



Municipality of North Grenville

Report No.
PD-028-2018

File No.
ZBA-7-18
07-T-16002

Agenda Date:	July 3rd, 2018 - Committee of the Whole
Subject:	Zoning By-Law Amendment Application ZBA-7-18 Marcel Denomme on Behalf of Lioness Developments Inc. County Road 19, Part Lot 29, Concession 2 Geographic Township of Oxford-on-Rideau Municipality of North Grenville
Attachments:	Appendix 1: Location Plan Appendix 2: Previous Subdivision Submission Appendix 3: Proposed Plan of Subdivision

RECOMMENDATION

The following recommendation is provided for Committee of the Whole's consideration:

That the Committee of the Whole recommend that Council approve Zoning By-Law Amendment Application ZBA-7-18 for the lands located at County Road 19, Part Lot 29, Concession 2, Geographic Township of Oxford-on-Rideau, to change the zoning of the property to Residential – First Density – Special Exception (R1-38), Residential Third Density– Special Exception (R3-16) and Institutional – Special Exception (1-7) to permit a mixed density, 189 unit subdivision to be developed on the subject lands.

BACKGROUND

The subject lands are located on the west side of County Road 19 approximately 120 metres north of the roundabout at the intersection of County Road 19 and County Road 43. At the western extent, the subject lands are adjacent to Riverview Lane, a private right-of-way. The lands consist of two separate parcels which are rectangular-shaped. The combined area of the subject lands is approximately 11.25 hectares and has a combined frontage of 180 metres and a depth of 321 metres. The subject property is located within the Urban Service Area. (**Appendix 1**)

The applicant is proposing to alter the zoning on the subject lands to permit a mixed density residential subdivision. The proposal is for 117 single-detached dwellings, and 72 townhouse dwellings for a total of 189 dwelling units. This application for re-zoning is required in order to develop the lands for the proposed revised subdivision (File No. 07-T-16002) which has been filed concurrently for the subject lands.

The subject lands have been subject to the previous applications under the *Planning Act*:

In 2014, the eastern half of the subject lands was the subject of concurrent applications for re-zoning (File No. ZBA-6-14) and Plan of Subdivision (File No. 07-

T-14001) in 2014. At that time, the eastern lands had received draft plan approval and the requested zoning changes had been passed on the subject lands by Council By-Law 62-14 to permit a mixed-density residential subdivision with some complementary commercial uses.

In 2016, the eastern and western half of the subject lands were also part of concurrent applications for re-zoning (File No. ZBA-10-16) and Plan of Subdivision (File No. 07-T-16002, **Appendix 2**). This proposed development included a mixed density residential development of 183 dwelling units; 132 single detached dwellings and 53 townhouse dwellings. This zoning by-law amendment was passed by Council through By-Law 100-16. This amendment also included site specific zone category amendments for setbacks, lot coverage, sight triangles and lot areas for the proposed design of the subdivision to be developed.

The present application represents minor revisions to the subdivision layout. The applicants are proposing to add a public street to improve the stormwater management design and to rearrange the location of townhouse blocks (**Appendix 3**). As a result of the proposed subdivision revision an additional 6 dwelling units are proposed within the subdivision. The rearrangement of the townhouse block configuration means the zoning for the lands needs to be amended to allow the proposed plan of subdivision to be developed. The applicants are also requesting to amend the zone provisions of the Residential Third Density – Special Exception zone category to reduce the interior side yard setbacks from 3 metres to 1.2 metres.

The property is designated “*Residential*” and “*Floodplain Hazards*” on Schedule ‘B’ of the Municipality’s Official Plan and zoned Residential First Density – Special Exception (R1-38), Residential – Third Density (R3-16), Flooding and Erosion Protection (FEP) and Institutional – Special Exception (I-7) according to Schedule ‘C’ on the Municipality’s Comprehensive Zoning By-Law 50-12, as amended.

DISCUSSION

Provincial Policy Statement

The Provincial Policy Statement (PPS) came into effect on April 30, 2014 which was issued under Section 3 of the *Planning Act* and requires that all planning matters “shall be consistent with” the policy statement issued under the *Act*.

Section 1.1.3 of the PPS provides policy with regards to Settlement Areas which indicates that it is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures. The PPS also states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for the infrastructure and public service facilities which are planned or available and avoid the need for their uneconomical expansion (Section 1.1.3.2 & 1.1.3.3).

The subject properties are located within the Municipality's Urban Service Area (settlement area) where North Grenville's Official Plan identifies this area to be the focus of growth and development opportunities where existing and planned infrastructure exists.

