

# PROPOSED AMENDMENT ZONING BY-LAW 20-2018

## CORPORATION OF THE TOWNSHIP OF HAWKESBURY

[ 14/06/2021 ]

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 proposed zoning by-law amendment intends to rezone the newly severed vacant land located south of the actual “Place Mont-Roc” retirement home on Industrial Boulevard. South of the property has been severed and requires a new zoning for the proposed residential project.
- The actual zoning is Institutional (I) and only permits residences where people need assistance and is recognized by a public organization. The proposed project is a residential 24-units rental apartment building. The developers targeted customers are autonomous seniors who don’t want or need to be in a retirement home. However, they will still be able to use the facilities inside the “Place Mont-Roc” retirement home.
- This zoning by-law amendment request’s purpose is also to allow 1 parking space per unit with an addition of 20% reserved for visitors instead of 1.5 parking space per dwelling unit with an addition of 20% reserved for visitors.
- The lot size is 3,850 square metres with a frontage of 43 metres on Industrial Boulevard.



# SUBJECT SITE



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

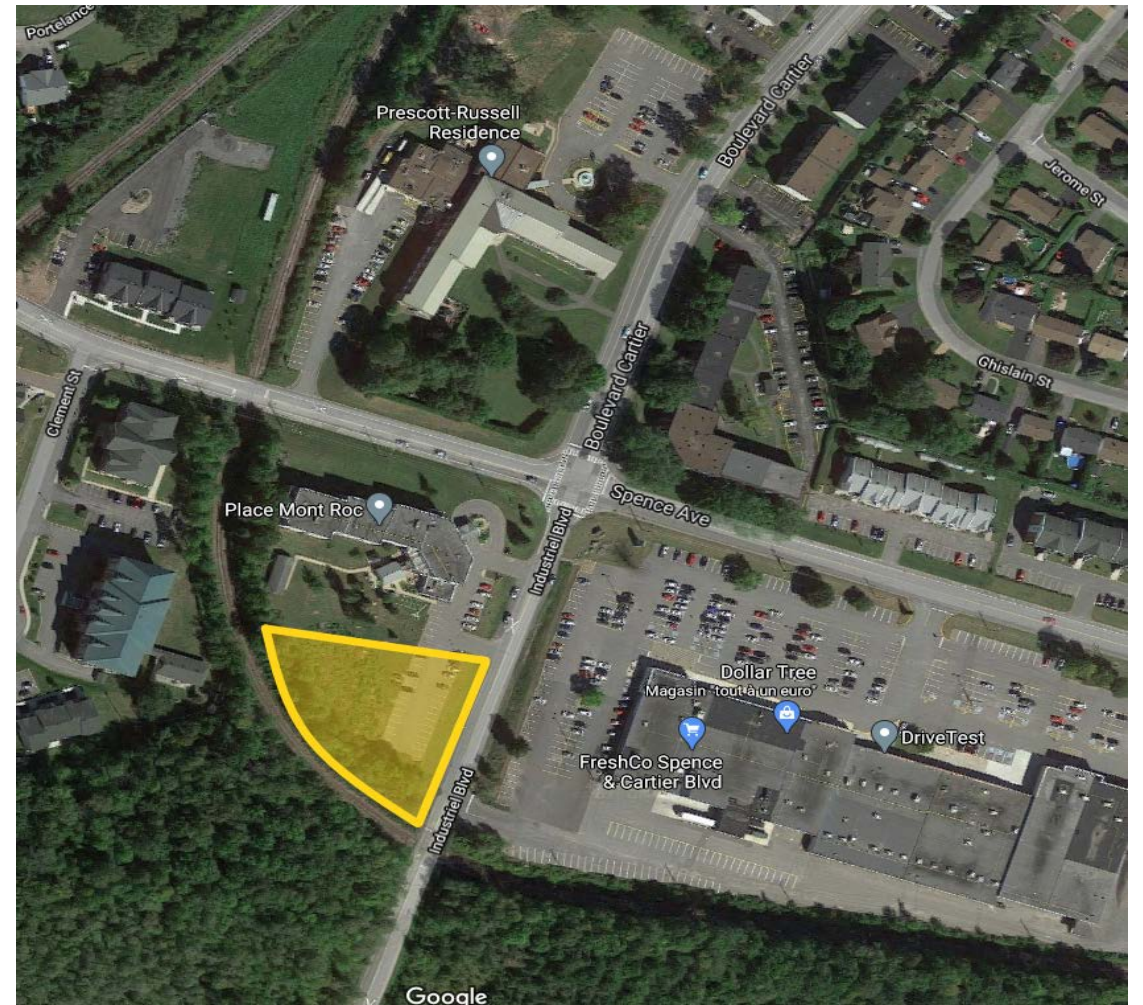


Figure 2 : Subject site as seen from satellite  
Source : Google Maps



# SUBJECT SITE

The surrounding area is described below:

- **North** : Adjacent to the site, we find the actual “Place Mont-Roc” retirement home. Further north, just across Spence Avenue, we observe the current United Counties “Prescott and Russell Residence” which is also a retirement home.
- **East** : East of the subject site, across Industrial Boulevard, there is a shopping centre with various stores such as grocery stores, dollar store, a bank and a drugstore.
- **South** : South of the subject land is the former PPG factory site, unused since the 1990s. There is also the railroad track adjacent to the concerned applications' site. The railway also crosses the former PPG land.
- **West** : Directly adjacent to the subject land, we again find railroad tracks. When crossing the tracks, we observe a Residential zone density 4 (R4) development composed of residential buildings. Residential uses in this sector are mainly zoned as Residential density 4 (R4).



# 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 in 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 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.

