

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 55-23

*A By-Law to Amend By-Law 50-12,
being a By-Law to regulate the use of land and use of buildings and structures
within the Municipality of North Grenville, for the zoning of lands located at
Pinehill Road*

WHEREAS By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

AND WHEREAS the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands at Pinehill Road, Part Lot 25, Concession 3, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville;

AND WHEREAS the Council of the Corporation of the Municipality of North Grenville has determined that the current zoning provisions should be amended with a by-law;

NOW THEREFORE the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. That the area affected by this by-law is Pinehill Road as indicated on Schedule "A" attached hereto and forming part of this by-law.
2. That Schedule "C" of By-Law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule "A" attached hereto from Rural (RU) to Highway Commercial – exception zone – holding (C3-34-h), Institutional – Exception Zone – holding (I-9-h), Residential Fourth Density – exception zone – holding (R4-17-h) and Residential Fourth Density – exception zone – holding (R4-18-h).
3. That Section 19 of By-law 50-12, as amended is hereby further amended by adding the following new clause to Subsection 19.4.1 (C3 Special Exception Zones), as follows:
 - ii) C3-34-h (Pinehill Road, Part of Lot 25, Concession 3, Oxford-on-Rideau)

Notwithstanding the provisions of Sub-sections 19.2, 6.5, 6.25, 6.26, 6.38 and

6.39 hereof to the contrary, on the lands zoned Highway Commercial – Special Exception (C3-34) the following provisions shall apply:

- i. An apartment dwelling is a permitted use in a mixed-use building.
- ii. Maximum Building Height 28 metres (91.86 feet)
- iii. An amenity area with a minimum area of 3,500 m² (37,673 ft²) consisting of indoor, outdoor active, and outdoor passive amenity space will be provided on adjacent lands zoned I-9 and will be accessible to residents of land zoned C3-34.
- iv. No children's play area is required.
- v. A minimum setback of 30 metres (98.4 feet) is required from the centreline of the adjacent watercourse. Notwithstanding this setback, landscaping, passive recreation and stormwater management facilities may be permitted within the 30 metre (98.4 feet) setback but shall not be closer than 15 metres to the centreline of the adjacent watercourse and hardscaping (pavement, parking surfaces or similar hard surfaces) may be permitted within the 30 metre (98.4 feet) setback but no closer than 20 metres to the centreline of the adjacent watercourse.
- vi. The aisle accessing the provided loading spaces will be shared with, and partially located on, adjacent lands zoned I-9.
- vii. Parking spaces may be shared on lots zoned I-9.
- viii. Parking spaces shall be provided at a rate of 0.75 spaces for each dwelling unit plus 0.1 spaces for each dwelling unit to be set aside for visitor parking.
- ix. Removal of the holding symbol:

Notwithstanding the provisions of Section 19.1 hereof to the contrary, on the lands zoned C3-34-h, only those uses existing at the date of passage of this By-law shall be permitted. The holding symbol (h) shall be removed on a building by building basis in accordance with the provisions of the Planning Act, provided that the following items are addressed:

- Approval of sanitary sewer and water capacity allocation commitment, as approved by the Municipality.
- Execution of an agreement between the Municipality and the Developer to establish the provision of facilities, services or matters required to facilitate the development, to the satisfaction of the Municipality. Facilities, services or matters include, but are not limited to, extension of municipal services at the cost of the Developer, execution of a site plan control agreement and an agreement regarding the portion of units that will be offered at affordable rates.

4. That Section 19 of By-law 50-12, as amended is hereby further amended by adding the following new clause to Subsection 29.4.1 (Institutional Exception Zones), as follows:

i) I-9-h (Pinehill Road, Part of Lot 25, Concession 3, Oxford-on-Rideau)

Notwithstanding the provisions of Sub-sections 29.2, 6.25, 6.26, 6.38 and 6.39 hereof to the contrary, on the lands zoned Institutional – Special Exception (I-9) the following provisions shall apply:

- i. Retail and service commercial uses are permitted in a mixed-use building.
- ii. A retirement home is a permitted use and includes a clubhouse.
- iii. Minimum Interior (Southern) Side Yard 0.0 metres (0.0 feet)
- iv. Minimum Interior (Southern) Side Yard
Abutting Residential Zone 0.0 metres (0.0 feet)
- v. Maximum Building Height 28 metres (91.86 feet)
- vi. No solid fence will be required along a lot line abutting a residential zone.
- vii. No solid fence will be required between off-street parking abutting a residential zone.

