

# Corporation of the Town of Hawkesbury

## Recommendation to Council

N°: 2024\_REC\_59

File N°: D14-147 and D14-148

Date of meeting: December 9, 2024

Subject: 157 and 189 John Street, Lots 4, 5, 7 and Part Lot 8, Registered Plan M-21, Part Lot 9, Broken Front, Town of Hawkesbury

### Recommendation

Whereas the full application for approval of amendment to Zoning By-law N° 20-2018 was received by the Corporation of the Town of Hawkesbury on September 10, 2024, and;

Whereas the public meeting required by Section 34 of the *Planning Act*, R.S.O. 1990, as amended, was held on November 12, 2024, and;

Whereas the application reflects the intentions of the Provincial Planning Statement (2024), and;

Whereas the application is consistent with the Official Plan (OP) of the United Counties of Prescott and Russell, and;

Whereas the application complies with the intentions of the OP of the Corporation of the Town of Hawkesbury and Zoning By-law N° 20-2018.

Be it resolved that it is the Planning Department's recommendation that Council approve an amendment to Zoning By-law N° 20-2018 for the subject sites and includes two site-specific Community Core Commercial exception zones to each site. This includes adding "Outdoor Display Area," "Open Storage," and "Open Storage Area" as permitted uses at 157 John Street to allow for the storage of Recreational Vehicles and to decrease the minimum required setbacks of the "Open Storage Area" to the side and rear lot lines from the required five metres (5 m) to one metre (1 m).

Further, a specific CC-exception zone will recognize and permit the existing nonconforming "Recreational Vehicles Sales" use at 189 John Street to allow for its expansion to add servicing bays, while also requesting a reduction in the number of loading spaces from two spaces to one space and permit the required bicycle parking to be located on the abutting lot at 157 John Street, and recommended in the document 2024\_REC\_59.

## Explanation, history, context

### The Application

On September 9, 2024, the Corporation of the Town of Hawkesbury received two complete applications for Zoning By-law amendments (ZBLA) for 157 John Street and 189 John Street, Lots 4, 5, 7 and Part Lot 8, Registered Plan M-21, Part Lot 9, Broken Front, Town of Hawkesbury.

The purpose of these applications are:

1. To rezone Lots 4 and 5 on Registered Plan M-21, addressed as 157 John Street to add Outdoor Display Area, Open Storage and Open Storage Area as permitted uses to allow for storage of Recreational Vehicles on-site and decrease setbacks of Open Storage Area to the side and rear lot lines; and,
2. To rezone Lot 7 and Part of Lot 8 on Registered Plan M-21, addressed as 189 John Street to recognize the existing nonconforming Recreational Vehicles Sales use to allow its expansion to add servicing bays, reduce the number of loading spaces from two to one, permit Outdoor Display Area and seek to allow bicycle parking on the abutting lot (at 157 John Street).

The application has been circulated and reviewed by the Town's Technical Services as well as by the external agencies concerned.

### The property and its surroundings

The proposed ZBLAs are for two sites:

- 157 John Street is located immediately north of 189 John Street, with a frontage on John Street. The property is gravelled and vacant, with part of the property appearing to be used as a fenced storage area for recreational vehicles.
- 189 John Street is located immediately south of 157 John Street, with frontage on John Street and on Paquette Street. The property contains the Maximum Powersports building. Parking is to the north of the building with additional parking to the east, and which appears to be used for recreational vehicles on display.

The surrounding context is as follows:

- **North:** Low-rise commercial uses, Confederation Park, the Ottawa River
- **East:** Low-rise mix of uses along Main Street East, Parc Cyr-de-LaSalle
- **South:** St. Peter Church, green space, low-rise residential, Town Hall, Recreation Centre
- **West:** Low-rise commercial uses along Main Street East



## Provincial Planning Statement

The Provincial Planning Statement (PPS) (2024) is a policy document issued under the *Planning Act* which provides direction on matters of provincial interest related to land use planning and development. The Municipal Council's urban planning decisions must be consistent with the Provincial Policy Statement.

Section 2.3 provides guidance on settlement areas, which shall be the focus of growth and development (2.3.1.1). Land use patterns within settlement areas should be based on density and a mix of land uses and shall support the general intensification and redevelopment to support the achievement of complete communities (2.3.1.2(a); 2.3.1.2(b)).

