

CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 27-25

Being a By-Law to Adopt Amendment No. 13 to the Official Plan of the Municipality of North Grenville

The Council of the Corporation of the Municipality of North Grenville, in accordance with the provisions of the *Planning Act*, as amended, hereby enacts as follows:

1. Amendment No. 13 to the Official Plan of the Municipality of North Grenville, consisting of the attached text and Schedule 'A', is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the United Counties of Leeds and Grenville for approval of the aforementioned Amendment No. 13 to the Official Plan of the Municipality of North Grenville.
3. That this by-law shall come into force and effect on the day of passing.

PASSED AND ENACTED THIS 16th
DAY OF APRIL, 2025

NANCY PECKFORD
Mayor

MARY REMMIG
Deputy Clerk

Official Plan Amendment No. 13
To
The Official Plan of the Municipality of North Grenville

110 Elvira Street

Part 1 on Reference Plan 15R-10068

PIN 68124-0227

Part Lot 26, Concession 3 Geographic Town of Kemptville
now The Municipality of North Grenville

March, 2025

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE

Introduces and provides context for the Amendment but does not constitute part of the Amendment to the Municipality of North Grenville Official Plan.

PART B – THE AMENDMENT

Consists of text and a map, which constitutes the Amendment to the Municipality of North Grenville Official Plan.

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PART A – THE PREAMBLE

1.0 Purpose

The purpose of this Amendment is to:

- Amend Sub-section 10.2.5, Special Residential Designations of the Official Plan to permit higher density through a site-specific zoning by-law amendment for the subject lands at a density not to exceed 79 units per gross hectare.

2.0 Location

This Amendment affects lands located at 110 Elvira Street, Part 1 on 15R-10068, PIN 68124-0227 being Part Lot 26, Concession 3 in the Geographic Town of Kemptville, now the Municipality of North Grenville. The subject property is approximately 0.614 hectares and is situated within the Municipality's Urban Service Area 2. The surrounding land uses consist of commercial and residential uses.

Schedule 'A' attached hereto, and forming part of this Amendment, shows the location of the lands affected by the Amendment.

3.0 Basis

3.1 Provincial Planning Statement

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

Section 2.2 of the PPS provides housing related policies. This includes that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area. This is achieved by:

- a) Establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing;
- b) Permitting and facilitating:
 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. All types of residential intensification including the development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active

transportation.

The PPS requires that Settlement Areas are to be the focus of growth and development. This includes focusing growth in strategic growth areas (Section 2.3.1.1). Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive, as appropriate; and
- e) Are freight supportive.

Planning Authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities (Section 2.3.1.3).

Planning authorities shall establish and implement targets for intensification and redevelopment within built up areas, based on local conditions (Section 2.3.1.4).

Section 3.1 of the PPS provides general policies for infrastructure and public service facilities. Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.

Section 3.6 provides policies related to sewage, water and stormwater. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

Planning for stormwater management shall:

- a) Be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
- b) Minimize, or where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
- c) Minimize erosion and changes in water balance including through the use of green infrastructure;
- d) Mitigate risks to human health, safety, property and the environment;
- e) Maximize the extent and function of vegetative and pervious surfaces;
- f) Promote best practices, including stormwater management attenuation and re-use, water conservation and efficiency, and low impact development; and
- g) Align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater for development on a watershed scale.

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

- It promotes an efficient development and accommodates an appropriate mix of affordable and market-based mix of residential types while developing an available and appropriate site.
- It is in a location that efficiently utilizes land and resources and, in an area, where infrastructure is available.
- It avoids the need for unjustified expansion of infrastructure or serviced areas.
- It is a form of residential intensification which efficiently uses land, resources and infrastructure.
- It facilitates compact form and will maintain appropriate levels of public health and safety.
- Has been planned in a coordinated, integrative and comprehensive manner with other levels of government.
- North Grenville has established standards for intensification within its Official Plan. Those are discussed more in the Official Plan section, but the proposal is consistent with them.

3.1 United Counties of Leeds and Grenville Official Plan

The subject property is designated “settlement area” and “urban settlement area” in the Counties’ Official Plan.

