

Report to Council

Planning Department Report No. Z-01-2025

From: Nikita Jariwala, Consulting Planner

Date: March 27, 2025

Subject: Proposed Zoning By-law Amendment for 14933176 Canada Inc.

Recommendation

Be it resolved that the Planning Department Report, File No. Z-01-2025, dated March 27, 2025, regarding a zoning by-law amendment for part of the property municipally known as 150 Higginson Street, Legal Description: Plan 35 Blk B Part Lot 44 Blk; D Part Lots 1 and 2 Part Head St; RP 46R8211 Part 2, in the Geographic Town of Vankleek Hill, now in the Township of Champlain, with Tax Roll Number 020903000100800, be received.

Background

The subject lands are part of the property municipally known as 150 Higginson Street, legally described as PLAN 35 BLK B PT LOT 44 BLK; D PT LOTS 1 AND 2 PT HEAD ST; RP 46R8211 PART 2, in the Geographic Town of Vankleek Hill, now in the Township of Champlain.

The subject lands were previously the subject of severance application B-022-2023, which was approved on July 2, 2023, to create a lot for a single detached dwelling. The certificate of consent was issued on December 1, 2023. It is our understanding that the Owner has changed their plans for development and requires a larger lot to accommodate a semi-detached dwelling. Since the consent has not been registered on title, the Owner applied for a new consent, B-007-2025, to create the subject lands for this zoning by-law amendment. B-007-2025 was recommended for approval with conditions by Township Council on February 27, 2025 and is pending approval from the United Counties of Prescott and Russell.

The purpose of this application is to rezone the subject lands from Residential One (R1) to Residential Two (R2), Special Exception XX to permit a semi-detached dwelling. The site-

specific exception is to permit a reduced minimum lot area from 600 square metres to 530 square metres, and to reduce the required planting strip from 3 metres to 1.5 metres along the side lot lines and from 1 metre to 0.3 metres along the front lot line.



Figure 1: Key Map (illustrating lands subject to the proposed zoning by-law amendment)

Analysis

The following contains an analysis of the Provincial Planning Statement, the United Counties of Prescott and Russell (UCPR) Official Plan, and the Champlain Township Zoning By-law.

Provincial Planning Statement, 2024

The 2024 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions “shall be consistent with” all policy statements issued under the Act.



Section 2.3.1. states that settlement areas shall be the focus of growth and development. Section 2.3.1.3 states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities. Section 2.2 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by permitting and facilitating all types of residential intensification.

UCPR Official Plan 2023

The subject property is designated as an Urban Policy Area in the UCPR Official Plan (2023). Section 2.1.2.1 states that it shall be the policy of Council that a portion of the Counties' future housing needs shall be provided through residential intensification which may include infill development and residential development of vacant land or underutilized land in the Urban Policy Area's delineated built-up areas. Section 2.1.3.1.3 states that growth and development shall be directed to areas with existing or planned water and sewer infrastructure.

Township of Champlain Official Plan

The subject property is designated Low Density Residential in the Official Plan for Urban Areas of the Township of Champlain. The permitted uses in this designation include: detached and semi-detached dwellings, duplexes, triplexes and ground-oriented (door to street) attached dwellings containing 6 units or less, secondary dwelling units, group homes, group homes converted, rooming houses, shelter accommodation, retirement homes, retirement homes converted, care facilities, bed and breakfast, home-based businesses, public utilities, open space and parks.

Township of Champlain Zoning By-Law

As per Schedule B of the Township's Zoning By-law 2000-75, the subject lands are zoned Residential One (R1). The proposed semi-detached dwelling is not a permitted use in this zone, as such the application proposes to rezone the subject lands to the Residential Two (R2) zone.

The lot area is not compliant with the required 600 square metres for the R2 zone (Section 5.2.b.ii). As such a site-specific exception will be required to ensure zoning compliance for the lot. Based on the sketch provided by the applicant, site specific exceptions will also be required to reduce the required planting strip from 3 metres to 1.5 metres along the side lot lines and from 1 metre to 0.3 metres along the front lot line (Section 3.31.e.vii).

The proposed development complies with all other zoning provisions.

Notification

The application to amend the Champlain Township Zoning By-Law 2000-75 was received on January 8th, 2025, and deemed complete on February 10th, 2025. The proposed Zoning By-law Amendment was circulated to external and internal agencies on March 5th, 2025.

Circulation

External Agencies	Internal Departments
Infrastructure Ontario Ontario Ministry of Municipal Affairs Ontario Power Generation Inc. Eastern Ontario Health Unit South Nation Conservation Authority United Counties of Prescott and Russell Bell Canada Hydro One Enbridge Cogeco Inc Municipal Property Assessment Corporation Conseil des écoles publiques de l'Est de l'Ontario Conseil scolaire de district catholique de l'Est ontarien Catholic District School Board of Eastern Ontario Upper Canada District School Board	Director of Public Works Chief Building Official Director of Fire Services Municipal Clerk Drainage Superintendent

Public Works

There are no comments or concerns from Public Works for this request.

Drainage Superintendent

This zoning change request does not require any updates to the engineer's reports under the Drainage act. No conditions are required to be retained by the drainage department during this procedure.

Building Department

The purpose of this rezoning is to permit the construction of a semi-detached residential building, being a possibility of 4 residential units (2 semi-detached plus 2 second dwellings). At this time, the lot in question does not conform to the R2 provision, of Section 5.2 of the Zoning By-law 2000-75, as amended from time to time. A minimum lot area of 600 m² is required and the newly created lot only has 530.3 m². However, as per the proposed site plan, all other provisions of the Zoning By-law are met. From the Building Department's perspective, we have no comments.

Financial Implications

The applicant has paid application fees per User Fee By-law.

Conclusion

Council can receive this report for information.

Respectfully submitted by

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Consulting Planner



Kevin Tessier, CPA

Chief Administrative Officer (CAO)