

PROPOSED AMENDMENT 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 September 23, 2020. The proposed Zoning By-Law Amendment was circulated within the Corporation of the Town of Hawkesbury on December 1, 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 AND SUBJECT SITE

- The proposed Zoning By-law Amendment intends to rezone the lands located on the corner of McGill and Nelson Streets, described as being Part of lots 187 and 188 of the Registered Plan M-14. The purpose of the application is to rezone the subject land from vacant lot Residential Zone 4 (R4) to Local Commercial (CL) to allow the development of a mixed-use building including offices on the ground floor and two (2) apartments on the second floor. This Zoning By-law Amendment application will also permit a reduction of the required front and exterior side yard setbacks.



SUBJECT SITE

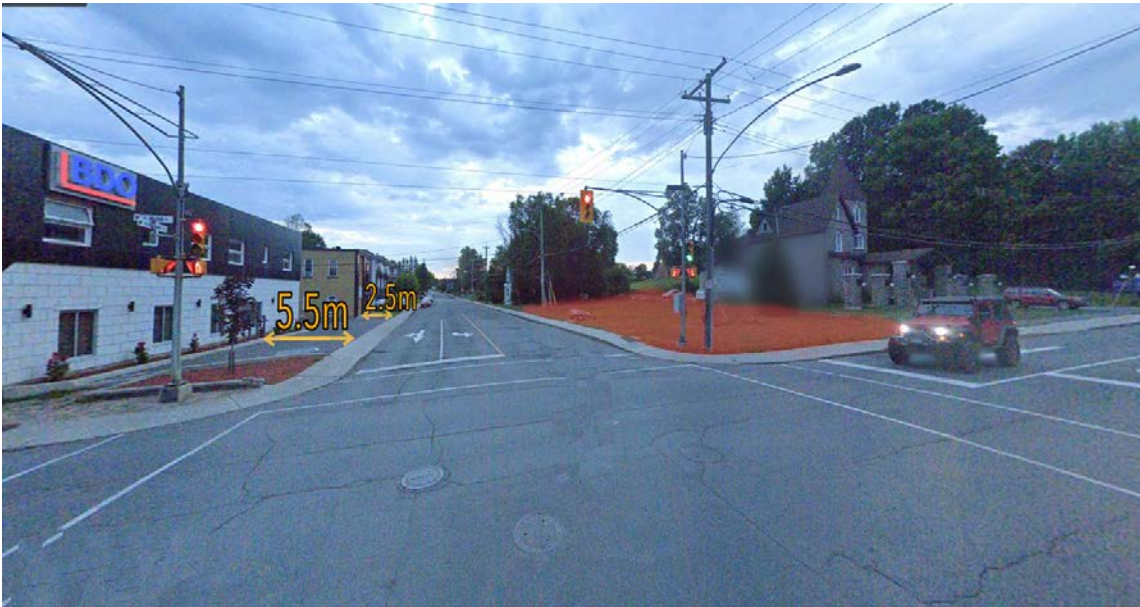


Figure 1

Source : Google Maps



Figure 2

Source : Google Maps



SUBJECT SITE

The surrounding area is described below :

- **North:** Adjacent to the subject lot is Nelson Street, across Nelson Street are two (2) Institutional (I) uses, currently occupied by a retirement home. Adjacent to this is a Community Core Commercial (CC) use, currently used as the BDO Canada LLP. offices.
- **East:** East of the subject property is a Residential (R4) use along with a vacant lot.
- **South:** South of the subject lot is the Holy Trinity Anglican Church, which is designated as an Institutional (I) use.
- **West:** Across McGill Street, west of the subject lot, is a gas station and associated convenience store (CL). Further west is the Sainte-Dominique Church (I) on Bon Pasteur Street. South-west of the subject property is a Funeral Home (CL) along with residential dwelling units (R4).

