached dwellings, 13 are proposed to have 9 metre frontages. The remainder of the lot frontages vary throughout the proposed development.

The proposed Zoning Amendment would introduce no maximum lot coverage requirements. The proposed front yard and rear yard setbacks provides adequate outdoor space.

### **PUBLIC CONSULTATION**

No additional comments have been received since the initial Public Meeting held back in January.

### **CONCLUSIONS**

It is the opinion of Staff that the proposed Zoning By-law Amendment and the Plan of Subdivision Application are consistent with the policies of the Provincial Policy Statement, the United Counties of Leeds and Grenville's Official Plan and the Municipality's Official Plan, and will comply with the Comprehensive Zoning By-Law 50-12. The approval of the requested Amendment and Plan of Subdivision will result in appropriate use of land and resources while maintaining the intent for the lands designated as residential within the Urban Service Area for the purpose of a residential subdivision.

### **RECOMMENDATION:**

It is the recommendation of Staff that the Committee of the Whole recommend that Council **Approve** Zoning By-Law Amendment ZBA-12-19 to amend the zoning from Rural (RU) to Residential Third Density Special Exception (R3-xx) to permit the residential subdivision on the subject lands, and that the Committee of the Whole recommend staff to prepare a report setting out proposed Conditions of Draft Approval for this subdivision to be brought back to a subsequent meeting for consideration by the Committee of the Whole.

### **ALTERNATIVES**

That Council refuse Zoning By-Law Amendment ZBA-12-19 to amend the zoning from Rural (RU) to Residential Third Density Special Exception (R3-xx), and defer the recommendation to staff to proceed with preparing a report setting out proposed Conditions of Draft Approval.

This alternative is not recommended as the land use policies applicable to the subject property are supportive of the proposed plan of subdivision, and the requested amendments are in keeping with the intent of the zoning provisions and land use designation.

**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.

**COUNCIL WORK PLAN**

The proposed application(s) supports the economic development themes within Council’s Work Plan by accommodating a new residential development that extends from an existing development which provides opportunities for increased connectivity for residents while making efficient use of land and resources.

**Prepared by:**

**Reviewed and submitted  
for Council  
consideration by:**

Original Signed By

Original Signed By

\_\_\_\_\_  
**Amy Martin  
Acting Director of Planning  
and Development**

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**Gary Dyke  
CAO**



## Details of Proposed Zoning Amendment

That the subject lands be re-zoned from Rural (RU) to Residential Third Density Special Exception (R3-xx), and that By-law 50-12 be further amended by adding these lands to Subsection 15.4.1 (R3 Special Exception Zones) to include the following provisions:

### Permitted Uses:

Single detached dwelling  
Semi-detached dwelling  
Townhouse dwelling

### Zone Provisions:

#### Single Detached Dwelling:

Lot Area (min)	300m <sup>2</sup>
Lot Frontage (min)	9m
Front Yard (min)	6m
Interior Yard (min)	1.2m
Exterior Yard (min)	4.5m
Rear Yard (min)	6.5m
Building Height (max)	11m
Lot Coverage (max)	NIL

#### Semi-Detached Dwelling:

Lot Area (min)	460m <sup>2</sup> per unit
Lot Frontage (min)	6m per unit
Front Yard (min)	6m
Interior Yard (min)	1.55m
Exterior Yard (min)	4.5m
Rear Yard (min)	6.5m
Building Height (max)	11m
Lot Coverage (max)	NIL

#### Townhouse Dwelling:

Lot Area (min)	180m <sup>2</sup> per unit
Lot Frontage (min)	6m per unit
Front Yard (min)	6m
Interior Yard (min)	1.55m
Exterior Yard (min)	4.5m
Rear Yard (min)	6.5m
Building Height (max)	11m
Lot Coverage (max)	NIL