

PROPOSED AMENDMENT ZONING BY-LAW N°20-2018

CORPORATION OF THE TOWN OF HAWKESBURY

[4/11/2021]

PLANNING



PUBLIC MEETING

- This public meeting is a *Planning Act* requirement and is being held to provide an opportunity for the public to voice their comments and concerns with regards to the proposed amendment to the Zoning By-law.
- No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
- Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.



APPLICATION AND SUBJECT SITE

- The purpose of the proposed Zoning By-law N° 20-2018 amendment is to change the use of the new lot in the eastern part of the land located at 290 Champlain Street.
- The current zoning is Residential density 2 (R2) and does not allow apartment units housing. The proposed project is a residential project of 17 rental apartment units. The project will reuse the existing building which was formerly a school. The zoning change will therefore be from Residential density 2 (R2) to Residential density 4 (R4).
- This Zoning By-law N° 20-2018 amendment application also aims to allow a reduction in the required distance between the driveway's curb and the property line to the north from 1.5 m to 0.5 m as well as a reduction in the required percentage of landscaped space from 30% to 26.6% of the property area.
- The lot has an area of 2,717 square metres with 45,72 metres of the facade on Champlain Street.



SUBJECT SITE



Figure 1 : Subject lands as seen from the intersection of Spence Avenue and Industrial Boulevard
Source : Google Maps



Figure 2 : Subject site as seen from satellite
Source : Google Maps



SUBJECT SITE

The surrounding area is described below:

- **North** : adjacent to the site, we find a residential area composed mainly of single-family homes. Further north, the main street commercial axis begins at the intersection of Cameron Street. The shops present are Local Shops (CL) and make up the commercial offer of the adjacent residential area.
- **East** : to the east of the site, the residential area expands, the typology of housing varies between single-family houses and duplexes.
- **South** : to the south of the site, the area is still mostly residential but from Lansdowne Street local shops (CL) are present. Further south, on Aberdeen Street a light industrial centre is present, it is part of the employment centre.
- **West** : directly adjacent to the land subject to the demand, we find a building of large area used as a local business. On Bertha Street, there are other local shops (CL) such as the taxi centre and offices.



ANALYSIS

PROVINCIAL POLICY STATEMENT (2020)

The 2020 Provincial Policy Statement provides clear policies for settlement lands:

1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting **efficient development and land use patterns which sustain the long-term financial well-being** of the Province and municipalities;
- b) promoting the **integration of land use** planning, growth management, transit-supportive development, **intensification** and infrastructure planning to achieve **cost-effective development patterns**, optimization of public transit investments, and institute standards to **minimize land consumption** and servicing costs



ANALYSIS

PROVINCIAL POLICY STATEMENT (2020)

The 2020 Provincial Policy Statement provides clear policies for settlement lands.

1.1.3.2 Land-use patterns within settlement areas shall be based on density and a mix of land uses which:

a) efficiently use land and resources;

1.1.3.4 Appropriate development standards should be **promoted which facilitate *intensification, redevelopment* and *compact form***, while avoiding or mitigating risks to public health and safety

In accordance with the Provincial Policy Statement of 2020, the development of this site is encouraged because the services are already installed, and this project would be in accordance with the *infill* concept.



ANALYSIS

HAWKESBURY OFFICIAL PLAN :

The subject site is designated as a Residential Policy Area on Schedule "A" of the Town's Official Plan.

3.5.1 Goals and Objectives

Goal : Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community while providing opportunities to develop new residential uses in mixed-use buildings as well as non-residential neighbourhood components such as schools, community facilities, places of worship, parks and commercial uses.