It is a policy of the Counties’ Plan to ensure that “settlement areas are the focus of growth” and this “growth is encouraged in built-up areas to maximize public and private infrastructure and to preserve agricultural, rural and natural heritage areas” (2.3.1[a]). Settlement areas, which Kemptville is listed as, are to provide “...development patterns that efficiently use land, resources, infrastructure and public service facilities” (2.3.1[b]).

Settlement area growth is based upon growth management objectives of the Official Plan. These include:

- “foster[ing] the creation of complete, healthy and vibrant communities and enhance the quality of life for all residents by focusing growth and development to settlement areas” (Section 2.1[a]).
- “Promot[ing] development patterns in settlement areas that efficiently use land, resources, infrastructure, and public service facilities, through compact urban forms, a mix of land uses and appropriate densities” (Section 2.1[d]).
- “Encourag[ing] the provisions of a broad range of housing types and affordability to meet the needs of the existing and future residents of the Counties” (Section 2.1[g])

The Counties' Plan ultimately directs that "[l]ocal Official Plans will detail where...various types of land uses will be located" and also encourages "[h]ealthy and complete communities" which include "a diverse mix of land uses...and housing types" (Section 2.3.1[e]).

"Local municipalities are encouraged to establish land use patterns based on densities and a mix of land uses which support the local context and...efficiently use land, resources, infrastructure and public service facilities which are planned or available...minimize negative impacts to air quality and climate change...support active transportation, are transit supportive...are appropriate to the type of sewage and water services which are planned or available" (Section 2.3.1[f]).

Similar to the PPS, the Counties' Plan encourages "...long term economic prosperity of settlement areas that...promote development that is...compact, mixed use...including higher density, apartment-style housing types... [to] optimize the use of land...[and] maintain the well-being of downtowns and main streets" (Section 2.3.1[g]).

"Local municipalities will identify and promote intensification, infill and redevelopment of vacant or underutilized sites, in the urban settlement areas, taking into account the existing building stock and availability of suitable existing or planned infrastructure in accordance with...intensification policies." (Section 2.3.2[e])

"Cost-effective development patterns which minimize land consumption and reduce servicing costs are encouraged" (Section 2.3.2[h]).

Residential intensification is identified in the Counties' Plan as "...efficient, cost-effective and reduc[ing] the need to develop land within the Counties' greenfield areas." It further recognizes that intensification "...reduces the need for settlement expansions encroaching into the Counties agricultural area." Intensification is supported by the Counties "...to increase [settlement area] vitality, offer a range of housing choices [and] efficiently use land...." (Section 2.4.1).

The Counties' Plan acknowledges that "[t]here are limited opportunities for intensification", and therefore this activity is encouraged "within the existing built-up areas wherever feasible and appropriate...." (Section 2.4.1[a]).

The proposed development helps the Counties' in achieving its goal of 20% of dwelling growth occurring through intensification and redevelopment (Section 2.4.1[b]). The Counties "...encourage intensification...that is of an appropriate scale and character...including availability of servicing, and demonstration of compatibility with existing neighbourhoods" (Section 2.4.1[c]).

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

- It occurs within a settlement area which is the focus of growth.
- It proposes a development pattern that efficiently uses land, resources, infrastructure and public service facilities.
- It efficiently uses and optimizes land, promotes higher density through intensification and assists the Counties' in achieving its intensification goals.
- It provides alternative housing types: affordable and apartment-style dwellings, to assist North Grenville in achieving a diverse mix of housing types.
- Approval of the Amendment can help the Counties' delay urban expansion within the North Grenville area.

3.2 Municipality of North Grenville's Official Plan

The lands affected by the Amendment are presently designated on Schedule 'B' of the Municipality of North Grenville's Official Plan as "Urban Service Area 2", and "Residential". Section 10 of the Official Plan provides policies and direction for lands designated "Urban Service Area" and "Residential" Designations. In addition, relevant policies which address this kind of application are found within the following sections:

- Section 2.2 "Interpretation of the Vision Statement"
- Section 2.2.10 "Linkages"
- Section 2.4.5 "Land Requirements"
- Section 2.5 "Growth Management Policies"
- Section 10.2 "Residential"
- Section 10.9 "Special Study Area – County Roads 43 and 44 Corridor"
- Section 11 "Housing Policies"

The general intent of these policies is as follows:

Section 2.2.4 of the Plan interprets the vision statement regarding settlement patterns and states that "...[t]he Town of Kemptville will provide a mix of housing opportunities, including affordable housing, and will continue to be the primary centre for residential, commerce and services for North Grenville."