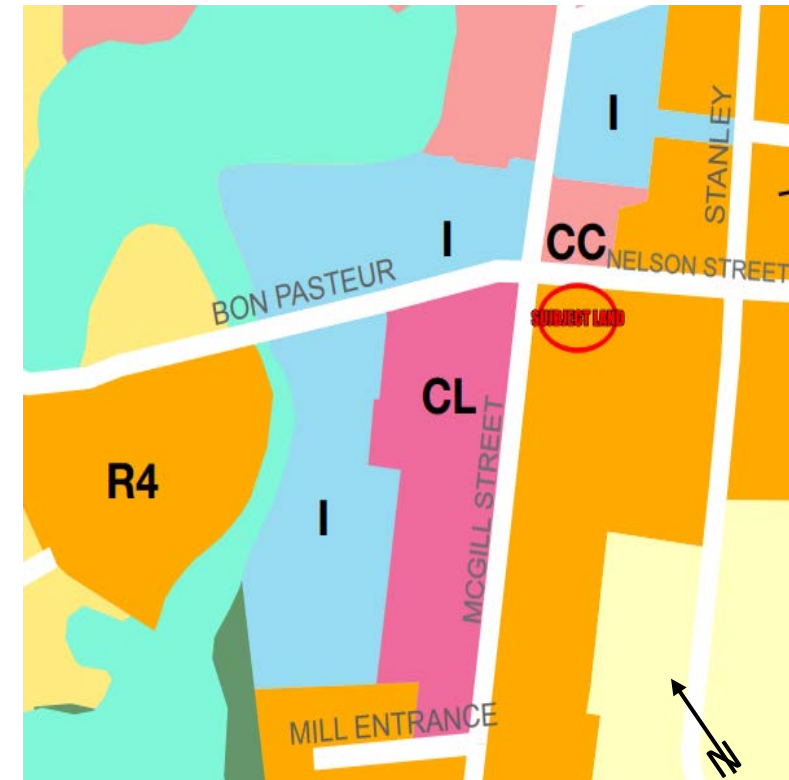


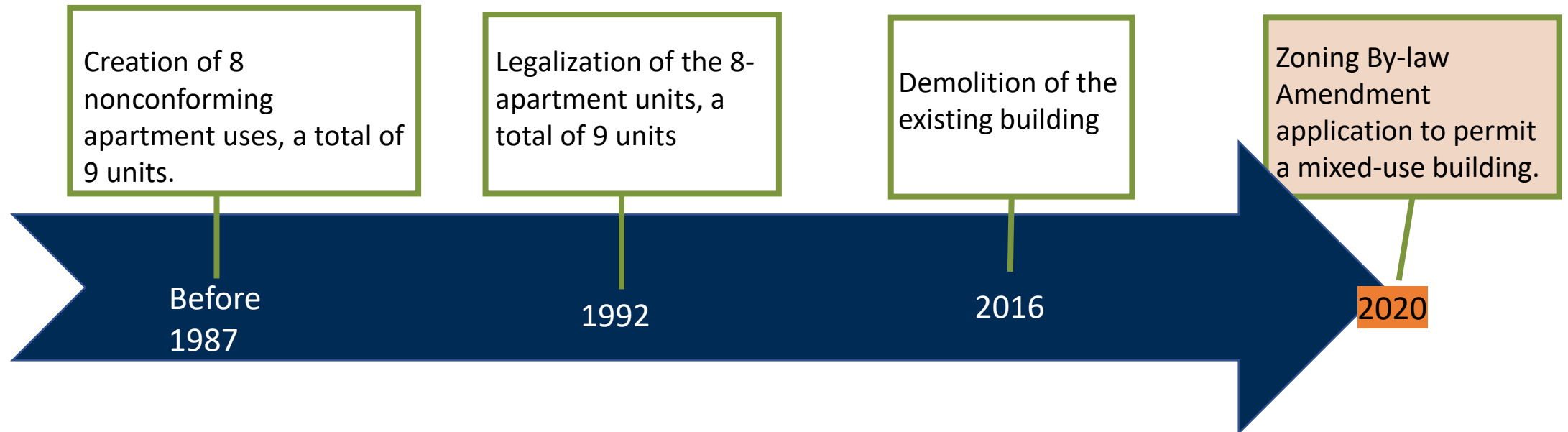
Figure 3

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



SUBJECT SITE

Application History



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 site is designated as a **Community Commercial Policy Area** on Schedule A of the Town's Official Plan and is surrounded by a Residential policy Area.

The goal of the Community Commercial Policy designation is :

- to provide a supportive land use policy framework;
- reduce constraints for commercial development;
- ensuring that existing and future commercial uses will contribute to Hawkesbury's economy, employment opportunities and quality of life.