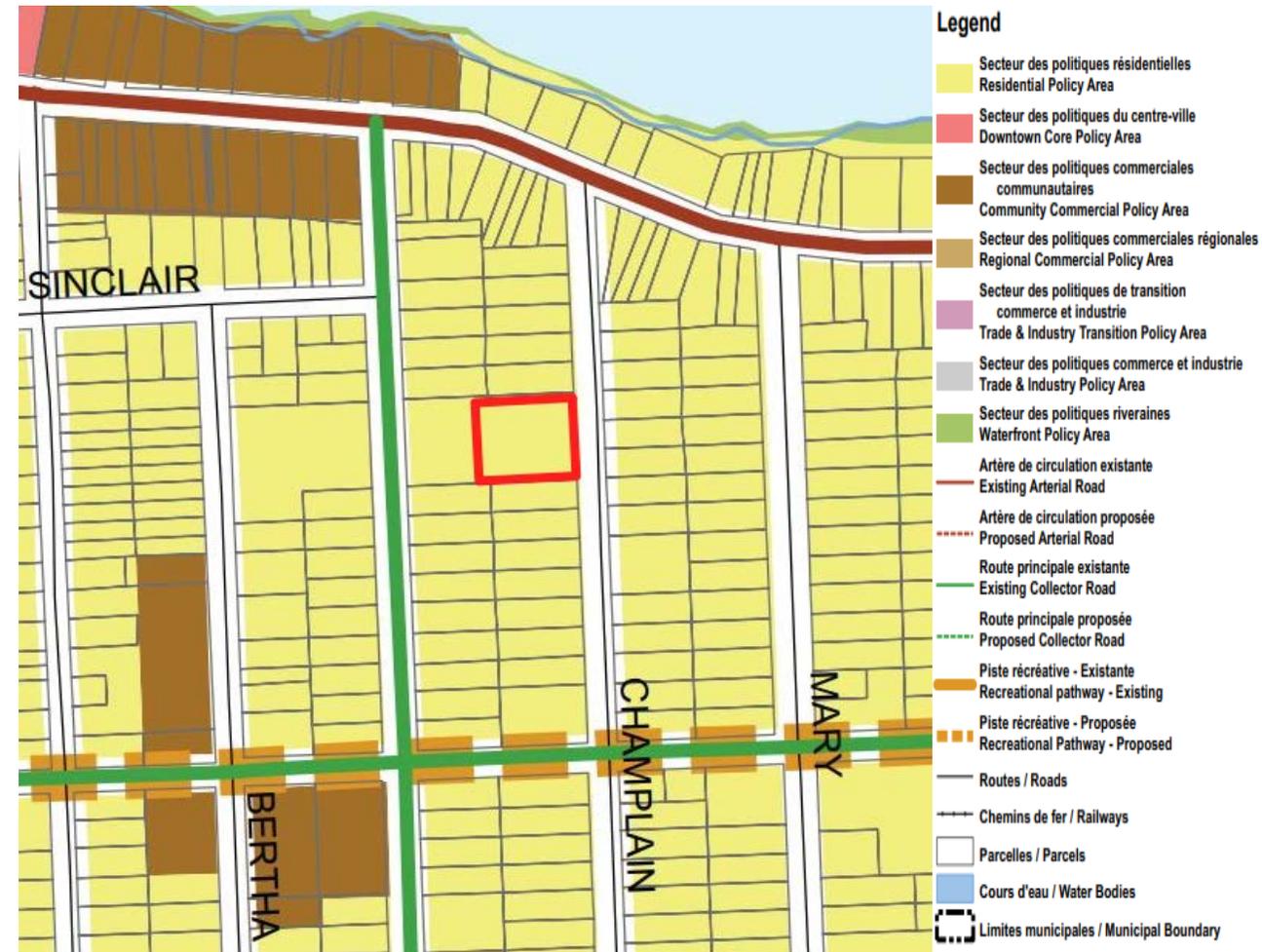


Figure 3 : Map of the Official Plan of the Town Hawkesbury, sujet site delimited by the red lines
Source : Hawkesbury Official Plan Schedule A

ANALYSIS

CORPORATION OF THE TOWN OF HAWKESBURY OFFICIAL PLAN :

The Guiding Principle identified by the Official Plan which is met by the project is the following:

Where we live :

1. We will ensure that growth and development occurs through sustainable and economically viable land-use development patterns which will include a broad range of uses and a balanced mix of appropriate residential density.



ANALYSIS

THE CORPORATION OF THE TOWN OF HAWKESBURY ZONING BY-LAW N°20-2018 :

The purpose of the proposed zoning by-law amendment is to rezone the application-subject property for "Residential Density 4" (R4) zoning while the land is currently zoned as "Residential Density 2" (R2). Also, the amendment aims to allow a reduction of the required distance between the entrance and the property line north from 1.5 m to 0.5 m as well as a reduction in the percentage of landscaped spaces required from 30% to 26.6% of the property area.

This amendment to the zoning by-law will allow the reuse of a 2-floor institutional building to establish a total of 17 apartment units.

