

PROPOSED AMENDMENT TO THE ZONING BY-LAW N° 20-2018

CORPORATION OF THE TOWN OF HAWKESBURY

[06/05/2021]

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 do so.
- Only individuals, corporations and public bodies may appeal a municipal 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 proposed Zoning By-law amendment intends to rezone the vacant lands bordering the creek at the south-east corner of the intersection between Chartrand Avenue and Omer Street. The purpose of the amendment is to rezone the lands from Open Space (OS) to Residential density 3 (R3) to allow the development of four (4) stacked townhouse buildings, each one having eight (8) dwelling units for a total of thirty-two (32) units.
- This Zoning By-law amendment request is also intended to add a typology definition to the Zoning By-law N° 20-2018 for “Stacked Townhouse”
- The subject site has 82.22 metres of frontage directly on Chartrand Avenue and 37.82 metres on the back of the houses fronting Chartrand Avenue. On the back of the houses fronting Omer Street there is 164.63 metres of depth. The total area of the land is 13 450 square metres (144,774.6 sq. ft.).
- Finally, the project will result in an extension of 30 metres of Chartrand Avenue heading south.



SUBJECT SITE



Figure 1 : Subject lands viewed from the intersection of Roch Street and Chartrand Avenue
Source : Google Maps



Figure 2 : Subject site viewed from satellite
Source : Google Maps



SUBJECT SITE

The surrounding area near the site is described as follows:

- **North** : Adjacent to the site, on Omer Street, can be found single-detached and semi-detached houses. All these properties are zoned Residential density 1 (R1).
- **East** : East of the subject site are single-detached houses zoned Residential density 1 (R1). Further east, passed West Street is the Cadieux Park zoned Open Space (OS).
- **South** : South of the site, there is the water stream zoned as a Floodplain Hazard zone (H). On the other side of the water stream are residential developments zoned Residential density 2 (R2) and Residential density 1 (R1).
- **West** : Across Chartrand Avenue is a residential area zoned Residential density 1 (R1). Further, across Pilon Street, zoning becomes Residential density 2 (R2).



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 financial well-being** of the Province and municipalities on the long term;
- 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 transit investments, and standards to **minimize land consumption and servicing costs**.



ANALYSIS

PROVINCIAL POLICY STATEMENT (2020)

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



ANALYSIS

HAWKESBURY'S OFFICIAL PLAN :

The subject site is designated as a Residential Policy Area on Schedule "A" of the Corporation of the Town of Hawkesbury'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.

