

THE CORPORATION OF THE MUNICIPALITY OF NORTH

GRENVILLE BY-LAW NO. 21-24

*A By-Law to Amend By-Law 50-12, as amended
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 within Part Lot
24/25, Concession 2, former Township of Oxford-on-Rideau*

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 in Part of Lot 24/25, Concession 2, in the 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 Municipality of North Grenville enacts as follows:

1. The area affected by this By-law is Part Lot 24/25, Concession 2, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville 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 Residential – Third Density – Exception Zone – holding (R3-25-h), Residential – Fourth Density – Exception Zone – holding (R4-18-h), Institutional Zone – holding (I-h), Institutional – Exception Zone (I-7) and Environmental Protection Zone (EP).
3. That Sections 15, 16 and 29 are hereby further amended by adding the following new clauses to Subsection 15.4.1, 16.4.1 and 29.4.1, as follows:

15.4.1 Special Provisions

4. Section 15 of By-law No. 50-12, as amended, is hereby further amended by adding the following new clause to Subsection 15.4.1, as follows:
 - (y) R3-25 (Oxford Village Subdivision – Phase 2)
 - (i) Notwithstanding the provisions of Sub-sections 15.2 of By-law No. 50-12, as amended, hereof to the contrary, on the lands

zoned Residential – Third Density – Exception Zone (R3-25), the following provisions shall apply:

Zone Requirements (for Single Detached Dwellings)

Minimum Lot Area	260 m ²
Minimum Lot Frontage	9 m
Minimum Front Yard	3 m
Minimum Exterior Side Yard	3 m
Minimum Interior Side Yard	1.2m
Minimum Rear Yard	6m
Maximum Building Height	11 m
Maximum Lot Coverage	60%

(ii) Zone Requirements (for Semi Detached

Dwellings) Minimum Lot Area	190 m ²
Minimum Lot Frontage	6.5 m per dwelling
unit Minimum Front Yard	3 m
Minimum Exterior Side Yard	3 m
Minimum Interior Side Yard	1.2 m; 0m between dwelling
units Minimum Rear Yard	6 m
Maximum Building Height	11 m
Maximum Lot Coverage	70%

(iii) Zone Requirements (for Townhouse

Dwellings) Minimum Lot Area	180 m ²
Minimum Lot Frontage	6 m per dwelling unit
Minimum Front Yard	3
m Minimum Exterior Side Yard	3
m	
Minimum Interior Side Yard	1.2 m; 0m between dwelling
units Minimum Rear Yard	7 m
Maximum Building Height	11 m
Maximum Lot Coverage	70%

(iv) Notwithstanding Section 6.24, on the lands zoned R3-25 all buildings and structures will have a minimum 30 metre setback from the boundary of an EP zone.

(v) Notwithstanding the provisions of Section 6.50(a) hereof to the contrary, on the lands zoned R3-25, where a 30 metre setback from the boundary of any Environmental Protection (EP) Zone cannot be met, only the following yard encroachments shall be

permitted:

- fire places, sills, belt courses, chimneys, canopies or other similar architectural features (not including bay windows, balconies or vertical projections), cornices, eaves, (including troughs), gutters, parapets, pilasters or other ornamental features shall be permitted to encroach 0.5 metre into any required yard.
- Drop awnings, clothes poles, garden trellises, flag pole, TV or radio antennae including satellite dish antennae, or similar accessories.
- Fences.

- (vi) Notwithstanding anything in this By-law to the contrary, on the lands zoned R3-25 a rear yard fence shall be required for any lot with a rear yard adjacent the EP or I-7 zoning category.
- (vii) Notwithstanding the provisions of Section 6.38.9(d)(i) hereof to the contrary, on the lands zoned R3-25 uncovered parking spaces shall be permitted within the front yard of a multiple dwelling on a driveway.
- (viii) Notwithstanding the provisions of Section 6.38.11(c) hereof to the contrary, on the lands zoned R3-25 the minimum distance required between a driveway and an intersection of street lines shall be 4.8 metres.
- (ix) Notwithstanding the definition of Section 5.268 (Sight Triangle) and the provisions of Section 6.45 hereof to the contrary, on the lands zoned R3-25 the following sight triangles shall be required:
- | | | |
|------|--------------------------------------|---------|
| i. | Private road to local collector road | 3m x 3m |
| ii. | Local road to local road | 3m x 3m |
| iii. | Local road to collector road | 3m x 3m |
| iv. | Collector road to collector road | 5m x 5m |
| v. | Collector road to arterial road | 5m x 5m |
| vi. | Arterial road to arterial road | 5m x 5m |
- (x) Notwithstanding the provisions of Section 15.1 hereof to the contrary, on the lands zoned R1-25-h, only those uses existing on the date of the passage of this By-Law shall be permitted, until the holding symbol has been removed. The holding symbol (-h) shall be removed from the lands affected in accordance with the provision of the *Planning Act*, provided that the following item is satisfactorily addressed:

- Execution of an agreement between the Municipality and the Developer to establish 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:
 - o extension of municipal services at the cost of the Developer,
 - o Execution of a subdivision agreement, including measures to support provision of affordable dwelling units within the development, satisfactory to the Municipality.
 - o Approval of sanitary sewer and water capacity allocation commitment, as approved by the Municipality.