- viii. No minimum landscaped strip will be required abutting a residential zone.
- ix. No minimum landscaped strip will be required between required parking and residential zoned lands.
- x. A minimum setback of 30 metres (98.4 feet) is required from the centreline of the adjacent watercourse. Notwithstanding this setback, landscaping, passive recreation and stormwater management facilities may be permitted within the 30 metre (98.4 feet) setback but shall not be closer than 15 metres to the centreline of the adjacent watercourse and hardscaping (pavement, parking surfaces or similar hard surfaces) may be permitted within the 30 metre (98.4 feet) setback but no closer than 20 metres to the centreline of the adjacent watercourse.
- xi. The aisle accessing the provided loading spaces will be shared with, and partially located on, adjacent lands zoned C3-34.
- xii. Uncovered parking spaces shall be permitted in all yards.
- xiii. Parking spaces may be shared on lots zoned C3-34.
- xiv. Parking spaces shall be provided as follows:
 - a. 1 space for every 4 beds, and;
 - b. 1 space for every 100 m² of gross floor area devoted to medical health or personal services, and;
 - c. All other uses shall be at rates established in Section 6.38.1
- xv. Removal of the holding symbol:

Notwithstanding the provisions of Section 19.1 hereof to the contrary, on the lands zoned I-9-h, only those uses existing at the date of passage of this By-law shall be permitted. The holding symbol (h) shall be removed on a building by building basis in accordance with the provisions of the Planning Act, provided that the following items are addressed:

- Approval of sanitary sewer and water capacity allocation commitment, as approved by the Municipality.
- Execution of an agreement between the Municipality and the Developer to establish the provision of facilities, services or matters required to facilitate the development, to the satisfaction of the Municipality. Facilities, services or matters include, but are not limited to, extension of municipal services at the cost of the Developer, execution of a site

plan control agreement and an agreement regarding the portion of units that will be offered at affordable rates.

5. That Section 16 of By-law 50-12, as amended is hereby further amended by adding the following new clause to Subsection 16.4.1 (R4 Special Exception Zones), as follows:

q) R4-17-h (Pinehill Road, Part of Lot 25, Concession 3, Oxford-on-Rideau)

Notwithstanding the provisions of Sub-sections 16.2, 6.5 6.25, 6.26, 6.38 and 6.39 hereof to the contrary, on the lands zoned Residential – Fourth Density – Exception Zone (R4-17) the following provisions shall apply:

- i. Retail and service commercial uses are permitted in a mixed-use building.
- ii. The maximum number of dwelling units permitted is 120.
- iii. Minimum Interior (Northern) Side Yard 0.0 metres (0.0 feet)
- iv. There is no Minimum Dwelling Unit Area for any dwelling units.
- v. Maximum Building Height 28 metres (91.86 feet)
- vi. No children's play area is required.
- vii. A minimum of two (2) loading spaces are required.
- viii. Parking spaces may be shared on lots zoned R4-18.
- ix. An amenity area with a minimum area of 3,500 m² (37,673 ft²) consisting of indoor, outdoor active, and outdoor passive amenity space will be provided on adjacent lands zoned I-9 and will be accessible to residents of land zoned R4-17.
- x. A minimum setback of 30 metres (98.4 feet) is required from the centreline of the adjacent watercourse. Notwithstanding this setback, landscaping, passive recreation and stormwater management facilities may be permitted within the 30 metre (98.4 feet) setback but shall not be closer than 15 metres to the centreline of the adjacent watercourse and hardscaping (pavement, parking surfaces or similar hard surfaces) may be permitted within the 30 metre (98.4 feet) setback but no closer than 20 metres to the centreline of the adjacent watercourse.