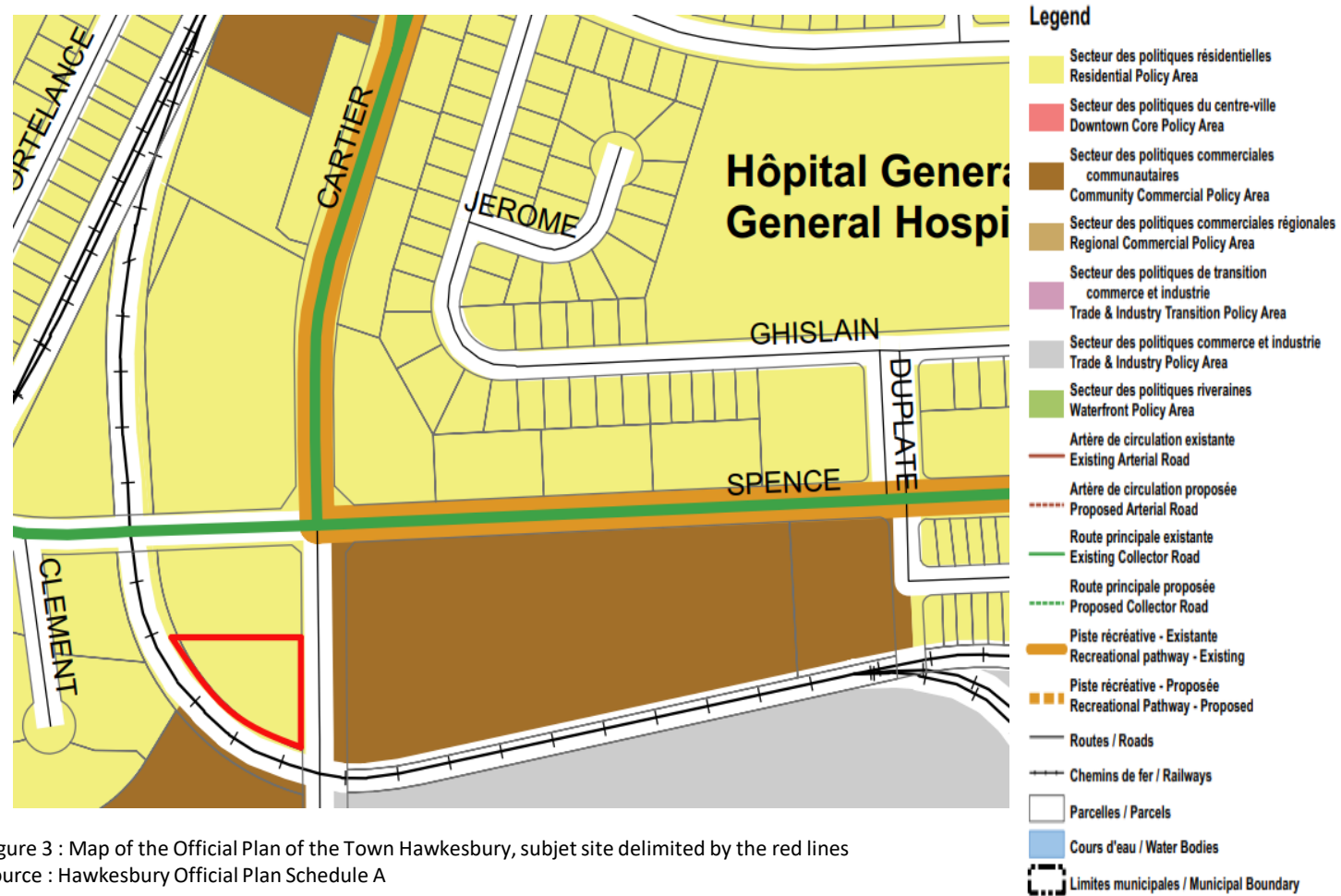


Figure 3 : Map of the Official Plan of the Town Hawkesbury, sujet site delimited by the red lines  
Source : Hawkesbury Official Plan Schedule A





# 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 proposed zoning by-law amendment seeks to rezone the subject property to Residential density 4 (R4) whereas it is currently designated as an Institutional (I) zone. This zoning by-law amendment is also to permit a reduced number of parking spaces from 1.5 space per dwelling unit to 1 space per dwelling unit. The 20% spaces reserved for visitors are still respected.

This zoning by-law amendment will permit the development of an apartment building on 3-storeys for a total of 24 dwelling units. The parking will be underground and there will be a total of 31 parking spaces.