16.4.1 Special Provisions

5. Section 16 of By-law No. 50-12, as amended, is hereby further amended by adding the following new clause to Sub-section 16.4.1 as follows:
- (II) R4-18 (Oxford Village Subdivision – Phase 2)
 - (i) Notwithstanding the provisions of Sub-sections 16.1 and 16.2 of By-law No. 50-12, as amended, hereof to the contrary, on the lands zoned Residential – Fourth Density – Exception Zone (R4-18), the following provisions shall apply:
 - (ii) Residential uses limited to:
 - apartment dwellings
 - stacked townhouse dwellings
 - bed and breakfast
 - home occupation – domestic and household arts
 - home occupation – professional use
 - additional residential unit
 - a Type A group home
 - buildings, structures and uses accessory to a permitted use.
 - (ii) Non-residential uses limited to:
 - retail establishment
 - convenience store
 - clinic
 - office
 - personal service shop
 - private school
 - public school

Zone Requirements (for Stacked Townhouse or Apartment Dwellings)

Minimum Lot Area	1100 m ²
Minimum Lot Frontage	30 m
Minimum Front Yard	6 m
Minimum Exterior Side Yard	6
m Minimum Interior Side Yard	6
m Minimum Rear Yard	7.5
m	
Maximum Building Height	11 m
Maximum Lot Coverage	50%

- (iii) Notwithstanding the provisions of Section 6.38.9 hereof to the contrary, on the lands zoned R4-18 the parking requirement shall be 0.75 spaces per dwelling unit plus 1 visitor space for every 5 dwelling units.
- (iv) Notwithstanding the provisions of Section 6.38.9(d)(i) hereof to the contrary, on the lands zoned R4-18 uncovered parking spaces shall be permitted within the front yard of a multiple dwelling on a driveway.
- (v) Notwithstanding the provisions of Section 6.38.11(c) hereof to the contrary, on the lands zoned R4-18 the minimum distance required between a driveway and an intersection of street lines shall be 4.8 metres.
- (vi) Notwithstanding the definition of Section 5.268 (Sight Triangle) and the provisions of Section 6.45 hereof to the contrary, on the lands zoned R4-18 the following sight triangles shall be required:
 - vii. Private road to local collector road 3m x 3m
 - viii. Local road to local road 3m x 3m
 - ix. Local road to collector road 3m x 3m
 - x. Collector road to collector road 5m x 5m
 - xi. Collector road to arterial road 5m x 5m
 - xii. Arterial road to arterial road 5m x 5m
- (vi) Notwithstanding the provisions of Section 16.1 hereof to the contrary, on the lands zoned R4-18-h, only those uses existing on the date of the passage of this By-Law shall be permitted, until the holding symbol has been removed. The holding symbol (-h) shall be removed from the lands affected in accordance with the provision of the *Planning Act*, provided that the following item is satisfactorily addressed:

- Execution of an agreement between the Municipality and the Developer to establish 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:
 - o extension of municipal services at the cost of the Developer,
 - o Execution of a subdivision agreement, including measures to support provision of 15% of units being offered at affordable rental rates within the R4-18 zone category, satisfactory to the Municipality.
 - o Approval of sanitary sewer and water capacity allocation commitment, as approved by the Municipality.

29.4.1 Special Provisions

6. Section 29 of By-law No. 50-12, as amended, is hereby further amended by adding the following new clause to Sub-section 29.4.1 as follows:

(g) I-h (Oxford Village Phase 2 – Community Block)

i. Notwithstanding the provisions of Section 29.1 hereof to the contrary, on the lands zoned I-h, only those uses existing on the date of the passage of this By-law shall be permitted, until the holding symbol has been removed. The holding symbol (-h) shall be removed from the lands affected in accordance with the provision of the *Planning Act*, provided that the following item is satisfactorily addressed:

- Execution of a site plan 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:
 - o extension of municipal services at the cost of the Developer
 - o execution of an agreement, partnership and cost-sharing arrangements between the Developer and the Municipality.
 - o Approval of sanitary sewer and water capacity allocation commitment, as approved by the Municipality.


7. Schedule "C" to By-law No. 50-12, as amended, is hereby further amended

in accordance with Schedule "A" attached hereto and forming part of this By-law.


8. Schedule "A" attached hereto form part of this By-law.
9. This By-law shall come into force and take effect on the date of passing subject to the provisions of the Planning Act, R.S.O. 1990 as amended.

PASSED AND ENACTED
THIS 20th DAY OF March, 2024





NANCY PECKFORD
Mayor



CHLOE PRESTON
Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

Schedule "A" to By-Law No. 21-24

This Map forms part of the By-Law



Subject Lands:

Oxford Village Inc.
 Part Lot 24/25, Concession 2
 Geographic Township of Oxford-on-Rideau, now The Municipality of North Grenville



Lands to be zoned Residential – Fourth Density – Exception Zone – holding (R4-18-h)



Lands to be zoned Residential – Third Density – Exception Zone – holding (R3-25-h)



Lands to be zoned Institutional – Exception Zone – holding (I-



7). Lands to be zoned Institutional – holding (I-h).



Lands to be zoned Environmental Protection (EP).