United Counties of Leeds and Grenville's Official Plan

The United Counties of Leeds and Grenville's Official Plan designates the subject property as Urban Settlement Area. The Official Plan identifies these locations as the primary centres for growth, development and urban activities and to accommodate a broad range of permitted uses in accordance with policies established in local municipal Official Plans (Section 2.3.2). Section 2.3.1 states that settlement area will provide for development patterns that efficiently use lands, resource, infrastructure and promote the development of healthy sustainable communities. The subject lands are also identified as Sand and Gravel Resource Area (Tertiary) on the Counties' Official Plan. As the subject lands are located within the Municipality's Urban Settlement Area and were previously approved for draft plan of subdivision and rezoning staff are of the opinion the proposed amendment will not hinder or preclude the establishment of mineral aggregate resource operations.

North Grenville's Official Plan

North Grenville's new Official Plan was adopted by Council on May 18, 2018, this application has been reviewed for conformity under both Official Plans. Within the Urban Service Area, the Official Plan directs residential growth to be primarily in the *Residential* land use designation. Appropriate residential development combines a range of housing types and densities to accommodate a variety of lifestyles (Section 10). Any development within the Residential area should focus on maintaining a compact form and providing complementary services that enable residents to live, work and play within North Grenville (10.2.2, 10.2.3). This contributes to North Grenville's vision of reducing its carbon footprint and minimizing the time, distance, economic and energy costs in the movement of goods, persons and information. Any growth within the Residential area should also use existing infrastructure, or extend services where it is logical to do so.

Several streams and a small woodland have been identified as being located on the subject property. There is also a portion of the lands which are designated as floodplain hazards. The Official Plan specifies protection and enhancement for floodplain hazards and natural heritage in Sections 5 & 6 of the Plan. The Municipality recognizes that protecting and enhancing the quality of the natural environment has direct benefits to the long term health of the ecosystem and future and present generations (Section 6.1). An Environmental Impact Statement was completed at the time the subdivision and zoning by-law amendment were approved in 2016.

During previous submissions for the subdivision in 2016, the applicant provided the following documents in support of the application:

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|---------------------------------------|---|
| - Planning Rationale | - Stage 1 and 2 Archaeological Assessment |
| - Draft Plan of Subdivision | - Environmental Site Assessment |
| - Traffic Impact Study | - Environmental Impact Assessment |
| - Servicing Study | - Butternut Health Assessment |
| - Draft Storm Water Management Report | - Headwaters Report |

For this current zoning amendment application, the applicants provided the following documents:

- Planning Rationale Addendum
- Serviceability Study
- Revised Draft Plan of Subdivision

Zoning

Presently the lands are zoned Residential First Density – Special Exception (R1-38), Residential Third Density (R3-16), Flooding and Erosion Protection (FEP) and Institutional – Special Exception (I-7). This zoning on the property was approved for a former proposed layout for the subdivision. The applicants are proposing to change the configuration of the subdivision which required amending the zoning on the property to match the proposed lot layout. The applicants are also proposing to amend the zoning of the R3-16 zone category to allow a reduction in the minimum interior side yard setback of 3 metres to 1.2 metres. This exception request is consistent with other exceptions within North Grenville between townhouse dwelling units. The proposed lot layout of the subdivision meets the zone categories of the proposed amendment in terms of lot frontage and lot area.

North Grenville Community Strategic Plan

The proposed subdivision meets the intent of North Grenville's Community Strategic Plan (Environment and Sustainability & Transportation) by implementing concepts of 'Smart Growth' through protection of the natural heritage features including the watercourses on the subject lands, creating a mix of housing stock through a combination of townhouse and single detached dwelling and increasing recreational trails in the community through the Institutional zone category.

CONCLUSION

It is staff's opinion that the proposed development – a 189-unit subdivision – represents an appropriate use of land, consistent with those envisioned in the Residential land use policies. The proposed subdivision represents an increase of 6 dwelling units from the previous version of the subdivision which now has a gross density of 18.9 units per gross hectare. North Grenville's new minimum density requirement is 18 units per gross hectare (Section 2.4.5[d]).

It is the opinion of staff, based on the information supplied with this application, that the proposed re-zoning represents good land use planning. It is consistent with the Provincial Policy Statement, conforms to the United Counties' Official Plan, the Municipality's Official Plan and is appropriate for the orderly development of the site. The proposed use is consistent with the Municipality's Official Plan policies for residential uses in the Urban Service Area.