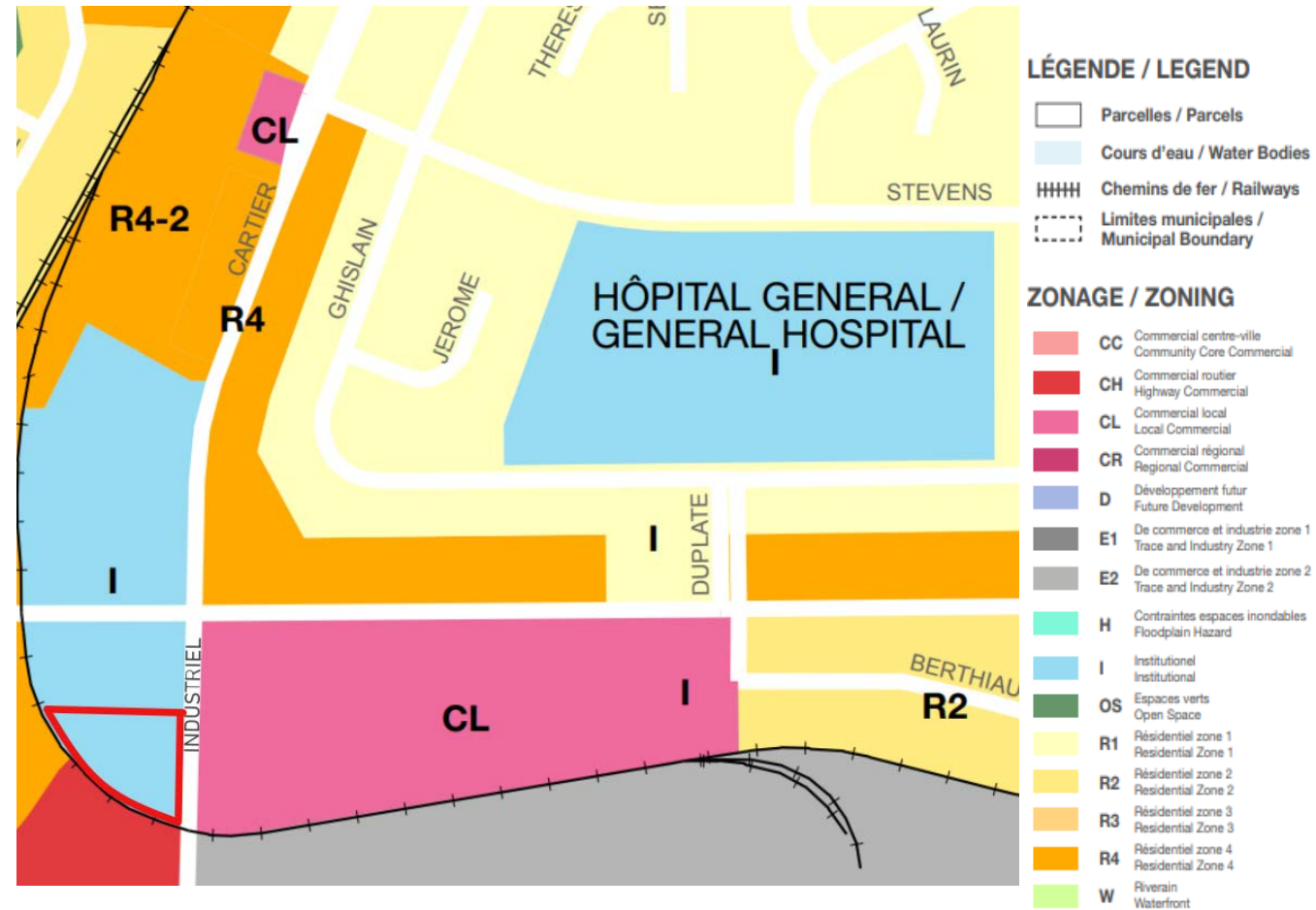


Figure 4 : Map of the Zoning by-law 20-2018 of the Town Hawkesbury, sujet site delimited by the red lines  
Source : Hawkesbury Zoning By-law 20-2018 Schedule A



# ANALYSIS

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

**Section 3.1.1  
Dwelling-Apartment**

**Zoning By-law  
N°20-2018**

Zone Provisions	R4	Proposed	Compliance
Frontage (min)	30 m	43 m	Yes
Lot Area (min)	600 square metres	3 850 square metres	Yes
Setbacks (min)			
Front	6 m	6 m	Yes
Exterior Side Yard	6 m	N/A	Yes
Interior Side Yard	6 m	6 m	Yes
Rear Yard	7.5 m	15 m	Yes
Lot Coverage (max)	40%	24 %	Yes
Landscaped Area (min)	30%	58 %	Yes
Building Height (max)	21 m	12.5 m	Yes
Density (max)	1 dwelling unit per 100 square metres of lot area	1 dwelling unit per 160 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	<b>1.5 space per dwelling unit</b> and an additional 20% reserved for visitors	$24 \times 1.5 \times 1.2 = 44$
Proposed	<b>1 space per dwelling unit</b> and an additional 20% reserved for visitors	$24 \times 1.2 = 29$