Section 2.2.9 interprets the vision statement regarding social needs, noting that "[t]he mental and physical health of the Municipality's residents will depend upon the effective delivery of...(b) affordable housing (rental and ownership) for people of all ages and levels of independence (single detached homes, multiple residential...)."

Section 2.2.10 acknowledges that "the transportation, servicing and communication networks constitute the linkages within which the Municipality's residents and visitors will live, work and play. In an effort to reduce our carbon footprint, it will be an ongoing goal to minimize time, distance, economic and energy costs of movement for persons, goods and information. Development along major roadways in North Grenville, particularly along entrance routes to the Municipality, will consider its surroundings and improve the quality of the built environment. It will also be a goal of this plan to support a built environment

that promotes safe, active transportation as a priority travel option within settlement areas.” Additional linkages include “walking and cycling trails that connect shoreline areas, existing parks or other important physical or man-made features will be developed wherever possible.” In addition, “the integrity of the existing Provincial, County and Municipal road networks shall be maintained and upgraded, and integrated with cycling and walking routes as much as possible.”

Section 2.4.5 discusses how the growth forecast of North Grenville will be addressed through land requirements and states that “[t]he forecasted growth in population, housing and employment will be accommodated in the following ways...intensification of land use in existing settlement areas...through the development of vacant, designated Residential ...lands within the...limits of the existing urban areas.”

Section 2.5.2 discusses how growth management will occur within the Municipality and “...[is] based on the following principles: ...measures necessary to accommodate growth through land use intensification...will be supported[,]...that growth will be prioritized in existing serviced areas and settlement areas, where infill and intensification is appropriate[,]...that growth will be directed to areas that are suitable for the provision of full municipal services in keeping with...long term servicing and financial plans[,]...encourag[ing] the majority of new development to be planned to provide a mix of housing types and tenures as a means of diversifying the housing stock and encouraging the supply of affordable housing....”

Section 10.2 contains policies for how residential areas will be developed. The goal of the residential area is “[t]o promote the development of a mix of housing types that will satisfy the Municipality’s projected housing needs.” Objectives that achieve this goal include:

- a) Provide for a supply of residential land that is sufficient to accommodate the anticipated demand for a broad range of new dwelling types over the planning period.
- b) Support the provision of a choice of dwelling types according to location, size, affordability, tenure, design, and accessibility so that a broad range of housing requirements is satisfied.
- c) Support the distribution of a choice of dwelling types by zoning lands for a range of densities and structural types throughout the Urban Serviced Area.
- f) Encourage infill residential development and intensification in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities.
- g) Minimize the potential for land use compatibility problems which may result from an inappropriate mix of: low, medium and high density housing; higher intensity residential uses with other residential housing; or residential and non-residential uses.

h) Support the provision of services and amenities that enhance the quality of the residential environment.

j) Promote residential development that makes efficient use of land and services.”

The Application is seeking an increase in the maximum permitted density on the property. Section 10.2.4 provides that “in order to encourage the development of a pleasant residential environment that is generally consistent with the existing physical character of the Urban Service Area, various policies which will influence the density, type and location of residential development are included as follows:

“a) The maximum permitted overall density within any development proposal on lands designated Residential shall be 45 units per gross hectare. Notwithstanding the maximum density of 45 units per gross hectare, development proposals for up to a maximum of 60 units per gross hectare may be considered under the bonusing provisions of Section 14.2 of this Plan. Requests for densities greater than 61 units per gross hectare would be subject to an Official Plan Amendment.”

The Application is being sought to permit an increase in the maximum gross density from 45 units per gross hectare to 79 units per gross hectare. This will permit the subject property to be developed for two residential apartment dwellings.

Section 10.2.6.4 notes that residential intensification proposals “...will be subject to a concurrent site plan process.” This helps to ensure that all matters can be addressed. Relevant to this section, the applicant will be required to enter into a site plan control agreement with the municipality before building permits can be issued.