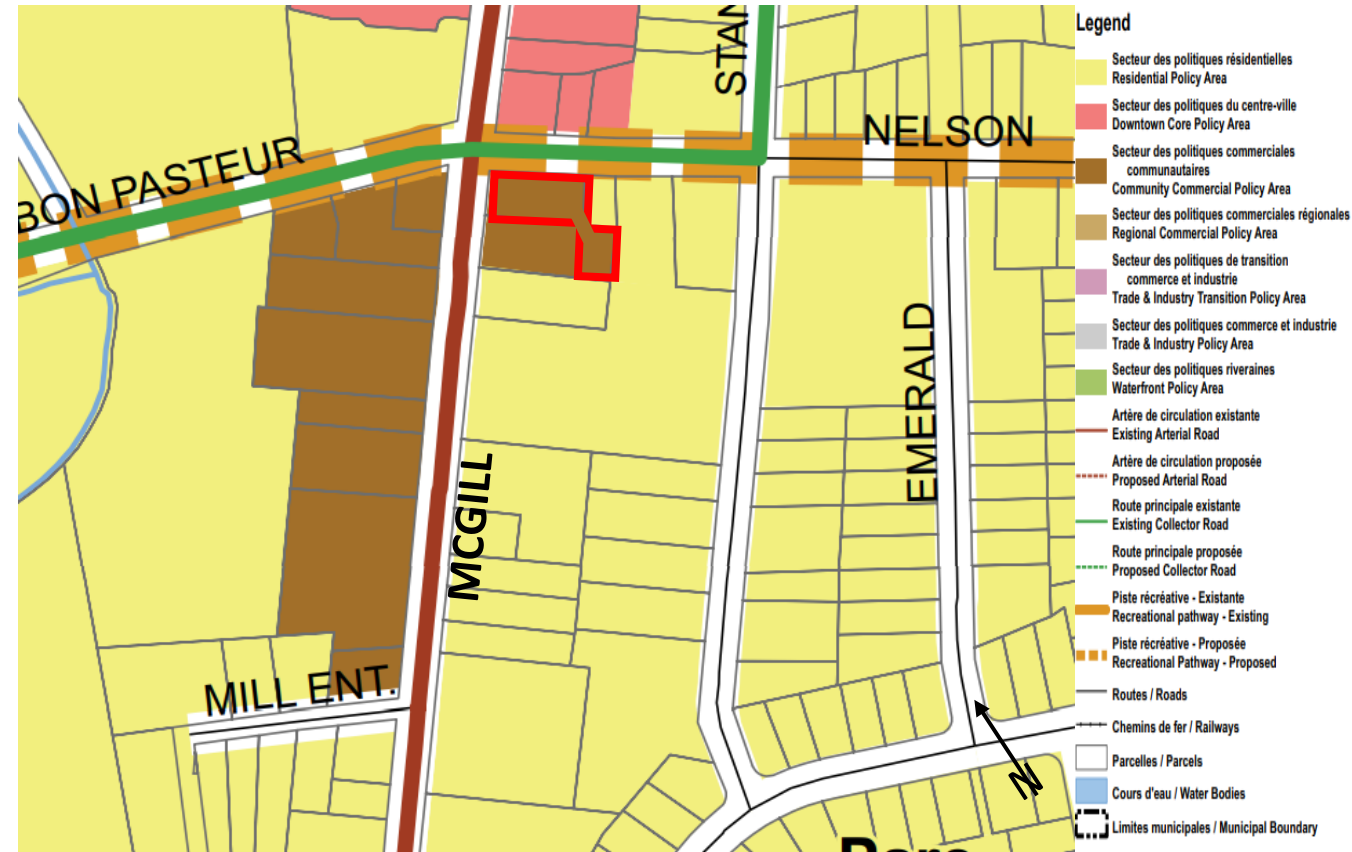


Figure 4

Source : Hawkesbury Official Plan Schedule A



EXISTING POLICY FRAMEWORK

HAWKESBURY OFFICIAL PLAN :

Objectives achieved by the project :

1. Allow for the redevelopment of vacant buildings for residential purposes in a mixed-use environment;
2. Encourage housing opportunities that are in proximity to work, shopping, and recreation to reduce the need to drive and encourage walking and cycling;
3. Permit a range of activities in residential areas including home-based businesses, commercial uses, bed and breakfasts, group homes, churches, schools, community facilities and open space.