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



# ANALYSIS

## Applicant Site Plan

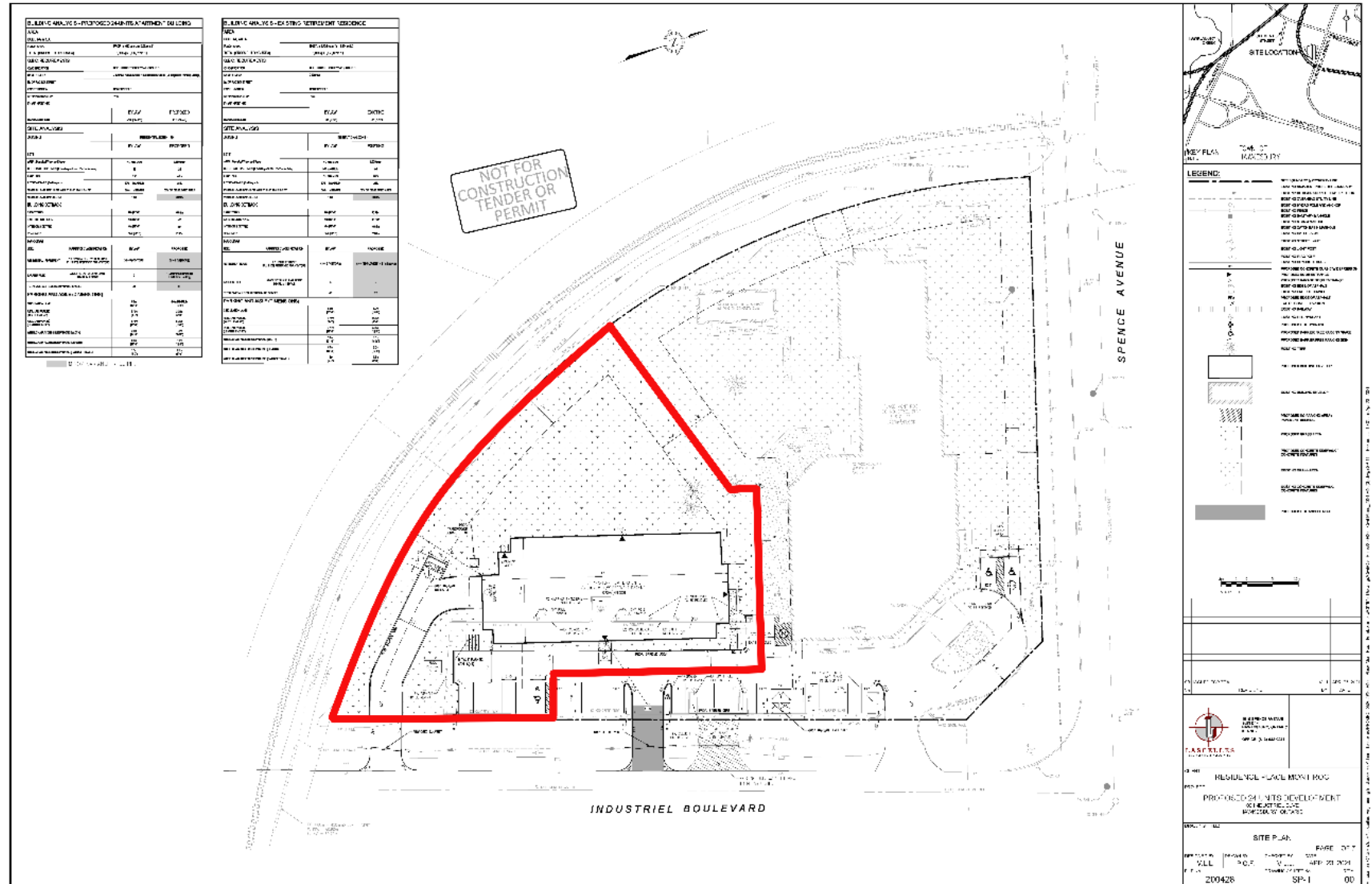


Figure 7 : Part of the Site Plan submitted by the applicant.

# NOTIFICATION

- The application to amend the Corporation of the Town of Hawkesbury Zoning By-Law N°20-2018 was received on April 23, 2021. The proposed Zoning By-Law Amendment was circulated within the relevant Town administrative departments in April 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 in local newspapers on May 20, 2021.



# NEXT STEPS

- On June 28<sup>th</sup> 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

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CÉLESTE CORDONNIER - PLANNER