- xi. The aisle accessing the provided loading spaces will be shared with, and partially located on, adjacent lands zoned R4-18.
- xii. Removal of the holding symbol:

Notwithstanding the provisions of Section 16.1 hereof to the contrary, on the lands zoned R4-17-h, only those uses existing at the date of passage of this By-law shall be permitted. The holding symbol (h) shall be removed on a building by building basis in accordance with the provisions of the Planning Act, provided that the following items are addressed:

- Approval of sanitary sewer and water capacity allocation commitment, as approved by the Municipality.
- Execution of an agreement between the Municipality and the Developer to establish the provision of facilities, services or matters required to facilitate the development, to the satisfaction of the Municipality. Facilities, services or matters include, but are not limited to, extension of municipal services at the cost of the Developer, execution of a site plan control agreement and an agreement regarding the portion of units that will be offered at affordable rates.

- 6. That Section 16 of By-law 50-12, as amended is hereby further amended by adding the following new clause to Subsection 16.4.1 (R4 Special Exception Zones), as follows:

- r) R4-18-h (Pinehill Road, Part of Lot 25, Concession 3, Oxford-on-Rideau)

Notwithstanding the provisions of Sub-sections 16.2, 6.5 6.25, 6.26, 6.38 and 6.39 hereof to the contrary, on the lands zoned Residential – Fourth Density – Exception Zone (R4-18) the following provisions shall apply:

- i. Retail and service commercial uses are permitted in a mixed-use building.
- ii. The maximum number of dwelling units permitted is 130.
- iii. There is no Minimum Dwelling Unit Area for any dwelling units.
- iv. Maximum Building Height 28 metres (91.86 feet)
- v. No children's play area is required.
- vi. An amenity area with a minimum area of 3,500 m² (37,673 ft²) consisting of indoor, outdoor active, and outdoor passive amenity space will be provided on adjacent lands zoned I-9 and will be accessible to residents of land zoned R4-17.

- vii. A minimum setback of 30 metres (98.4 feet) is required from the centreline of the adjacent watercourse. Notwithstanding this setback, landscaping, passive recreation and stormwater management facilities may be permitted within the 30 metre (98.4 feet) setback but shall not be closer than 15 metres to the centreline of the adjacent watercourse and hardscaping (pavement, parking surfaces or similar hard surfaces) may be permitted within the 30 metre (98.4 feet) setback but no closer than 20 metres to the centreline of the adjacent watercourse.
- viii. A minimum of two (2) loading spaces are required.
- ix. Parking spaces may be shared on lots zoned R4-17.
- x. The aisle accessing the provided loading spaces will be shared with, and partially located on, adjacent lands zoned R4-17.
- xi. Removal of the holding symbol

Notwithstanding the provisions of Section 16.1 hereof to the contrary, on the lands zoned R4-18-h, only those uses existing at the date of passage of this By-law shall be permitted. The holding symbol (h) shall be removed on a building by building basis in accordance with the provisions of the Planning Act, provided that the following items are addressed:

- Approval of sanitary sewer and water capacity allocation commitment, as approved by the Municipality.
- Execution of an agreement between the Municipality and the Developer to establish the provision of facilities, services or matters required to facilitate the development, to the satisfaction of the Municipality. Facilities, services or matters include, but are not limited to, extension of municipal services at the cost of the Developer, execution of a site plan control agreement and an agreement regarding the portion of units that will be offered at affordable rates.

- 7. That this by-law shall take effect on the date of passing subject to the provisions of the *Planning Act* R.S.O., 1990, as amended.
- 8. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatical,

semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.