The Housing Policies within the Official Plan have several key objectives (Section 11.2) which support the proposed request for increased density. Namely, they:

“a) Support the provision of a choice of dwelling types so that a broad range of housing requirements is satisfied.

b) ... provide opportunities for an adequate supply of affordable housing to meet the economic, social, health and well-being requirements of all people.

f) The Municipality shall encourage and support private, public and local partnerships in the provision of affordable and supportive housing.

i) In addition to opportunities for the development of affordable housing in new developments, residential intensification...also contribute to the supply of affordable housing and may assist the Municipality in meeting its target for the provision of affordable housing.”

Where requests for increased height and density are submitted to the Municipality, Section 14.2 of the Plan outlines how these requests should be considered. Owners of properties making these requests shall address one or more of the following requirements to the satisfaction of the Municipality to be eligible for increases beyond those permitted:

- i. the provision of affordable housing, assisted housing or housing for those with special needs;
- ii. the provision of community facilities, such as parks, 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.

Section 14.2[g] goes on to state that before passing zoning by-laws to allow an increase in height or density of a development project, the Municipality will have regard to:

- i. the type or types of development to which increased height or density provisions may apply;
- ii. area or areas of the Municipality where these provisions may apply;
- iii. the facilities, services or matters which may be provided in exchange for increased height or density;
- iv. the extent of the increases in height and density which may be granted.

As a condition of an application for height and density, the owner will be required to enter into an agreement with the Municipality to deal with the facilities, services, or matters that are to be provided, the timing of their provision, and the increase in height or density to be given (Section 14.2[j]).

The facilities, services and matters which are to be provided shall be commensurate with the increased height or density which may be granted for each development project (Section 14.2[i]).

It is the opinion of Municipal planning staff that this Amendment conforms to the general intent of the Municipal Official Plan because:

- It helps further the Vision of North Grenville by bringing a shift to the municipal housing stock by providing more high-density units, including affordable units.
- It can assist in further addressing social needs, affordable housing, and housing for people of all age levels.

- It manages the growth forecast of North Grenville by intensifying land use of a partially developed site, in an appropriate location and where municipal services will be made available.
- It meets the objectives of the residential designation, specifically:
 - o supporting provision of a choice of dwelling type, including affordable housing,
 - o proposing development within areas which are part of the Municipality's master servicing plans,
 - o intensifying development in areas where existing land uses are not adversely affected,
- It satisfies several objectives of North Grenville's housing policies. Specifically:
 - o Supports the provision of a choice of dwelling types to satisfy a broad range of housing requirements,
 - o Provides opportunities for a supply of affordable housing to meet economic, social, health and well-being requirements of all people,
 - o Contributes to the supply of affordable housing to help North Grenville achieve its target for the provision of affordable housing
- It addresses the bonusing policies of the Official Plan by proposing 10% of units as affordable and by proposing some units which could be provided as barrier free units for those with special needs.

Based on the foregoing, in the opinion of municipal staff, this amendment is consistent with the Provincial Planning Statement and Counties' Official Plan, conforms to the intent of the Municipal Official Plan and is appropriate for the orderly and efficient development of land and represents good land use planning.

PART B – THE AMENDMENT

1.0 Introductory Statement

All of this document entitled The Amendment, consisting of the following text and

attached Schedule 'A' constitutes the Amendment to the Municipality of North Grenville Official Plan.

