

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

# CORPORATION OF THE TOWN OF HAWKESBURY

[ 04/02/2021 ]

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 Zoning By-law Amendment.
- Any person may attend the public meeting and / or make written submissions or verbal representation either in support or in opposition to the proposed Zoning By-law Amendment.
- If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of the Corporation of the Town of Hawkesbury before the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the *Local Planning Appeal Tribunal* unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



# NOTIFICATION

- The application to amend the Corporation of the Town of Hawkesbury Zoning By-Law N°20-2018 was received on November 17, 2020. The proposed Zoning By-Law Amendment was circulated within the Corporation of the Town of Hawkesbury on November 25, 2020.
- A Notice of Application and Notice of Public Meeting was sent to property owners within a radius of 120 metres from the concerned property as well as to the agencies prescribed by the *Planning Act* and published in the newspapers.



# APPLICATION CONTEXT

The proposed Zoning By-law Amendment proposed to change the zoning category to allow a dwelling-converted on the property located at 389, Albert Street, in the Town of Hawkesbury. The purpose of the application is to rezone the subject property from R1 to R1-Exception zone to permit the addition of two (2) apartment units in the basement of the existing house.



# SUBJECT SITE

- The property is located in an established residential neighbourhood primarily consisting of single-detached dwellings. A high school is located to the north, while several commercial land uses are located to the east along Cameron Street.
- The property is an oversized lot resulting from the merger of two smaller lots. The lot has an area of approximately 0.34 acres, with 120 metres of frontage on Albert Street and a depth of 126 metres.
- The lot contains a large single-detached dwelling with an existing secondary dwelling which was included in the original design of the house. The owners would like to convert the basement of the primary dwelling to accommodate two additional apartment units.

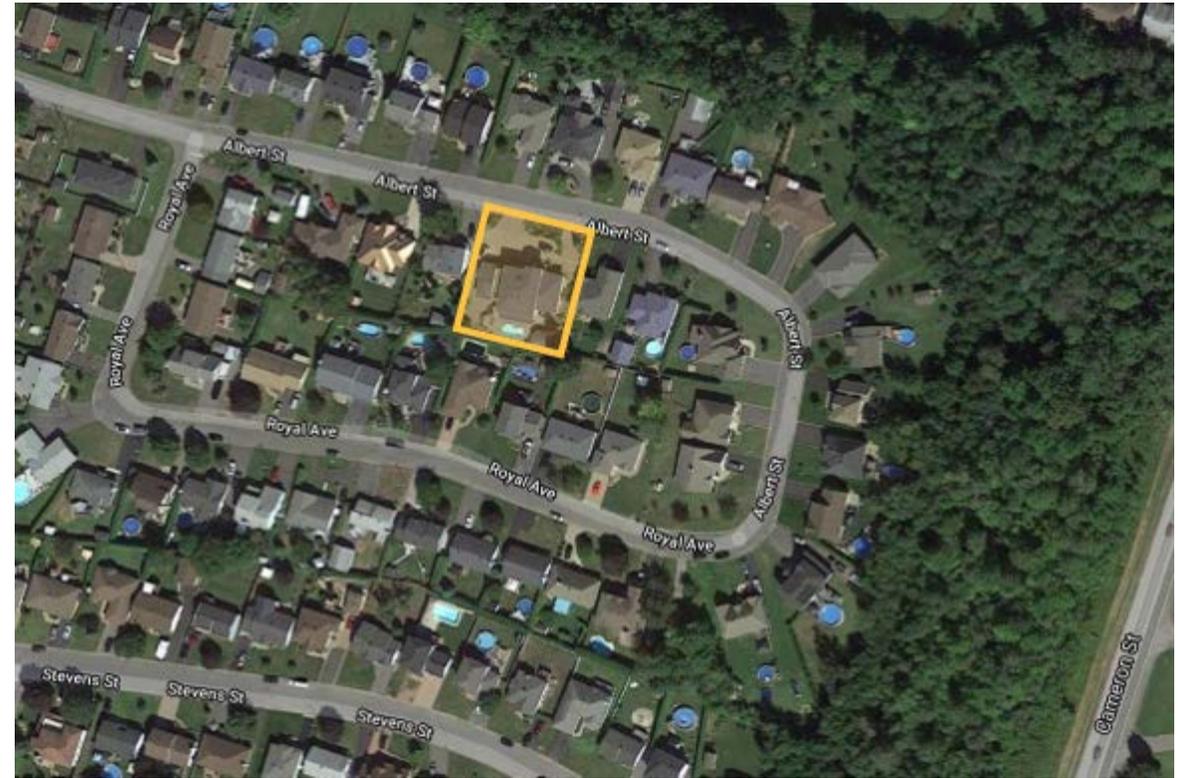


Figure 1

Source : Google Maps



Figure 2

Source : Google Maps



# EXISTING POLICY FRAMEWORK

## PROVINCIAL POLICY STATEMENT (2020)

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



# EXISTING POLICY FRAMEWORK

## HAWKESBURY OFFICIAL PLAN :

The subject property is designated as **Residential Policy Area** on Schedule A of the Town's Official Plan.