EXISTING POLICY FRAMEWORK

HAWKESBURY ZONING BY-LAW N°20-2018 :

The proposed Zoning By-law Amendment seeks to rezone the subject property to **Local Commercial** whereas it is **currently designated as a Residential Zone 4 (R4)**.

This Zoning By-law Amendment will permit the development of a new two-storey mixed-use building which will be comprised of the following:

- Offices on the first (1st) floor;
- Two (2) apartments on the second (2nd) floor.

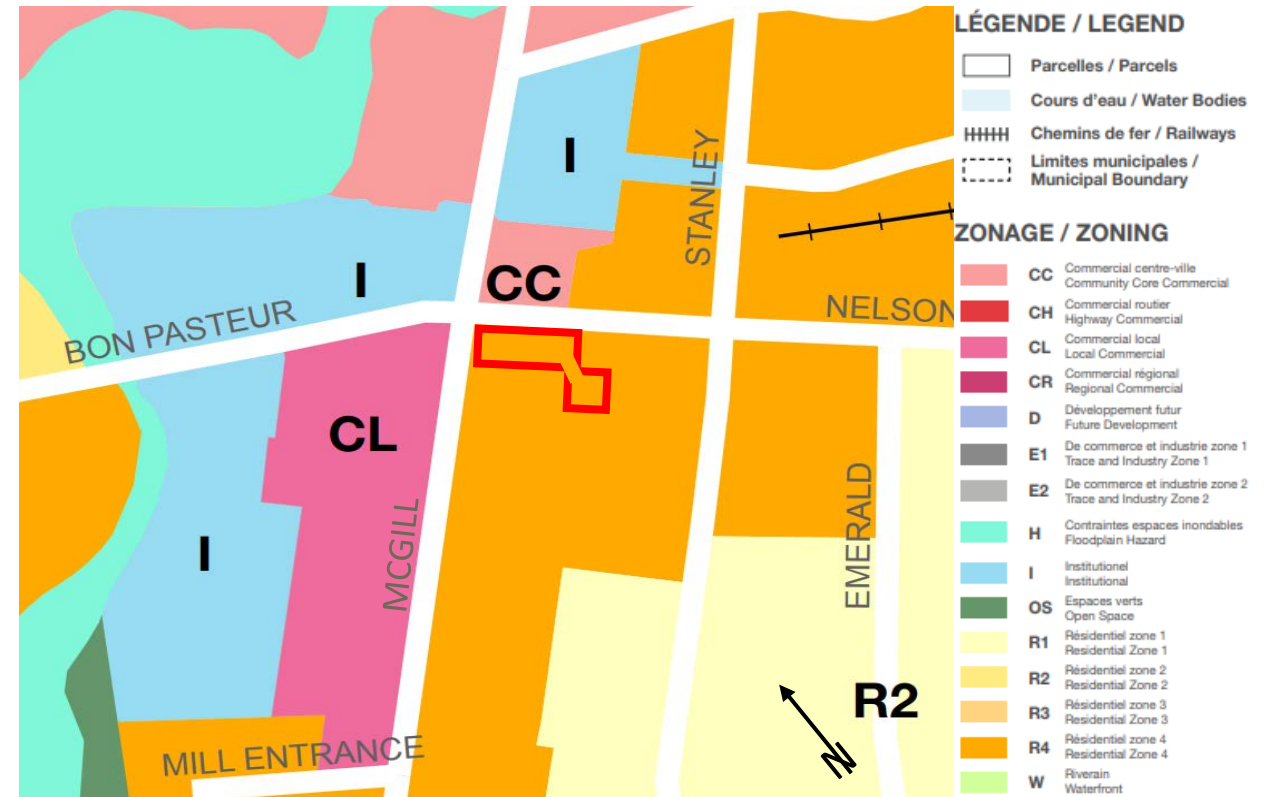


Figure 5

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

EXISTING POLICY FRAMEWORK

HAWKESBURY ZONING BY-LAW N°20-2018 : Section 3.6.4 : LOCAL COMMERCIAL (CL)

