



## Municipality of North Grenville

To: Council

Meeting Date: April 15, 2026

Report Number: PD-2026-019

Report Title: ZBA 01-26 987-1013 DePencier Drive Zoning By-law Amendment Staff Report

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### Recommendation

THAT Council enact by-law 45-26 being a by-law to rezone 987-1013 DePencier Drive from R1-17 to R3-12 to permit the relotting of lots 87 to 100 from 14 single detached dwellings to 26 townhouse dwellings.

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### Executive Summary

#### Purpose

- To rezone 987-1013 DePencier Drive, being lots 87 to 100 on Registered Plan 15M-42 to allow for the relotting of 14 single detached dwelling units into 26 townhouse dwelling units.

#### Key Findings

- Mattamy Homes has applied to rezone Lots 87 to 100, being the properties municipally known as 987-1013 DePencier drive from 14 single detached dwellings to 26 townhouse dwelling units.
- The change in unit count is within keeping of the overall approval for the plan of subdivision.
- Capacity has been allocated for Phase One of the Oxford Village Subdivision. The relotting will utilize the capacity allocated to the development overall. Any additional capacity required for subsequent lot development within Phase One will require allocation from the Municipality.
- The proposed zone standard for the townhouse lots will be consistent with the R3-12 zone which is already established within the first phase of the Oxford Village Subdivision.
- Consultation has taken place with the Municipality's Public Works staff to review lot servicing, as additional connections are required to support the relotting and an increase in the residential unit count by 12 additional units.

## Financial Implications

- 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.

## Background/Analysis

Mattamy Homes has applied for a Zoning By-law Amendment for lots 87 to 100 on Registered Plan 15M-42 to permit the relotting of 14 single detached dwelling units into 26 townhouse dwelling units.

The subject lots are designated Urban Settlement Area as per the United Counties Official Plan, and are further designated as Residential and within the Urban Service Area for the Municipality's Official Plan.

The zoning of the lots is Residential First Density Exception Seventeen (R1-17). The application for zoning amendment is seeking to rezone the lots to Residential Third Density – Exception Twelve (R3-12) which aligns with the zoning for townhouse dwelling units within Phase One of the Oxford Village Subdivision.

The first Phase of the Oxford Village Subdivision is approved for 398 homes. Capacity has been allocated to Phase One of this development.

In support of the application, a relotting plan was provided, as well as a Planning Justification Report. These are attached to this report.

### *Provincial Planning Statement*

The Provincial Planning Statement (PPS) was adopted in 2024, and provides policy direction for development at a Provincial scale.

The PPS provides that Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, including housing option (Section 2.1.6(a)).

Section 2.2 of the PPS speaks to Housing related policies. This includes subsection 1, which provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet project needs of current and future residents of the regional market area. This can be achieved by:

- permitting and facilitating all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional housing needs and needs arising from demographic changes and employment opportunities; (Section 2.2.1(b)) and
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation (2.2.1(C)).

Section 2.3 of the PPS addresses policies related to Settlement Areas. This includes focusing growth and development to settlement areas (2.3.1.1). 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 (2.3.1.3).

Section 3.6.2 of the PPS identifies that 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.

The proposed relotting meets the intent of the PPS. The lots are located within a developing plan of subdivision located of full municipal services. The gentle intensification from 14 single detached dwelling units to 26 townhouse dwelling units will provide a range of housing options for current and new residents to the Municipality.

#### *United Counties Official Plan*

The United Counties of Leeds and Grenville's Official Plan was adopted in 2016 and provides general land use policies at a regional level.

Section 2.3.2 establishes policies for Urban Settlement Areas, this includes focusing growth to these areas to accommodate a broad range of uses. Urban Settlement areas are acknowledged as having municipal sewage services, municipal water services and appropriate stormwater management services to support a mix of housing types, forms and options. The urban settlement area policies also require that local municipalities identify and promote intensification, infill and redevelopment of designated lands.

Section 2.7 of the Counties Official Plan provides housing specific policies. This includes an overall target of 25% of all new residential development be provided as affordable. The policies also encourage a mix of residential densities, and the establishment of zone provisions that provide flexibility for the establishment of varied housing forms.

It is Staff's opinion that the Zoning Amendment meets the intent of the United Counties Official Plan. The relotting of the 14 single detached units into 26 townhouse dwelling units provides additional housing options within the development.