The proposed zoning amendments would recognize and permit the expansion of the existing commercial use at 189 John Street, while intensifying the underutilized site at 157 John Street by introducing on-site storage and a restaurant.

Section 2.8 provides direction on employment with the goal of promoting economic development and competitiveness (2.8.1). Planning authorities shall provide for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs (2.8.1.1(a)). Opportunities for a diversified economic base shall be provided and includes maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses and consider the needs of existing and future businesses (2.8.1.1(b)).

Expanding the Maximum Powersports use at 189 John Street and allowing for associated storage and a new restaurant at 157 John Street introduce a variety of

commercial activities across the two sites, enhancing the area's range and mix of employment uses to support long-term needs.

The Planning Department reviewed the proposed development and is of the opinion that the proposal is consistent with the new PPS. In addition to consistency with the PPS, the development criteria and proposed uses must meet the policies of the Official Plans (OP) of the United Counties of Prescott and Russell (UCPR) and the Town of Hawkesbury.

### **Official Plan of the United Counties of Prescott and Russell (2022)**

The Town of Hawkesbury is designated as "Urban Policy Area" on Schedule A – Land Use Designation of the UCPR OP (2022).

Per Section 2.3.1, the Urban Policy Area designation applies Cities, Towns and Villages with populations over 1,000 and which have been developed primarily on the basis of municipal water and sewer systems, and policies are intended to create a planning framework which will encourage, and support diversified, mixed-use communities.

Section 2.3.4 provides direction for the community core, which permits a range of residential and non-residential uses. Section 2.3.5 further defines the commercial policies for development, including:

- 1) Encouraging and supporting commercial development, and whenever possible directed to Urban Policy Areas and more specifically to those communities where piped water and wastewater services can be provided.
- 2) Permit commercial uses which are compatible with the surrounding community; permit commercial development which can be appropriately serviced; and ensure a broad range of commercial uses are provided in order to provide local employment opportunities.

The subject properties are located within the Urban Policy Area, where existing piped water and wastewater services are available. The existing building at 189 John Street will maintain its existing servicing and infrastructure for the expansion of the business, while the new restaurant at 157 John Street will require new connections to existing services.

Expanding the existing Maximum Powersports business at 189 John Street to include servicing bays enhances employment opportunities associated with the operation. Introducing both recreational vehicle storage and a new restaurant at 157 John Street will increase job prospects on an otherwise vacant and underutilized property in the Downtown area.

The Planning Department is of the opinion that formalizing the recreational vehicles sales and service use at 189 John Street, along with vehicle storage and a new restaurant at 157 John Street will establish complementary uses across the two sites and is consistent with the goals of the UCPR OP.

### **Corporation of the Town of Hawkesbury's Official Plan (2010, as amended)**

The subject lands are designated "Downtown Core Policy Area" on Schedule A – Land Use and Transportation of the Town of Hawkesbury's OP.

Section 3.1 Our Heritage – Planning for the Downtown Core plans for a *"vibrant, high density, year-round, mixed-use neighbourhood linked to an active waterfront where people live, work and play."*

The proposed expansion of the current Maximum Powersports at 189 John Street will contribute to a mixed-use neighbourhood with increased employment opportunities to support work for more residents, while the new restaurant at 157 John Street is in close proximity to waterfront parks and will provide greater opportunity for residents and visitors to explore and enjoy the Downtown Core area.

Section 3.1.2 speaks to Downtown Core Policies, permitting a range of commercial uses. The location of the Maximum Powersports use at 189 John Street is not proposed to change, and the new commercial development proposed at 157 John Street will be street-oriented allowing for ease of movement between the site and the municipal sidewalk network (3.1.2.4).

Section 3.2 of the OP speaks to Where We Do Business – Planning Our Commercial Lands, with the goal of *"ensuring that existing and future commercial uses will contribute to Hawkesbury's economy, employment opportunities and quality of life."*

The proposed expansion of Maximum Powersports at 189 John Street will bolster its economic impact and create new employment opportunities. Adding a storage area at 157 John Street will further support the business operations, while a restaurant on site will provide a new commercial service, cater to residents, create jobs, and improve overall quality of life for residents of the Town. This proposal aligns with the Town's objectives for commercial land development.