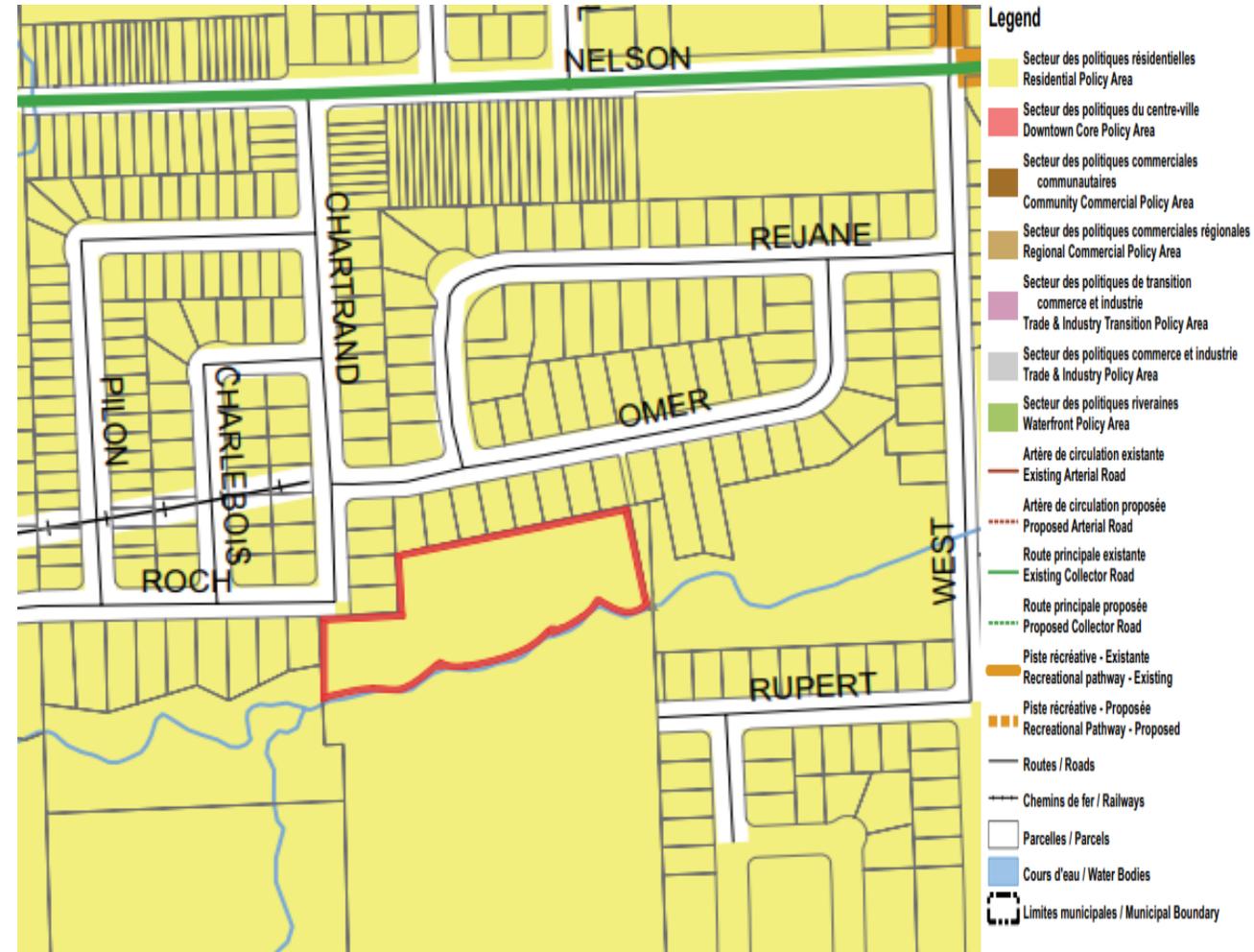


Figure 3 : Map of the Official Plan of the Town Hawkesbury, sujet site delimited by the red lines
Source : Hawkesbury Official Plan Schedule A



ANALYSIS

THE CORPORATION OF THE TOWN OF HAWKESBURY'S OFFICIAL PLAN :

The Guiding Principle identified by the Official Plan which is met by this 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'S OFFICIAL PLAN :

The **actual use** of the subject land is **Open Space** (Zoning By-law N° 20-2018).

In the Official Plan of the Town of Hawkesbury, we can find in **section 3.6**, policies related to the **preservation of the environment** and **sustainable development**.

It mentions that fish habitat areas will require **appropriate review** prior to the approval of new development. For this project, the developer already submitted the **Fisheries Impact Assessment** as well as the **Environmental Impact Assessment**. Those studies recommend some mitigative measures to be taken during the construction phase and for the final development.

The **goal** of this policy is to **conserve, protect and enhance** the Town's natural heritage features.



ANALYSIS

THE CORPORATION OF THE TOWN OF HAWKESBURY'S OFFICIAL PLAN :

3.6.1 Two objectives are targeted in the policy for sustainable planning :

1. The Town's significant **natural heritage features** shall be **protected from negative development impacts**.
2. The Town's **natural heritage features**, including non-significant features, **must be conserved and rehabilitated** for **the benefit of future generations** according to best management practices undertaken today and as they evolve.



ANALYSIS

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

The proposed Zoning By-law Amendment seeks to rezone the subject property to Residential density 3 (R3) whereas it is currently designated as an Open Space (OS) zone. This Zoning By-law Amendment is also to add a definition for the « stacked Townhouse » typology to the Zoning By-law 20-2018.

