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Planning Justification Report

Final

Zoning By-law Amendment Application Plant Road, Chalk River, ON

January 26, 2023
Jp2g Project # 22-7053B





Table of Contents

Author and Review Panel1

1 Introduction1

2 Site and Surrounding Area2

 2.1 Proposal Overview2

3 Provincial Policy Statement, 2020 (PPS).....3

 3.1 Rural Lands in Municipalities (Section 1.1.5)3

 3.2 Employment (1.3).....3

 3.3 Sewage, Water and Stormwater (Section 1.6.6).....3

4 County of Renfrew Official Plan4

 4.1 General Development Policies (Section 2.0).....4

 4.1.1 Commercial, Industrial and Institutional Uses (Section 2.2(4)).....4

 4.1.2 Servicing Policies (Section 2.2(12)).....4

 4.2 Village Community Designation (Section 4.0).....4

 4.3 Rural Designation (Section 5.0).....4

 4.4 Summary5

5 Town of Laurentian Hills Comprehensive Zoning By-law No. 10-126

6 Conclusions and Recommendations7

Appendices

- SP-1A Site Plan
- Map 1 Site and Surrounding Land Use
- Map 2 Excerpt of Schedule “A” to the County of Renfrew Official Plan
- Map 3 Excerpt of Schedule “A” to the Town of Laurentian Hills Zoning By-Law
- Map 4 Zoning Sketch



1

Introduction

This report has been prepared to provide planning justification for an application for Zoning By-law Amendment on behalf of 1063445 ON. Inc. for lands located along Plant Road, described as Part Lots 3 and 4, Concession 8 and Part Lot 4, Concession 7, Geographic Township of Buchanan. The subject lands abut the boundary of the Village of Chalk River.

The purpose of this Report is to review the proposed zoning by-law amendment in accordance with the applicable policy framework and to provide planning rationale in support of the proposed development. This Report includes a description of the subject lands and surrounding area, as well as an assessment of the application in accordance with the applicable provisions of the Provincial Policy Statement, 2020 (PPS), the County of Renfrew Official Plan and Town of Laurentian Hills Zoning By-law No. 10-12.

The following supporting materials are attached in support of this Planning Justification Report:

- SP-1A – Site Plan;
- Map 1 – Site and Surrounding Land Use;
- Map 2 – Excerpt of Schedule “A” to the County of Renfrew Official Plan;
- Map 3 – Excerpt of Schedule “A” to the Town of Laurentian Hills Zoning By-Law No. 10-12; and
- Map 4 – Zoning Sketch.

2 Site and Surrounding Area

The subject property is located along Plant Road in the Town of Laurentian Hills. The subject property also has frontage along Highway 17, however no access is proposed from the highway. The property is partially within the Village of Chalk River, with the remaining portion of the lands abutting the settlement area to the east. The surrounding area is comprised of a variety of residential and commercial uses, with a mobile home park abutting the subject lands to the east. The subject property is currently vacant and primarily consists of vacant woodlands with some cleared areas. The subject lands are approximately 48.5 hectares (119.8 acres) in size with frontage of approximately 429 metres on Plant Road and approximately 1,035 metres of frontage on Highway 17.

Map 1 shows the location of the subject property and the surrounding area. The surrounding land uses are as follows:

- North: Low density residential, municipal garage, sewage treatment plant, and vacant woodlands.
- East: Low density residential, mobile home park, vacant woodlands, Chalk River Nuclear Laboratories (CNL).
- South: Highway 17, vacant woodlands, inactive waste disposal site.
- West: Village of Chalk River, Highway 17, low density residential and commercial uses.

The subject lands are designated Village Community – Exception 4 (Chalk River Business Park) and Rural in the County of Renfrew Official Plan and split-zoned under Zoning By-law No. 10-12, with a portion of the site zoned Highway Commercial (HC) and the majority of the site zoned Rural (RU). This application is only for the lands that are zoned rural.

2.1 Proposal Overview

The purpose of the application for zoning by-law amendment is to permit the lands that are zoned rural to be used for a construction yard with associated management offices, in support of a number of projects ongoing on at CNL.