#### *North Grenville Official Plan*

The Municipality of North Grenville establishes land use policies in its own local Official Plan. These policies are built off of the United Counties Official Plan and the Provincial Planning Statement.

Section 2.5 of the Official Plan establishes Growth Management Policies. This includes identifying the Town of Kemptville as being an area that is to maintain a compact urban form (2.5.2(a)). Growth is to be prioritized in existing serviced areas and settlement areas where infill and intensification is appropriate and rounding out of development is

logical (2.5.2(b)). Growth policies also speak to encouraging the majority of new development to be planned to provide a mix of housing types (2.5.2(i)).

Section 10 of the Official Plan provides policies for the Urban Service Area, including residential land use policies. It is the goal of the Official Plan to promote the development of a mix of housing types that will satisfy the Municipality's projected housing needs (10.2.1).

To meet this goal, the Official Plan establishes a variety of objectives, including:

- Supporting 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 (10.2.2(b)).
- Support the distribution of a choice of dwelling types by zoning lands for a range of densities and structural types (10.2.2(c)).
- Promoting residential development that makes efficient use of land and services (10.2.2(j)).

Section 10.2.3 permits a full range of housing types, including townhouse dwelling units.

Section 10.2.4 provides greater policy detail including:

- Maximum overall density shall be 45 units per gross hectare, not exceeding 60 units per gross hectare in accordance with the policies of section 14.2. (10.2.4(a)).
- Encouraging new development to meet or exceed housing mix targets, including 68% low density housing, 21% medium density housing and 11% high density housing.

Section 11 out of the Official Plan establishes general housing policies. This includes housing and community development goals of promoting a mix of housing types to meet projected housing needs (11.1(a)).

Affordable housing policies provide that the Municipality shall endeavour to have across the Municipality at a minimum and on an annual basis, 25 percent of all new residential development affordable. Residential development applications will be evaluated, utilizing among other factors, this affordable housing metric (11.3.1(d)).

It is Staff's opinion that the proposed Zoning By-law Amendment meets the intent of the Official Plan. The increase in unit count by an additional 12 units (14 single detached dwellings to 26 townhouse dwelling units), is within the permitted density allowance for residential dwelling units. The development is located within a developing subdivision on municipal services. Constructing additional townhouse dwelling units instead of single detached units assists in achieving the targets for housing densities established in Section 10.2.4 of the Official Plan.

*Comprehensive Zoning By-law 50-12*

The attached Planning Justification Report provides a breakdown of the proposed lot sizes in relation to the standards established within the Residential Third Density – Exception Twelve (R3-12) zone. There are no new zone performance standards being requested at this time. The R3-12 zoning is found in other areas of Oxford Village Phase One.

**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 application proposes to change the housing typology from single detached dwellings to townhouse dwelling units in a developing subdivision. The Municipality has reviewed the request with the applicant and their agents to understand proposed changes to servicing plans and civil drawings to support the relotting.
2. Do not approve the recommendation – **NOT RECOMMENDED**

**Financial Impact**

This item has been identified in the current budget:                      Yes     No     N/A

This item is within the budgeted amount:                                      Yes     No     N/A

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**

The application was circulated internally to relevant departments, to external agencies, including the United Counties of Leeds and Grenville and the Rideau Valley Conservation Authority, as well as property owners within 120 metres of the subject lots.

*Municipal Comments*

Public Works provided comments that their department has received updated design drawings related to the relotting. A comment related to demonstrating how the relotting has changed the stormwater management assumptions and calculations from the original approved layout is still required to be addressed. These matters are being incorporated into the civil design as part of the engineering approvals to change the detailed design for these elements.

By-law Services provided comments related to parking and is requesting that the developer review the potential for on-street parking to identify which side of the roadway can accommodate the greatest number of vehicles taking into consideration safety, functionality and fire hydrants. Signage should also be required to identify no parking within 9 metres of an intersection.

Building Division provided a 'no comment' after their review.

#### *External Agency Comments*

At the time of report publishing, no external agency comments had been received. Comments received after the report is published will be circulated to Council and will be summarized during the public meeting.

#### *Public Comments*

No comments have been received at the time of report submission. Comments received after the report has been submitted will be circulated to Council and summarized at the public meeting.

## **Communications**

Communication of Council's decision will be carried out in accordance with the requirements of the Planning Act.

## **Attachments**

- Draft Zoning By-law Amendment
- Relotting Plan
- Planning Justification Report