2.0 Details of the Amendment

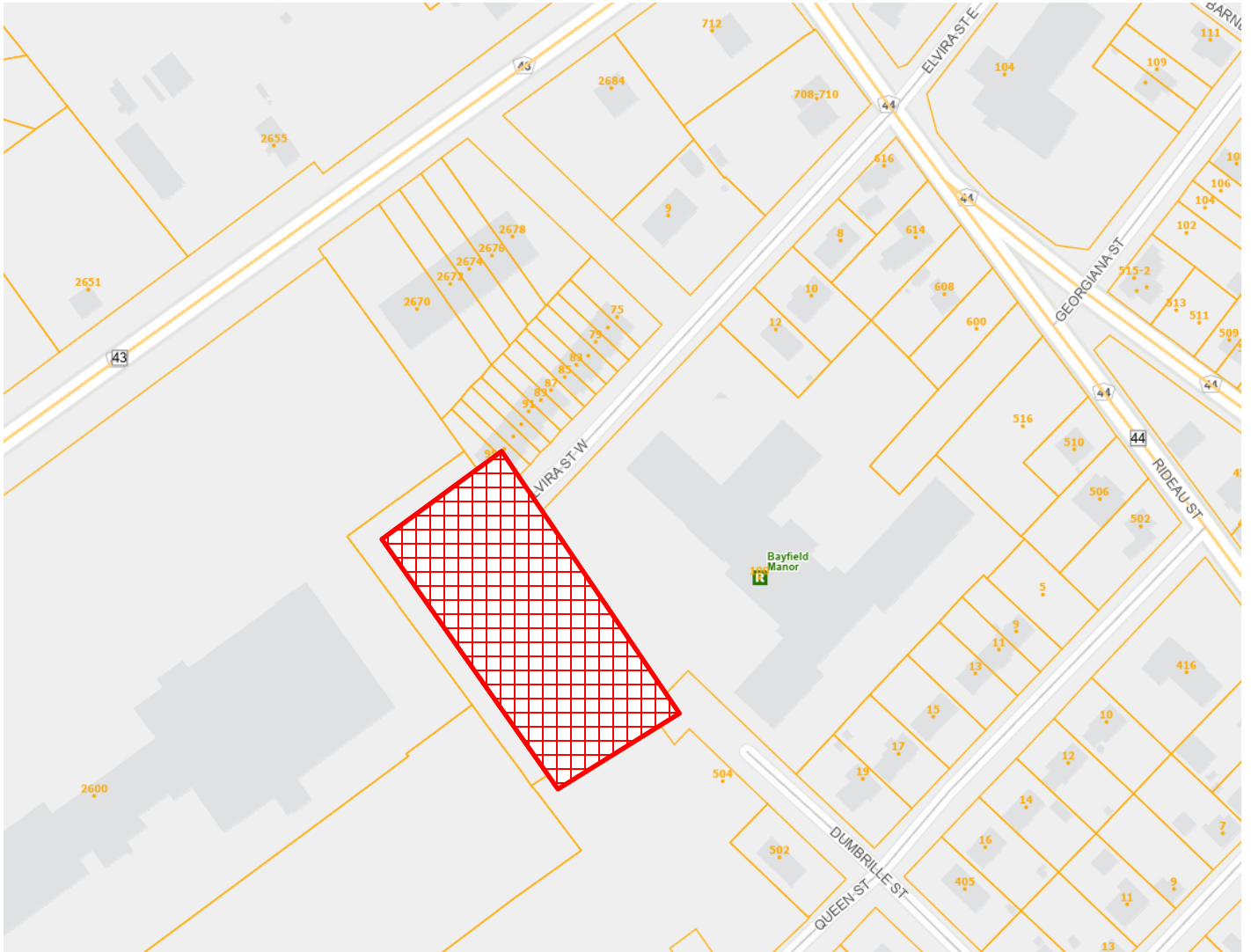
That Section 10.2.5, Special Residential Designations of the Municipality of North Grenville Official Plan be amended to include the following provision on the lands shown on Schedule 'A' to the amendment:

10.2.5.8 110 Elvira Street, Part 1 on 15R-10068, PIN 68124-0227, being Part Lot 26, Concession 3 in the Geographic Town of Kemptville, now the Municipality of North Grenville

Notwithstanding the Increased Height and Density Provisions of Section 14.2(c) of the Official Plan on the lands in the Special Residential Designation under Section 10.2.5.8 are subject to the following:

- a) The total overall density of this development shall not exceed 79 units per gross hectare as established through a site-specific zoning by-law amendment.
- b) The overall concept plan for this development includes two (2) apartment dwellings.
- c) All development shall take place on the basis of connection to the municipal sewage treatment system and the municipal water supply system.
- d) The form and location of buildings shall be set out in an implementing Zoning By-law.
- e) An agreement to establish the facilities, services or matters to be provided is required in accordance with Sections 10.2, 10.8.1 and 14.2 of the Plan, to the satisfaction of the Municipality.
- f) The definition of "affordable" may utilize alternative interpretations, such as those outlined by the Canadian Mortgage and Housing Corporation (CMHC) or other comparable definitions, subject to the satisfaction of the Municipality.

CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE
Schedule 'A' to Amendment No. 13, By-law 27-25



Lands to be subject to the policies of Special Residential Designation 10.2.5.8



110 Elvira Street

Part 1 on 15R-10068

PIN 68124-0227 being Part Lot 26, Concession 3

Geographic Town of Kemptville, now the Municipality of North Grenville.