This Zoning By-law Amendment will permit the development of four (4) stacked townhouse buildings, each containing eight (8) dwelling units for a total of thirty-two 32 units.

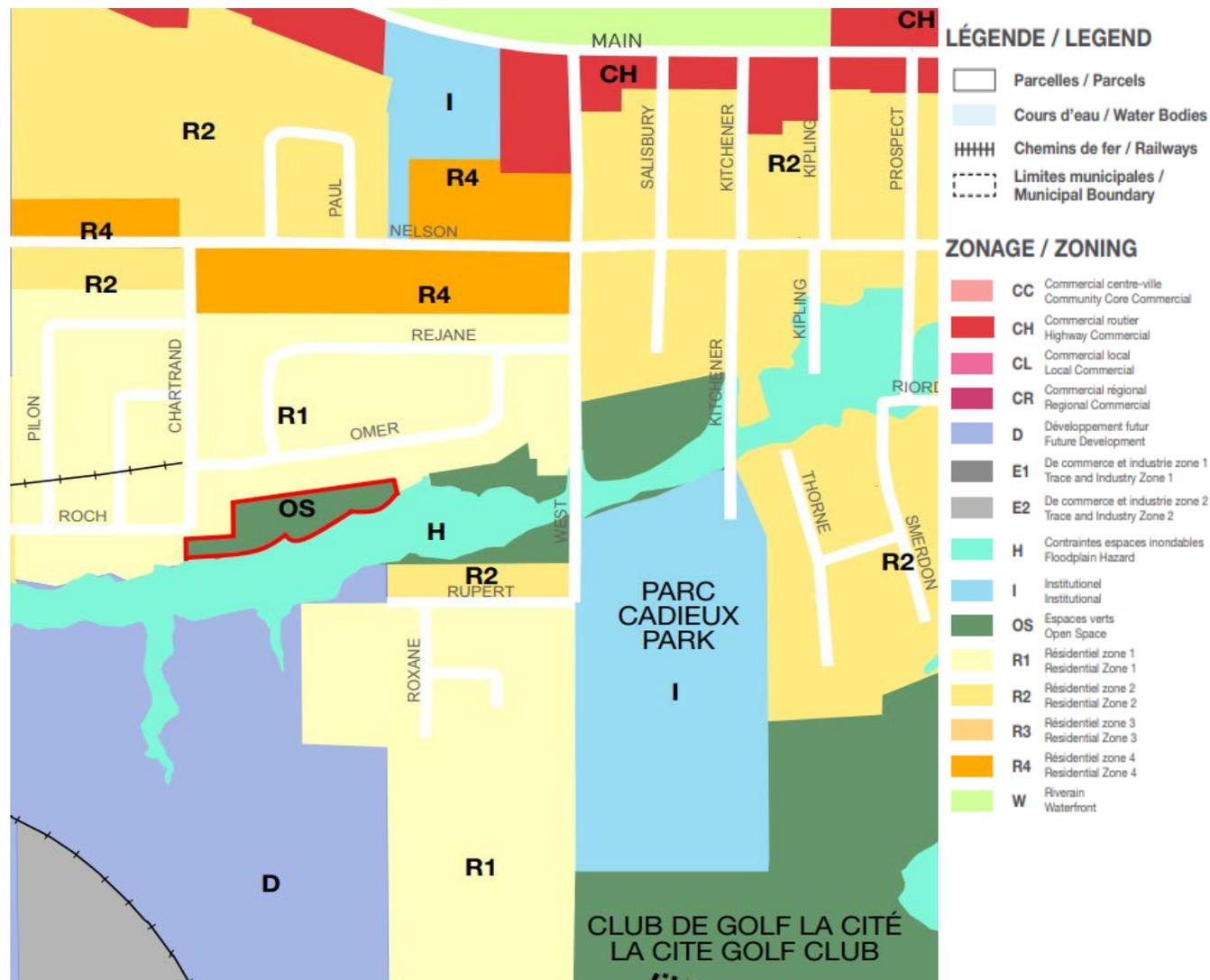


Figure 4 : Map of the Zoning By-law N° 20-2018 of the Corporation of the Town of Hawkesbury, subject site delimited by the red lines
Source : Corporation of the Town of Hawkesbury Zoning By-law N° 20-2018 Schedule A.

