



## Municipality of North Grenville

To: **Council**

Meeting Date: April 16, 2025

Subject: ZBA-05-25 – Craig Road

Report No: PD-2025-022

Prepared by: Phil Mosher, Deputy Director of Planning

### Recommendation(s)

THAT Council Approve By-law 34-25 to rezone a portion of unaddressed lands on Craig Road from Rural (RU) to Rural – Special Exception (RU-73) to allow a reduced lot area in the Rural Zone.

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### Executive Summary

#### Purpose

- To amend the zoning at the subject property to recognize a reduced lot area and lot frontage.

#### Key Findings

- Staff deemed this application complete on March 7, 2025.
- This application is made to fulfill a condition to related application for consent (B-133-24).

#### Financial Implications

- There are no financial implications to the Municipality as a result of this application.

### Background/Analysis

The applicant submitted an application for consent (File No. B-133-24) in 2024 for the subject lands. The current zone category at the subject lands is Rural (RU) however the

minimum required lot size in the Rural (RU) zone is 1 hectare, whereas the subject lot proposes to be 0.4 hectares. Because the lands are designated Rural Residential in the Official Plan, a smaller lot size is able to be supported.

As part of this application, the following information has been submitted:

- Completed Application Form, dated July 28, 2023

Based on a review of the Municipality's Official Plan and zoning information, and the Counties' Official Plan, the following has been identified:

- The subject property is designated Rural Residential and Rural in accordance with Schedule "A" of North Grenville's Official Plan.
- The Rural land use designation is located at the north end of the property and is not the subject of this application.
- Portions of the property are identified as unevaluated wetlands under the Municipality's Official Plan, although their location is outside the location of the lands to be re-zoned and is not considered further in this analysis.
- The lands are currently zoned Rural (RU) in accordance with Schedule "A1" of the Municipality's Comprehensive Zoning By-law.
- It is designated as "Rural" by the United Counties of Leeds and Grenville Official Plan.
- It appears to be located outside of any wellhead protected area, although it does overly a highly vulnerable aquifer.

### **The Property**

The subject property is located in a rural part of the Municipality, about 2.5 kilometres west of the hamlet of Oxford Mills. It's located within Part lot 11, Concession 4 of the geographic Township of Oxford-on-Rideau.

On-site, the property is heavily treed, with portions of open meadow interspersed throughout. The property is currently vacant. The property is 35 hectares in area with a frontage and depth of approximately 83 metres and 1400 metres, respectively.

### *Provincial Policy Statement*

The most recent Provincial Planning Statement (PPS 2024) came into effect on October 20, 2024. The PPS provides overarching policies for growth and development in Ontario.

Section 2.5 of the PPS states that Healthy, integrated and viable rural areas should be supported by "accommodating an appropriate range and mix of housing in rural settlement areas" [subsection 1[c]].

These lands are considered to be a settlement area, as defined by the PPS, because they have been designated in an official plan for development over the long term.

Section 2.3.1.1 of the PPS states that “settlement areas shall be the focus of growth and development.” Section 2.3.1.2 notes that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- Efficiently use land and resources (subsection [a])

Section 2.5.2 of the PPS states that “...rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”

There are no natural heritage features or natural hazards within the meaning of Section 4 or 5 of the PPS.

In the opinion of Municipal planning staff, the development proposal is consistent with the PPS because:

- It promotes development within a rural settlement area.
- Assists with accommodating an appropriate range and mix of housing in settlement areas.
- Promotes development land use patterns that are efficient and will not preclude future development.

### **United Counties of Leeds and Grenville Official Plan**

The subject property is designated “rural” by the Counties’ Official Plan.

Within the Counties’ Plan, UCLG supports a healthy, integrated and viable rural area (Section 3.1).

Municipal planning staff are of the opinion that the proposed development is consistent with the rural policies of the Counties’ Official Plan and the Plan in general because:

- It assists with promoting a healthy, integrated and viable rural area.

### **North Grenville Official Plan**

The lands affected by the requested amendment are presently designated on Schedule ‘A’ of the Municipality of North Grenville’s Official Plan as “Rural Residential”. Schedule ‘A1’ notes the presence of unevaluated wetlands, although these are not within the lands under consideration for re-zoning.

The Rural Residential designation includes areas where rural residential subdivisions exist or have been approved in some form.

Lands within this designation shall be developed for low density single detached dwellings. Development is primarily intended to take place by plan of subdivision, but the occasional severance may be permitted. The minimum lot size required is 0.4 hectares.

The related severance (File No. 133-24) would ultimately result in a retained lot that has a deficient frontage on Craig Road. However, that deficient frontage would be an appropriate width to form part of a road when the remaining lands are eventually developed for a subdivision. This ensures that Policy 9.2[e] of the Official Plan can be upheld, requiring that any proposed development shall not land lock other adjacent land and to ensure future connections are planned and available.

Municipal planning staff are of the opinion that the proposed re-zoning is consistent with North Grenville's Official Plan, because:

- The development meets the minimum size requirement in the Rural Residential designation.
- The reduced lot still provides appropriate area that can be used to access future lands when developed by subdivision.
- The use is appropriate with the surrounding area, and with appropriate buffering and screening, identified through a site plan control agreement, will ensure proper blending in with the rural landscape.

### Comprehensive Zoning By-law 50-12

- Zoning at the subject lands is currently Rural (RU). The request to change the zoning to RU-73 would recognize a reduced lot area for the proposed severed lot and a reduced lot frontage for the retained lands.
- Staff is of the opinion that the requested zone changes represent good land use planning in support of the related consent application (B-133-24).

### Relevance to Strategic Priorities

<b>Strategic Pillar</b>	Pillar #1 - Balanced and Environmentally Sustainable Growth
<b>Goal</b>	Goal #1.5 - Explore Opportunities for Increasing Housing Supply and Mix
<b>Key Action</b>	Action #1.5.4 - Identify opportunities for residential infill and intensification

### Options and Discussion

1. Approve the recommendation – **RECOMMENDED** the proposed development is seen to represent good land use planning and further the goals of the Municipality.
2. Do not approve the recommendation – **NOT RECOMMENDED**

### Financial Impact

This item has been identified in the current budget:

Yes ☐ No ☐ N/A **X**

This item is within the budgeted amount:

Yes ☐ No ☐ N/A **X**

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.

### **Internal/External Consultation**

At the time this report was written no comments had been received.

### **Communications**

Implementing the decision of the Committee is subject to the Provisions of the Planning Act and will not require further communication resources to implement the decision of the Committee.

### **Attachments**

- Attachment #1 – Zone Map
- Attachment #2 – Official Plan
- Attachment #3 – Site Sketch