

# 2973-2979 County Road 43

ZBA-10-25

December 10, 2025

# Application Overview

To re-zone 2973-2979 County Road 43 from Shopping Centre Commercial - Exception Zone (C4-5) to Highway Commercial - Exception Zone (C3-36).

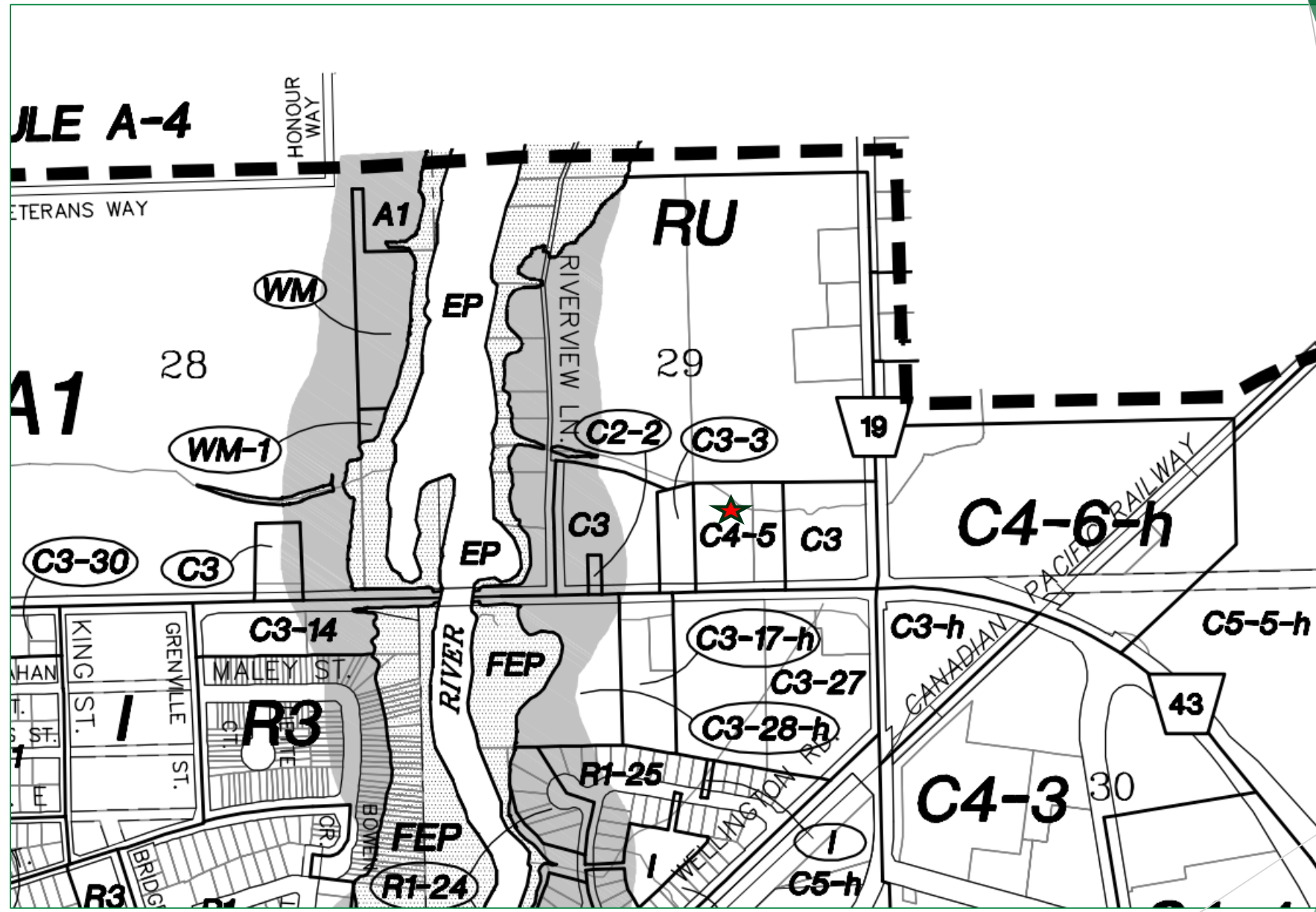
The effect of the application would be to broaden permitted uses and increase the amount of gross leasable floor area from 2400 m<sup>2</sup> to 3000 m<sup>2</sup>.