Section 5.4 of the OP outlines development criteria for Council to evaluate the compatibility and suitability of new development. A zoning amendment and site plan are proposed for both properties which will ensure the sites can be integrated into the existing neighbourhood within the Downtown.

The Planning Department is of the opinion that the proposal conforms to the Town of Hawkesbury's OP.

### **Zoning By-law N° 20-2018**

The subject sites are both zoned Community Core (CC), which allows a range of commercial, institutional and residential uses, but does not permit Recreational Vehicles Sales, Outdoor Display Areas, Open Storage, or Open Storage Area, as presented in Sections 3.6 and 3.6.1 of Zoning By-law N° 20-2018.

To ensure these uses and the proposed development comply with Zoning By-law N° 20-2018, the applicant must secure a zoning amendment for each site. The proposed amendments would add site-specific CC-exception zones to permit the following:

#### 157 John Street:

- Permit "Outdoor Display Area," "Open Storage," and "Open Storage Area" on site
- Decrease the minimum required setbacks of the "Open Storage Area" to the side and rear lot lines from the required five metres (5 m) to one metre (1 m)

#### 189 John Street:

- Permit "Recreational Vehicles Sales" and "Outdoor Display Area" on site
- Reduce the number of required loading spaces from two spaces to one space
- Allow four bicycle parking spaces to be located on the adjacent property at 157 John Street

The ZBLAs will designate appropriate uses for both sites, enabling the continued operation and expansion of Maximum Powersports at 189 John Street, while facilitating the redevelopment of 157 John Street to include a new restaurant and an open storage area to support the recreational vehicle sales business. Both proposals will adhere to the yard, area, and frontage requirements of the CC zone.

The Planning Department is of the opinion that these amendments are not anticipated creating any undue adverse impacts to the surrounding neighbourhood.

### **Site Plan Control**

The proposed development is subject to Site Plan Control (SPC) as the properties are located within the Downtown Core Policy Area of the OP, and expansion to include servicing bays will exceed 10% of the main building's total area. Future SPC applications will be required and are proposed for the development of the lands.

## **Public Consultation**

Since the application was received on September 10, 2024, the Corporation of the Town of Hawkesbury has not received any written submissions with comments or questions regarding the proposed development.

The statutory public meeting took place on November 12, 2024, at 6 p.m. in Council Chambers at Town Hall. Staff made a presentation including an overview of the existing context, the development proposal and the policy and regulatory framework. There were two members of the public present to request more information regarding proposed ZBLAs: this included servicing of the site, and to confirm setbacks to the adjacent property. The applicant team was present for the meeting and provided responses to Council and the public delegation.

## **Comments from agencies and heads of Departments of Technical Services**

We have not received any comments from agencies and heads of Technical Services Departments in advance of the public meeting.

## **Conclusion**

It is our professional planning opinion that these proposed Zoning By-laws Amendments are consistent with the *Provincial Policy Statement (2024)*, conform to both the United Counties' and the Corporation of the Town of Hawkesbury Official Plans, and represent good planning.

## **Options/alternatives**

1. N/A

## **Impact on budget**

N/A

## **Relevant studies**

N/A

## **Supporting document**

- Planning Report, prepared by Zanderplan, dated August 28, 2024
- Draft By-law N° 72-2024\_157 John Street D14-147
- Draft By-law N° 73-2024\_189 John Street D14-148

## Communication plan

N/A

## Department(s) involved

- Planning Department

## Submitted and recommended by



Jillian Simpson, MCIP RPP  
Planner under contract  
November 25, 2024



Jacob Bolduc, MCIP RPP  
Planner under contract  
November 25, 2024

## Comments of the Chief Administrative Officer

Samuel Cardarelli, Chief Administrative Officer



## Report Approval Details

Document Title:	2024_REC_59 - ZBLA 157 and 189 John (D14-147 and D14-148).docx
Attachments:	- Draft By-law N° 72-2024_157 John Street D14-147.doc - 3 - Planning Report - Zander Plan (28-AUG-2024).pdf - Draft By-law N° 73-2024_189 John Street D14-148.doc
Final Approval Date:	Dec 2, 2024

This report and all of its attachments were approved and signed as outlined below:

**Sonia Girard - Nov 28, 2024 - 10:29 AM**

A handwritten signature in black ink, appearing to read 'Cardarelli', with a large, stylized initial 'C'.

**Samuel Cardarelli - Dec 2, 2024 - 1:24 PM**