ZONE PROVISIONS	REQUIRED	ACTUAL	COMPLIANCE
Lot Frontage (min.)	15m	23.13m	Yes
Lot Area (min.)	No minimum required	1052.22 square metres	Yes
Setbacks (min.)	Where abutting Residential Zones		
Front	6m	3.13m	No
Exterior Side Yard	6m	5.07m	No
Interior Side Yard	3m	3.10m	Yes
Rear Yard	7.5m	20.15m	Yes
Lot Coverage (max.)	40%	23%	Yes
Landscaped Area (min.)	10%	N.A	N.A
Building Height (max.)	11m	6m	Yes

Figure 6

Source : Hawkesbury Zoning By-Law 20-2018



PROPOSAL

Proposed Design



Figure 7



Figure 8



PROPOSAL

Applicant Site Plan

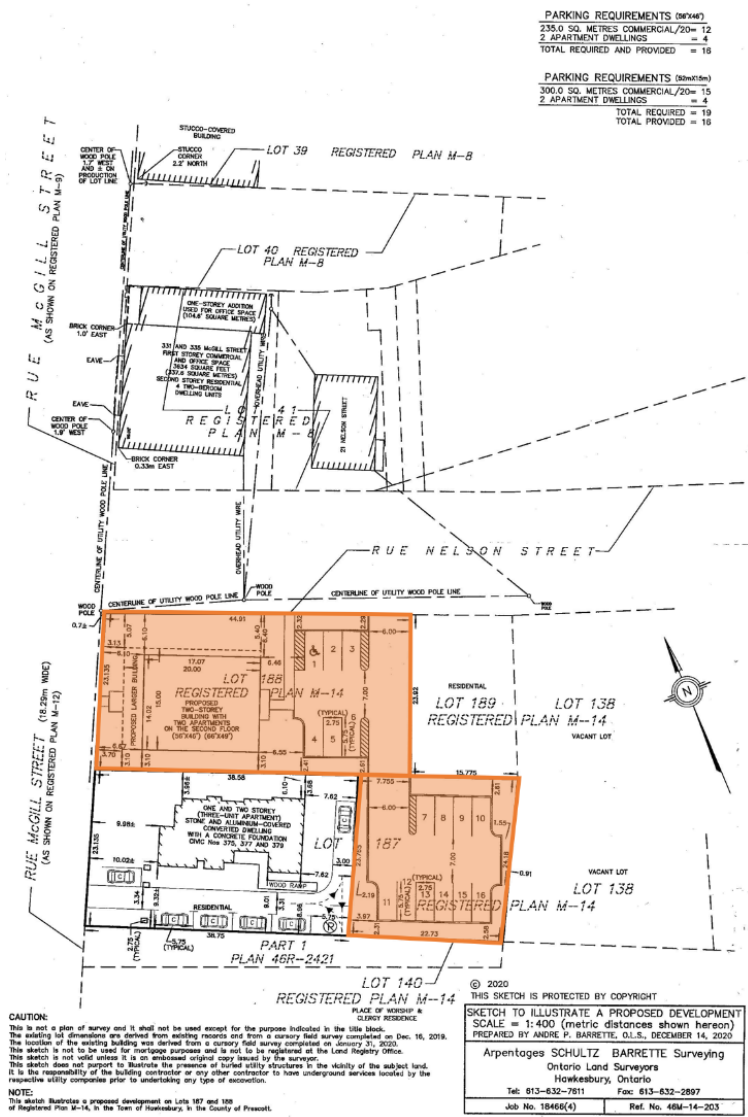


Figure 9

Source : Arpentages Schultz Barrette

CONCLUSION

The Zoning By-law Amendment is required to rezone the subject property from Residential Zone 4 (R4) to Local Commercial (CL) to allow the development of a mixed-use building occupied by one (1) office use on the ground floor and two (2) apartments on the second floor.

This Zoning By-law Amendment will also permit a reduction of the required setbacks from 6 metres to 3.13 metres concerning the front setbacks and from 6 metres to 5.07 metres for the exterior side yard setbacks as demonstrated on Figure 6 of this report.

The proposal is consistent with the policies of the 2020 Provincial Policy Statement as well as with the Official Plan policies. All zoning provisions, other than the front and exterior yard setbacks, 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.
- 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 8th 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.



THANK YOU FOR YOUR PARTICIPATION

PREPARED BY :

PLANNING DEPARTMENT OF THE
CORPORATION OF THE TOWN OF
HAWKESBURY

CÉLESTE CORDONNIER - PLANNER