## **Recommendation – hold meeting, defer decision**

- ▶ **THAT Council holds the public meeting for the requested zone amendment, being an amendment to change the zoning at 2973-2979 County Road 43 from Shopping Centre Commercial - Exception Zone (C4-5) to Highway Commercial - Exception Zone (C3-36) to permit an expanded list of permitted uses and establish minimum gross floor area.**

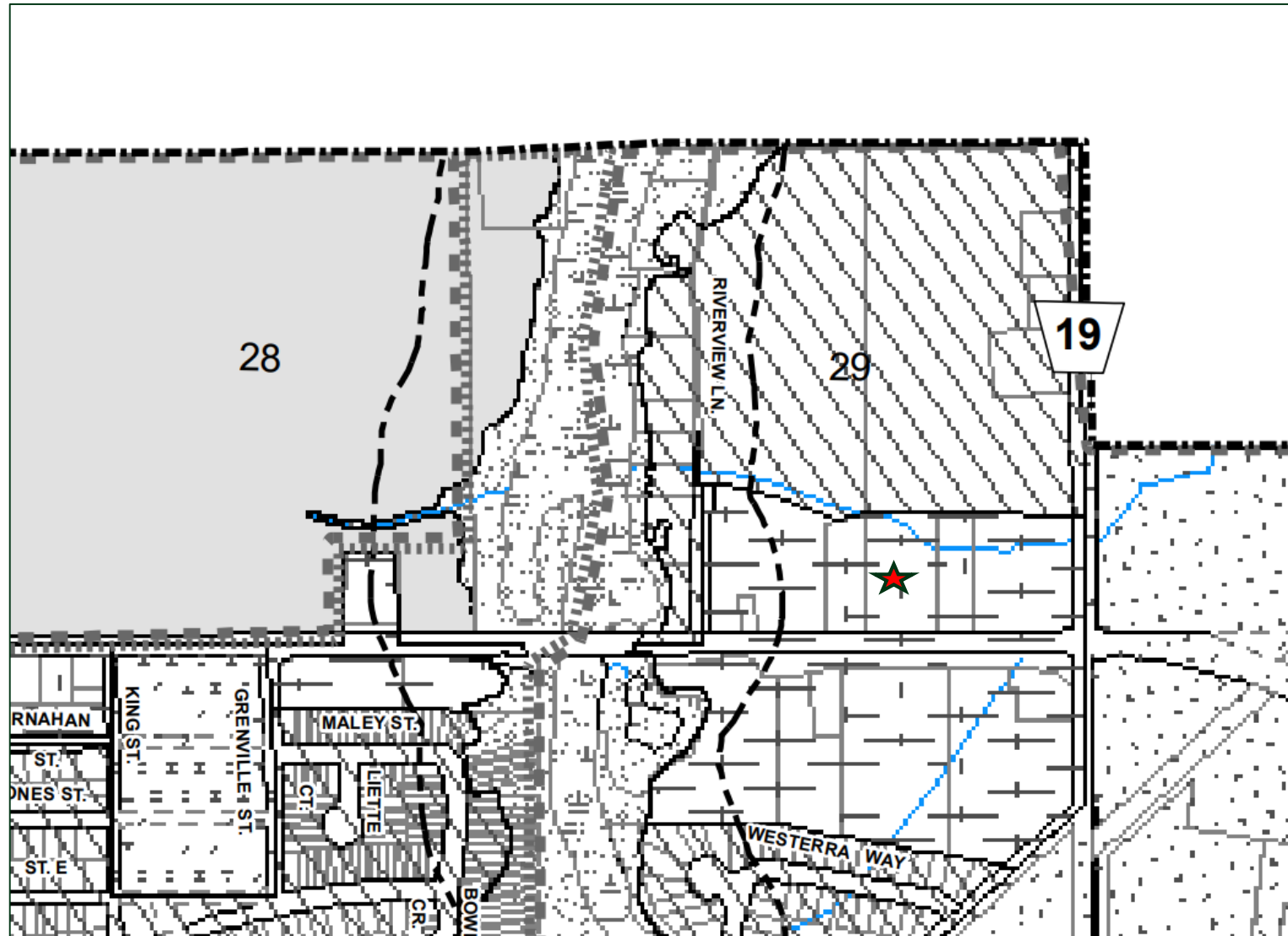
# Submitted materials / peer review

- ▶ **Planning Rationale** – Consilio Planning Services D’Urbanisme – received by our office October 9, 2025.
- ▶ **Change of Use, Expansion and Impact Study for a Property in North Grenville** – Shore-Tanner & Associates – July 16, 2025
- ▶ **North Grenville – Kemptville / Retail Impact Assessment – Peer Review** – prepared by FBM and dated November 28, 2025.