This application was circulated to persons and agencies as required by the *Planning Act*. As a result of that circulation the Municipality has received a written letter of no objection from Enbridge Gas Distribution. As of the date of writing this report the Municipality has not received any written comments from the public and the Rideau Valley Conservation Authority.

Recommendation:

Therefore, it is the recommendation of staff that the Committee of the Whole recommend that Council **approve** Zoning By-Law Amendment ZBA-7-18

Prepared by:


Jordan Jackson
Planner

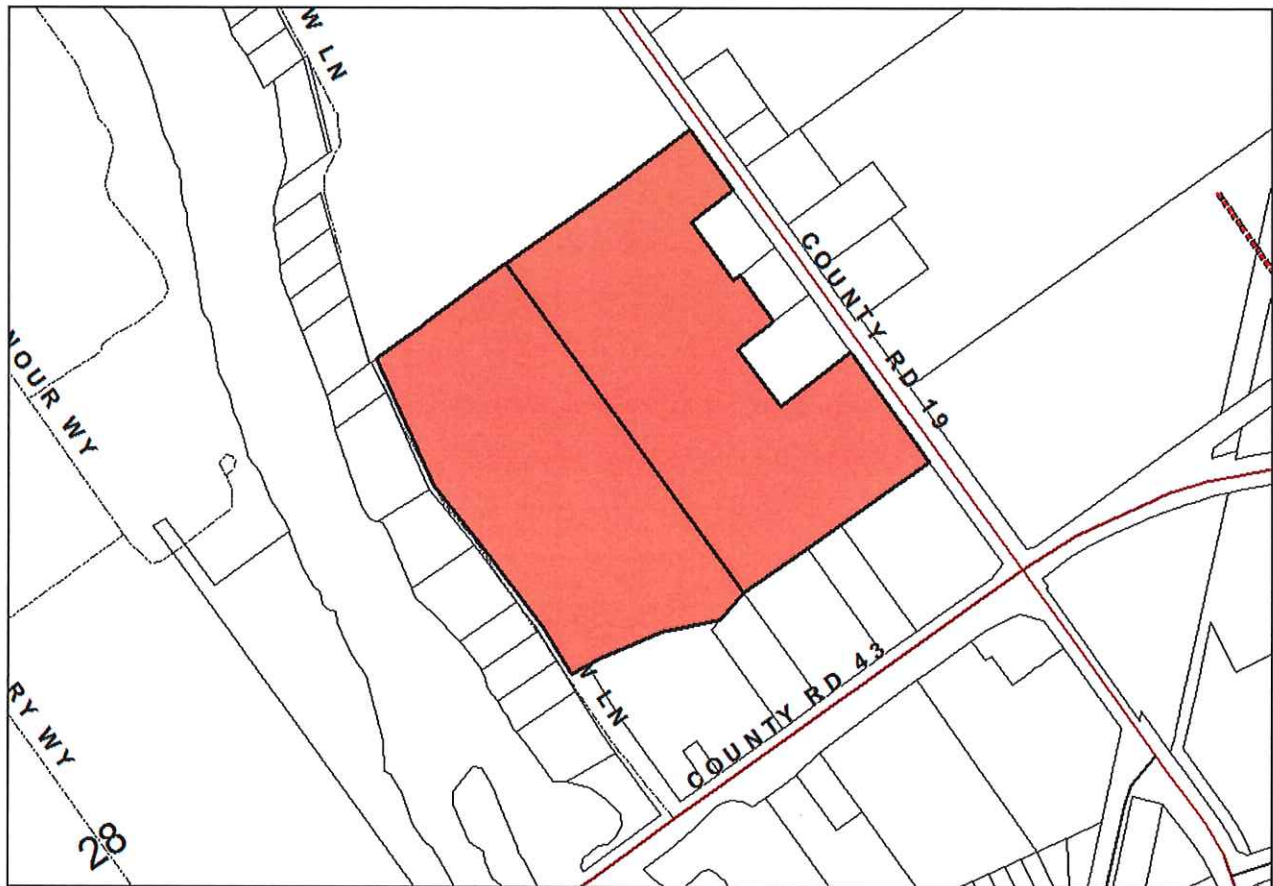
Reviewed & submitted by:


Phil Gerrard
Director of Planning &
Development

**Recommendation submitted for
Committee of the Whole
consideration by:**


Brian J. Carré
CAO

LOCATION PLAN



Subject Lands:

Lioness Developments Inc.
County Road 19, Part Lot 29, Concession 2
Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville

PROPOSED PLAN OF SUBDIVISION