The goal of this designation is :

- to promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community;
- 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.

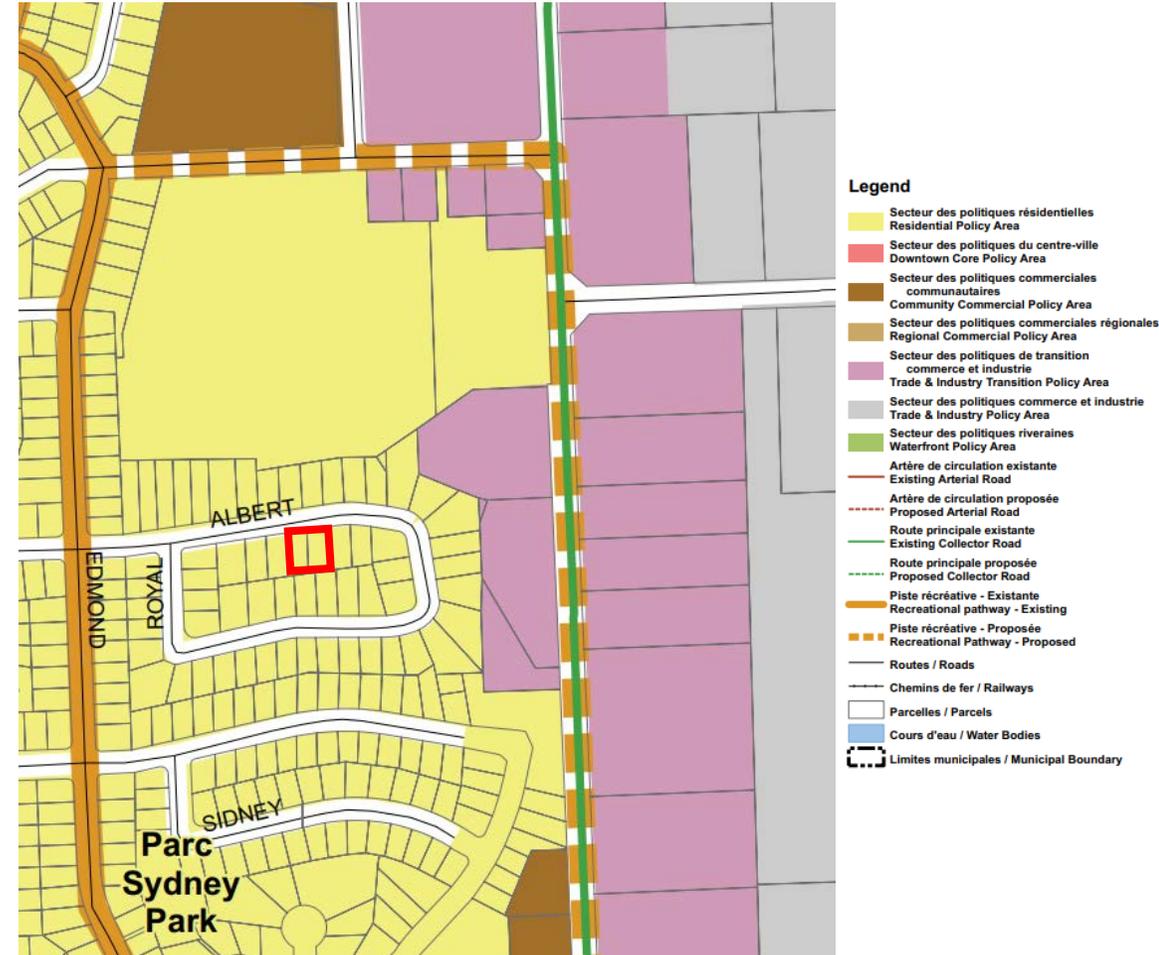


Figure 3

Source : Hawkesbury Official Plan Schedule A



# EXISTING POLICY FRAMEWORK

## HAWKESBURY OFFICIAL PLAN :

The main purpose of Residential Policy Area is focused on the promotion of the establishment of different housing types depending on the density. The idea is to furnish a full range of housing in the short and long term. Also, the provision of affordable housing shall be supported by encouraging densification where appropriate and providing for an appropriate housing mix and density through appropriate zoning. These opportunities of densification should preferably be in proximity to work, shopping, and recreation to reduce the need to drive and to encourage walking and cycling (active transit).

This idea is also found in the social and cultural policy provisions. These provisions specify that the intensification may be achieved through the conversion of single-detached dwellings to multiple units. Finally, this policy should ensure that residential intensification, infilling and redevelopment within existing neighbourhoods are compatible with surrounding uses in terms of architectural design and density.