# Site Location

Source: MNG Zoning Schedule (C)



# Official Plan

Department: Planning and Development

# Aerial Image



# PPS Consistency

- ▶ **In the opinion of the reviewing planner, the proposed development is consistent with the PPS, because:**
  - ▶ The development is planned within a settlement area, which shall be the focus of growth and planning authorities are encouraged to identify and focus growth within strategic areas;
  - ▶ It would occur within the County Road 43 area - a strategic growth area for the Municipality. Therefore, the continued use of the property as a commercial business assists with maintaining a complete community.
  - ▶ Would promote economic development and competitiveness by providing for a mix and range of broad mixed uses to meet long-term needs.
  - ▶ The development would continue to plan for and protect the highway 43 corridor.
- ▶ **One point that needs to still be clarified, and should be before Council makes a decision, is how the proposed development takes into account the needs of existing and future businesses (Section 2.8.1.1). There is more discussion on this below in the North Grenville Policy section.**

# **UCLG OP CONSISTENCY**

- **The application is consistent with the UCLG OP because:**
  - ▶ **It promotes development within an urban settlement area, which is the focus of growth, with land use patterns that efficiently use land and infrastructure (Section 2.3.1[a][b][g], 2.3.2).**
  - ▶ **Accommodates evolving needs related to economic activity (Section 2.6).**

# **Municipal Official Plan Consistency**

- ▶ **Promotes development within the County Road 43/44 corridor (Sections 10.4.2[a][b] 10.9).**
- ▶ **Continues Highway Commercial uses (Section 10.4).**
- ▶ **Promotes a wide variety of uses, including grocery stores (Section 10.4.1).**
- ▶ **Is vehicle-oriented (Section 10.4.2[d][e]).**

# **Municipal Official Plan – some clarification required**

- ▶ **Retail Market Impact Analysis (Section 10.4.3[a]).**

# Zoning By-law amendments

Regulation / Standard	Existing C4-5 (Shopping Centre Commercial – Exception 5)	Proposed C3-Exception (Highway Commercial – Exception)
Permitted Uses	Limited to: <ul style="list-style-type: none"> <li>• Retail store</li> <li>• Restaurant</li> <li>• Department store</li> <li>• Office</li> <li>• Accessory open storage</li> </ul>	All uses permitted in the C3 Zone – Highway Commercial Zone (retail, service commercial, office, automotive-related, hospitality, entertainment, etc.) <ul style="list-style-type: none"> <li>• Accessory open storage</li> </ul>
Maximum Gross Leasable Floor Area (GFA)	2,400m <sup>2</sup>	3,000 m <sup>2</sup>
Maximum Building Height	11 m	13 m
Parking Requirements	Minimum 70 spaces Parking space dimensions: 2.74 m × 5.5 m	Minimum 70 spaces Parking space dimensions: 2.74 m × 5.5 m
Loading Spaces	Minimum 1 space	Minimum 1 space
Landscape Buffer	1.5 m along County Road 43 and 1.5 m along interior lot lines	1.5 m along County Road 43 and 1.5 m along interior lot lines

# Comments received

- ▶ **An email of no comment from By-law Services.**
- ▶ **An email of no comment from the Public Works Department.**
- ▶ **An email from the United Counties of Leeds and Grenville noting that any required service upgrades should be completed as quickly as possible, given that when County Road 43 is complete, there will be a five-year prohibition on cutting into the roadway.**
- ▶ **An email of no objection from Enbridge Gas.**

# Recommendation

## THAT COUNCIL:

- ▶ **THAT Council holds the public meeting for the requested zone amendment, being an amendment to change the zoning at 2973-2979 County Road 43 from Shopping Centre Commercial - Exception Zone (C4-5) to Highway Commercial - Exception Zone (C3-36) to permit an expanded list of permitted uses and establish minimum gross floor area.**