ANALYSIS

Stacked Townhouse definition :

Low-rise, multi-unit residential buildings take many forms: townhouses are generally 2 to 4-storey structures that share a sidewall with a neighbouring unit and have at least three housing bays. They typically have a front and a back.

Stacked Townhouses share a sidewall and have units stacked vertically (typically two or three). Like the townhouse type, they have a front and a back.

For the purpose of this paragraph, “Dwelling, Stacked Townhouse” shall be defined as follows:

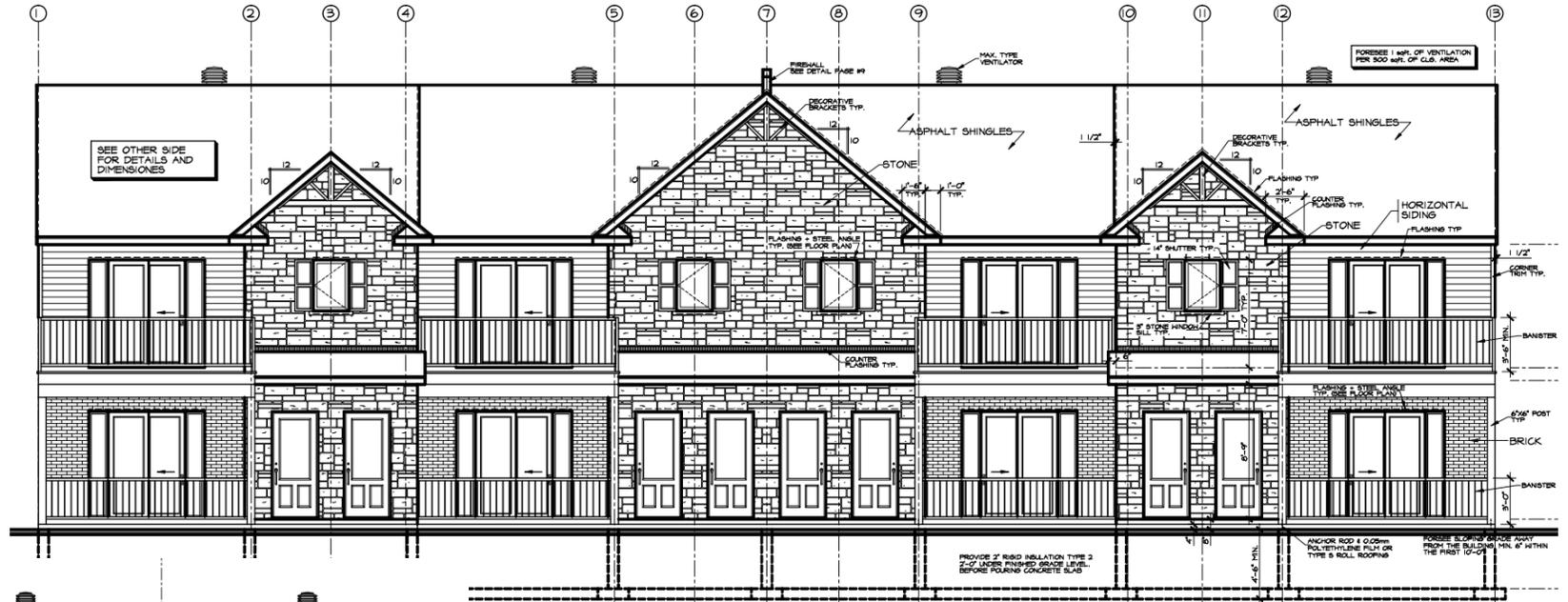
DWELLING STACKED TOWNHOUSE – Means an attached low-rise residential building containing 3 or more dwelling units, each of which has (1) direct access from the ground level; (2) one- or two-common walls with abutting units; and (3) is above or below another dwelling unit. The maximum building height shall be 4-storeys or 12.5 m.