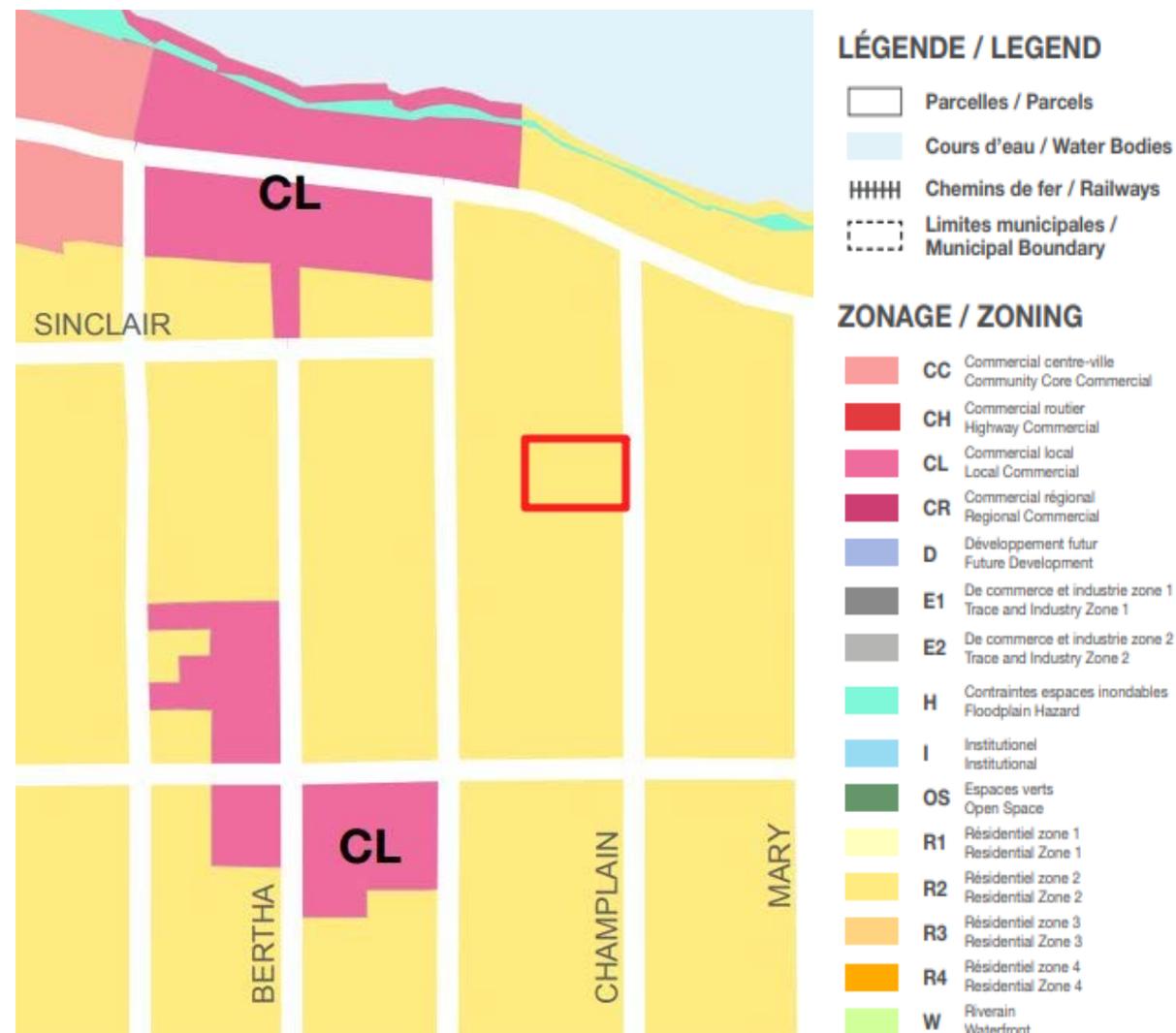


Figure 4 : Map of the Zoning by-law 20-2018 of the Town Hawkesbury, sujet site delimited by the red lines
Source : Hawkesbury Zoning By-law 20-2018 Schedule A

ANALYSIS

**Compliance with the
Zoning By-law N°20-
2018**

**Section 3.1.1
Dwelling-Apartment**

**Zoning By-law
N°20-2018**

Zone Provisions	Apartment in zone R4	Proposed	Compliance
Frontage (min)	30 m	45.72 m	Yes
Lot Area (min)	600 square metres	2 717 square metres	Yes
Setbacks (min)			
Front	6 m	11.16 m and 12.6m	Yes
Exterior Side Yard	6 m	N/A	Yes
Interior Side Yard	6 m	10 m	Yes
Rear Yard	7.5 m	13.96 m	Yes
Lot Coverage (max)	40%	23.4 %	Yes
Landscaped Area (min)	30%	26.6 %	No
Building Height (max)	21 m	11.5 m	Yes
Density (max)	1 dwelling unit per 100 square metres of lot area	1 dwelling unit per 159,8 square metres of lot area	Yes



ANALYSIS

Zoning requirements

Section 2.30.10
Table for parking
requirements

Zoning By-law N°20-
2018

		Total
Required	1.5 spaces per dwelling unit and an additional 20% reserved for visitors	$17 \times 1.5 \times 1.2 = 30.6$
Proposed	1.5 spaces per dwelling unit and an additional 20% reserved for visitors	$17 \times 1.5 \times 1.2 = 30.6$