# EXISTING POLICY FRAMEWORK

## HAWKESBURY ZONING BY-LAW N°20-2018:

The subject property is currently zoned Residential One Zone (R1) under Zoning By-law N°20-2018 of the Corporation of the Town of Hawkesbury.

The R1 zone restricts the building of detached dwellings to regulate development in a manner that is compatible with existing land use patterns, and to maintain and enhance the residential character of the area.

The intent is also to permit limited ancillary uses to the principal residential use to “allow residents to work at home and maintain a secondary dwelling unit.” The current property owner has a secondary dwelling unit within the existing house, consistent with this provision.

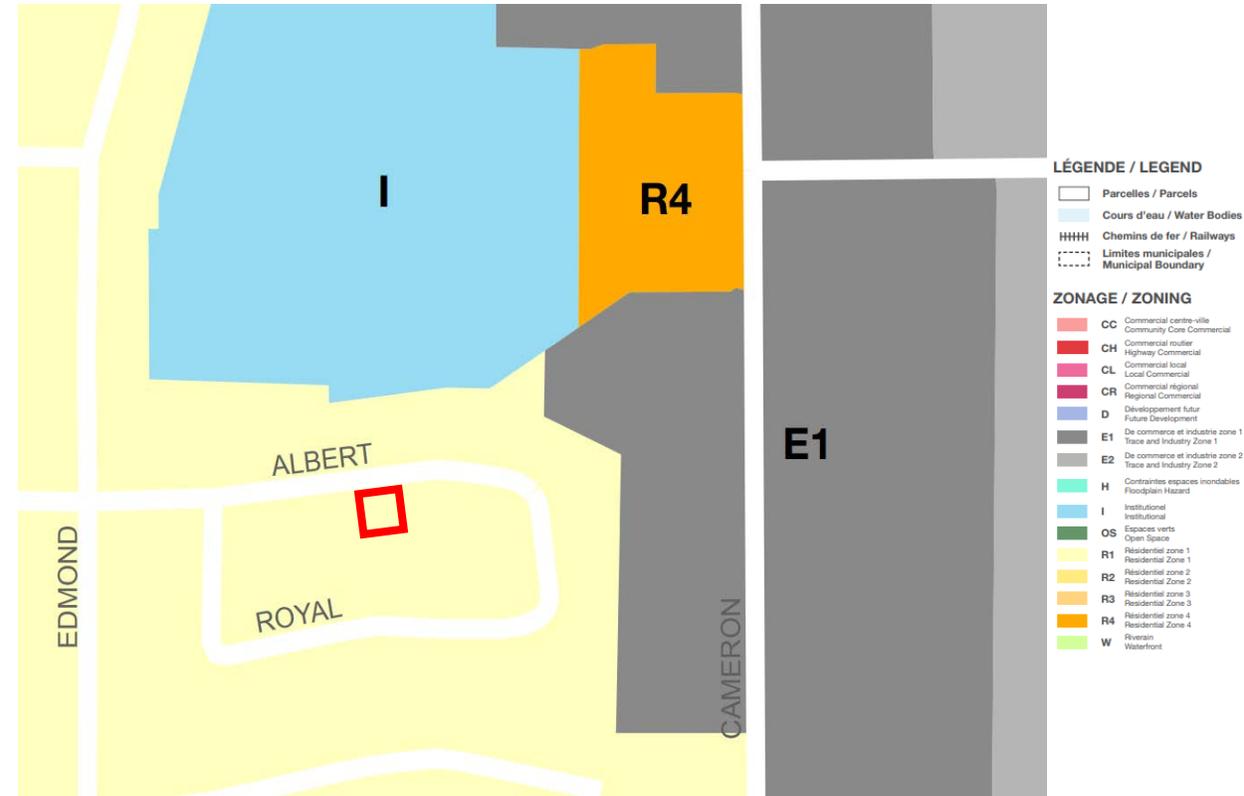


Figure 4

Source : Hawkesbury Zoning By-law 20-2018 Schedule A



# EXISTING POLICY FRAMEWORK

## HAWKESBURY ZONING BY-LAW N°20-2018: Section 3.1.5 : DWELLING – SINGLE DETACHED

ZONE PROVISIONS	REQUIRED	ACTUAL	COMPLIANCE
Lot Frontage (min.)	15m	36.5m	Yes
Lot Area (min.)	420 square metres	1375 square metres	Yes
Setbacks (min.)			
Front	6m	15m	Yes
Exterior Side Yard	6m	N.A	N.A
Interior Side Yard	A combined total of 4.2 metres, with no yard less than 1.2 metres. Where a carport or garage is attached to the main building, a total of 2.4 metres is permitted.	6m	Yes
Rear Yard	7.5m	7.5m	Yes
Lot Coverage (max.)	40%	N.A	N.A
Landscaped Area (min.)	10%	N.A	N.A
Building Height (max.)	11m	N.A	N.A

Figure 5

Source : Hawkesbury Zoning By-law 20-2018



# EXISTING POLICY FRAMEWORK

## HAWKESBURY ZONING BY-LAW N°20-2018:

### **Section 3.1.2 Dwelling - Converted**

A converted dwelling is a building originally designed as a single-detached dwelling having been converted to provide therein not more than four (4) dwelling units, none of which shall be located in the cellar of the dwelling, but which may be located in the basement.