ANALYSIS

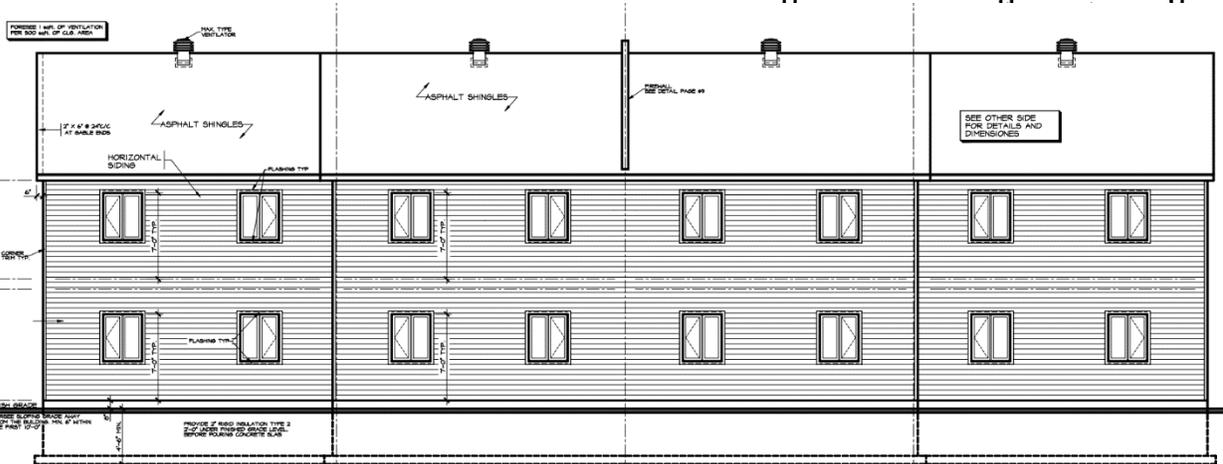
Housing typology : Stacked Townhouse

(Plans submitted by the developer)