9. Schedule "A" constitutes part of this by-law.

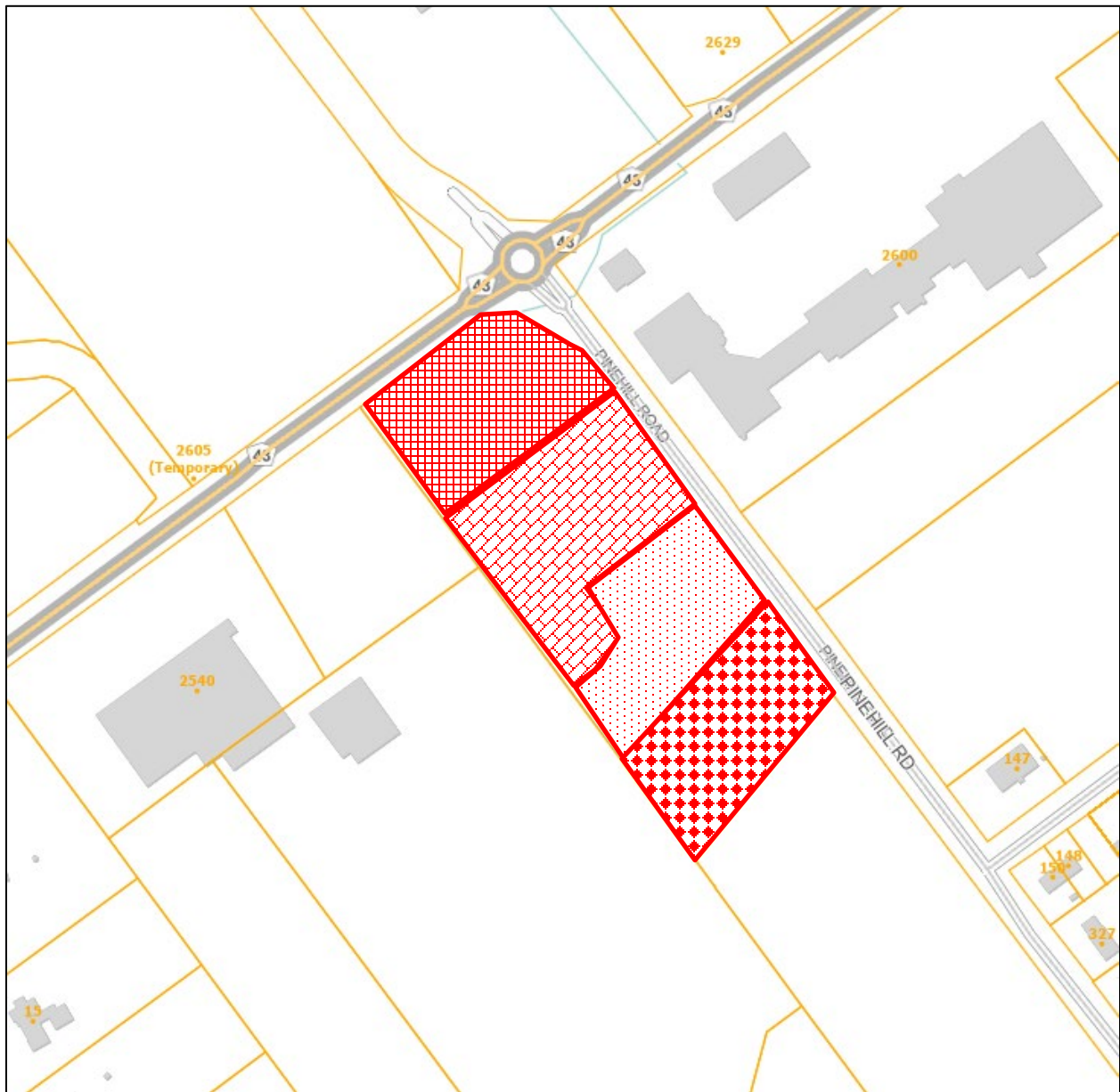
PASSED AND ENACTED
THIS 6th DAY OF JUNE, 2023

NANCY PECKFORD
Mayor

HILLARY GENEAU
Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE
Schedule "A" to By-Law 55-23

This map forms part of By-Law 55-23



Pinehill Road,
Parts 1 and 2 on 15R-243,
PIN 68124-0368, being Part Lot 25, Concession 3
Geographic Township of Oxford-on-Rideau, now the Municipality of North
Grenville.



Area to be rezoned from Rural (RU) to Highway Commercial – Exception Zone –
holding (C3-34-h).



Area to be rezoned from Rural (RU) to Institutional – Exception Zone – holding (I-9-h)



Area to be rezoned from Rural (RU) to Residential – Fourth Density – Exception Zone - holding (R4-17-h).



Area to be rezoned from Rural (RU) to Residential – Fourth Density – Exception Zone – holding (R4-18-h).

DRAFT