They are permitted in R3 and R4 zones; because the amendment concerns only one (1) lot, the rezoning will be R1-X. This designation is an exception for the R1 zone. The exception will consist of permitting the converted dwelling use in this zone.



# EXISTING POLICY FRAMEWORK

## HAWKESBURY ZONING BY-LAW N°20-2018:

### Section 2.30.10 Table for Parking Requirements

Two (2) parking spaces are required for a single residential dwelling, and one (1) parking space is required for a secondary dwelling unit.

As the property owner is proposing a total of three (3) apartment units inside the single dwelling, a total of five (5) parking spaces will be required to accommodate this proposal.

## Applicant Parking Rendering

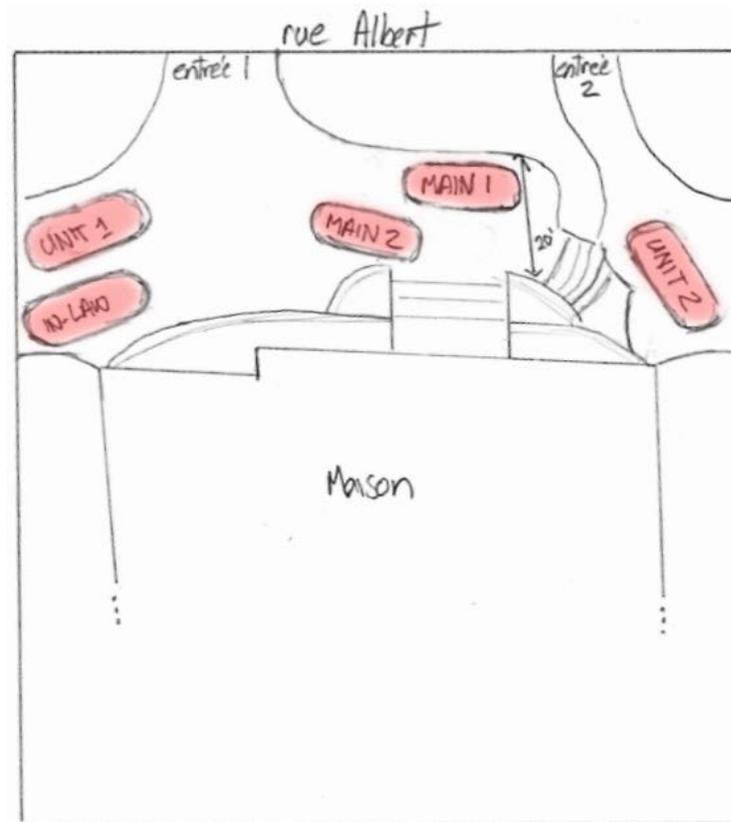


Figure 6

The owner's designer has provided the Town with a sketch to illustrate how all the required parking spaces can be accommodated on the site.



# CONCLUSION

The Zoning Amendment is required to rezone the subject property from Residential One Zone (R1) to Residential One Exception Zone (R1-X) to permit a converted dwelling in this lot for a total of four dwelling units in the existing single-detached house.

The proposal is consistent with the policies of the 2020 Provincial Policy Statement as well as with the Official Plan policies. The required parking spaces can be accommodated onsite and all other zoning provisions can be accommodated.



# NEXT STEPS

- At the public meeting which will be held on February 4, 2021, all participants may address their questions and concerns about this project. Between the public meeting and the council meeting, more precisely between February 4 and February 8, 2021, you can still send us your comments at the following email :  
[infoplanning@hawkesbury.ca](mailto:infoplanning@hawkesbury.ca).
- 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.
- On the next Council meeting which is on the 8<sup>th</sup> of February, a decision will be taken by the members of the Council of the Corporation of the Town of Hawkesbury. If you wish to be notified of the Council's decision, you must make a written request addressed to the Planning Department by email at [infoplanning@hawkesbury.ca](mailto:infoplanning@hawkesbury.ca).



# THANK YOU FOR YOUR PARTICIPATION

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PREPARED BY :

PLANNING DEPARTMENT OF THE  
CORPORATION OF THE TOWN OF  
HAWKESBURY

CÉLESTE CORDONNIER - PLANNER