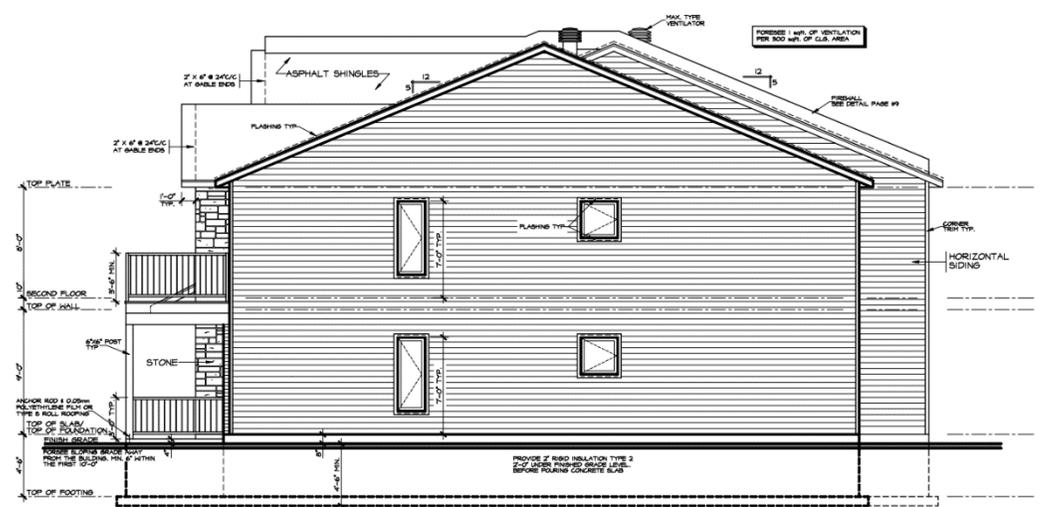


FRONT ELEVATION

SQUARE FOOTAGE
EXTERIOR FINISH DIMENSIONS
62'0" x 111'0" (7022) - 11082.00 SF



REAR ELEVATION



RIGHT/ LEFT ELEVATION



ANALYSIS

Developer's Site Plan

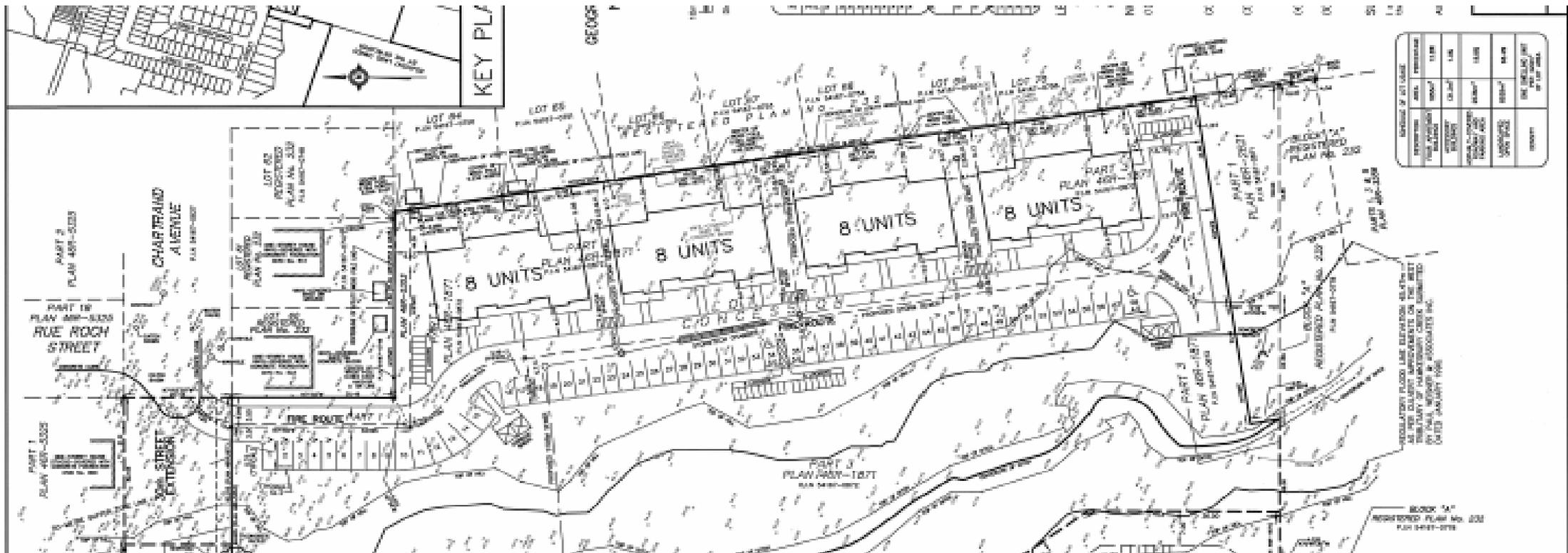


Figure 7 : Part of the Site Plan submitted for the application



NOTIFICATION

- The application to amend the Corporation of the Town of Hawkesbury's Zoning By-Law N° 20-2018 was received on March 23, 2020. The proposed Zoning By-Law Amendment was circulated within the various relevant administrative departments of the Corporation of the Town of Hawkesbury in April 2020.
- Notices of a complete application for a Zoning By-law Amendment and Public Meeting was sent to property owners within a radius of 120 metres, to the agencies prescribed by the *Planning Act* as well as published in the newspapers on April 15, 2021.



NEXT STEPS

- On May 10, 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 passing of the amending by-law.
- If you wish to be notified of the Municipal Council's decision, a written request must be addressed to the Corporation of the Town of Hawkesbury's Clerk Department, 600, Higginson Street, Hawkesbury (Ontario) K6A 1H1.



THANK YOU FOR YOUR PARTICIPATION

CÉLESTE CORDONNIER - PLANNER