***The developer will provide a total of 31 parking spaces.**



ANALYSIS

Applicant's Site Plan

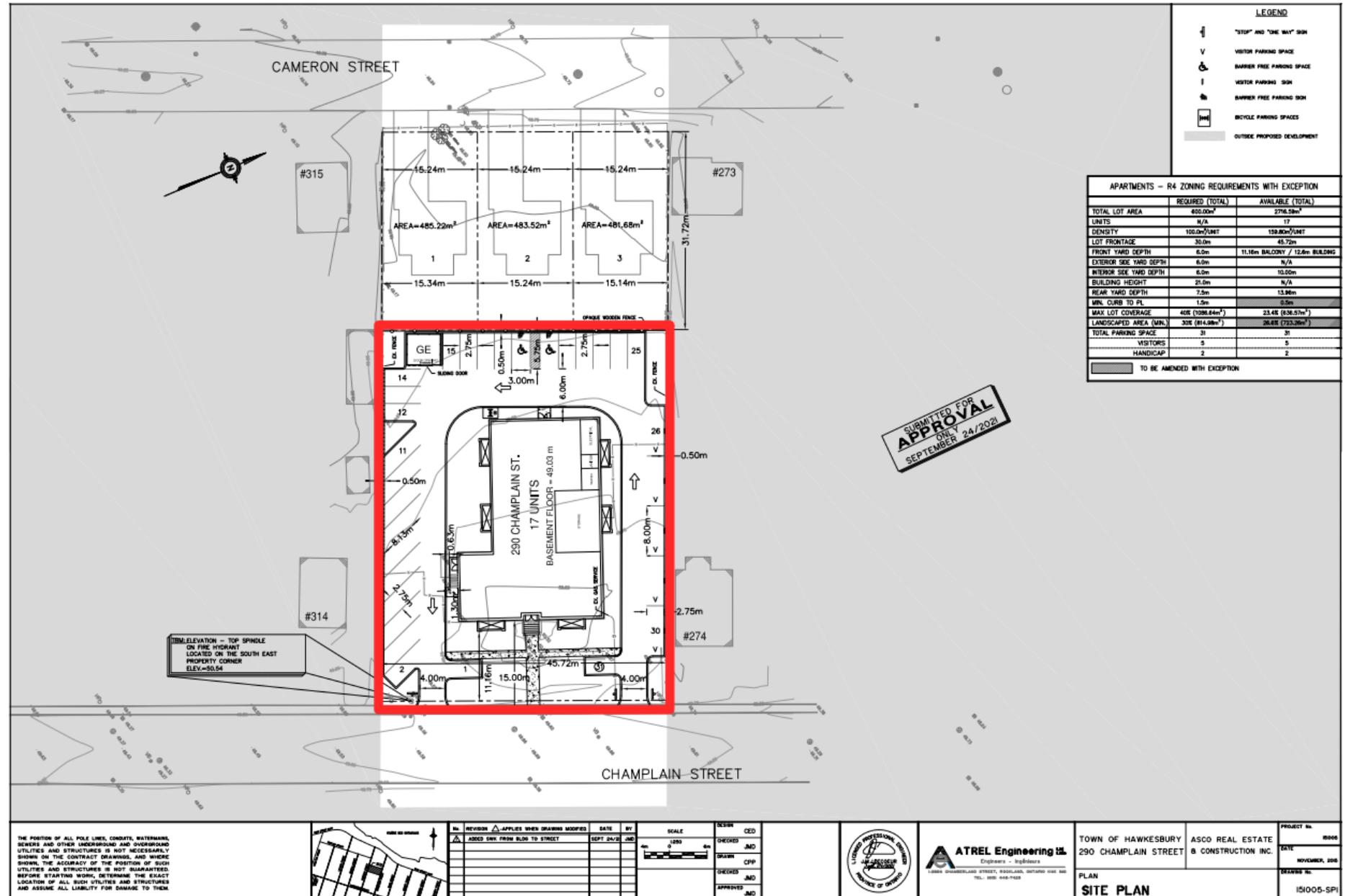


Figure 7 : Site Plan submitted by the applicant

NOTIFICATION

- The application to amend the Corporation of the Town of Hawkesbury Zoning By-Law N°20-2018 was received on September 9, 2021. The proposed Zoning By-Law Amendment was circulated within the relevant Town administrative departments in September 2021.
- A notice of complete application to the zoning by-law and public meeting was sent to property owners within 120 metres from the subject land, to the agencies prescribed by the *Planning Act* as well as a publication of same on the property on October 14, 2021.



NEXT STEPS

- On November 29 2021, the Municipal Council of the Corporation of the Town of Hawkesbury will allow or refuse this Zoning By-law N°20-2018 amendment application.
- There will be a 20 days appeal period as prescribed by the *Planning Act* following the notice of the decision and the adoption of the amending by-law.
- If you wish to be notified of the decision of the Municipal Council, you must make a written request addressed to the Clerk, Corporation of the Town of Hawkesbury, 600, Higginson Street, Hawkesbury (Ontario) K6A 1H1.



THANK YOU FOR YOUR PARTICIPATION

CÉLESTE CORDONNIER - PLANNER