The proposed development will include temporary office trailers and an area for open storage in the northeastern corner of the site. A conceptual site plan has been prepared showing 10 office trailers. Each trailer is proposed to be located on approximately one acre (0.4 hectares) of land and be connected to its own septic system. A well has already been installed on the subject property in the vicinity of where the office trailers would be located and it will provide water for the proper functioning of the septic systems. A water quantity assessment was prepared by Jp2g Consultants, and it was concluded that the well is capable of producing up to 10,000 litres per day. As a result, the well will be able to accommodate up to 125 office workers' septic system requirements based on the Ontario Building Code guidance of 75 L per office worker per day. Water from the well was also sampled for quality, but was found to exceed certain parameters and not considered suitable for drinking. Potable water for drinking will be provided either by municipal water or other means (e.g., bottled water or trucked in water stored in tanks).

The approximate location of the office trailers and materials storage area is shown on the enclosed Site Plan (SP-1A). A concurrent Site Plan Control application has been filed to permit a portable concrete plant elsewhere on the subject lands. The location of the portable concrete plant in relation to the current proposal is shown on the Site Plan. Access to the office trailer and materials storage area will be from the same access road that provides access to the temporary concrete plant, meaning

there is to be only one access to the entirety of the lands from Plant Road. There is ample room on the site as a whole and on each individual office trailer site to accommodate employee parking.

3 Provincial Policy Statement, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

3.1 Rural Lands in Municipalities (Section 1.1.5)

Rural lands located in municipalities are intended to be used for resources, resource-based recreation, locally appropriate residential development and other rural land uses. The proposed development is compatible with the rural landscape and can be sustained by rural servicing levels (1.1.5.4).

3.2 Employment (1.3)

The proposed development supports the employment policies of the PPS and promotes economic development within the Town of Laurentian Hills by providing new commercial uses in an area of existing commercial use and providing market-ready sites for commercial investment (1.3.1.c). The proposed development further supports economic development as it will be in support of the ongoing projects at CNL.

3.3 Sewage, Water and Stormwater (Section 1.6.6)

Section 1.6.6 of the PPS sets out the servicing policies and the preferred servicing hierarchy. Full municipal sewage and water services are the preferred form of servicing for urban areas (Section 1.6.6.2). In areas where full municipal sewage and water services are not or cannot be provided, and where site conditions are suitable over the long term, communal services are the preferred means of servicing development (Section 1.6.6.3). Development may be serviced by individual on-site systems where the use of communal systems is not feasible and where site conditions are suitable over the long term (Section 1.6.6.4). Municipal water infrastructure exists along Plant Road immediately in front of the subject site, however, it is our understanding that Town staff have indicated that only one residentially-sized water service connection will be available to the subject lands. While this one water service is anticipated to be able to accommodate potable water needs, it will not be sufficient for sewage. Accordingly, as noted above, a private well has been installed and adequate water is available from this well to accommodate the septic systems required for up to 125 employees in office trailers. Despite the fact that there is ample water quantity for up to 125 employees, it is anticipated that the total effluent output will be less than 4,500 litres per day. It is concluded that the proposed zoning by-law amendment is consistent with the sewage and water servicing provisions of the Provincial Policy Statement.

4 County of Renfrew Official Plan

4.1 General Development Policies (Section 2.0)

4.1.1 Commercial, Industrial and Institutional Uses (Section 2.2(4))

Section 2.2(4) set out provisions for the establishment of any commercial, industrial or institutional use. The proposed development will meet the provisions of this section for the following reasons:

- a) The proposed lots will have frontage on Plant Road, a year-round municipally-maintained Road.
- b) The property is in a Site Plan Control Area and will require site plan approval prior to development. As noted above, a concurrent Site Plan application has been submitted and, depending on the timing of that review, it may be possible to submit an amendment to the first application that would capture both proposals. Otherwise, an application to amend the other application will be required.
- c) The proposed severances are not on prime agricultural lands.
- d) A water quantity assessment has been undertaken to assess the suitability of the property for private sewage services. Given the proposed use is temporary office trailers, the provision of potable water for drinking is appropriate to be via other means such as bottled water.

4.1.2 Servicing Policies (Section 2.2(12))

The servicing policies of the Official Plan are set out in Section 2.2(12) and largely reiterate the servicing hierarchy of the PPS, as described in Section 4 above. In this case, the proposed development will be serviced by private water and sewage services.

Section 2.2(12)(f) sets out the criteria when a hydrogeological evaluation should be undertaken. In this case, the proposed development is a commercial use and therefore a hydrogeological evaluation will be required. As noted above, water quality was found to be insufficient for drinking and therefore, a water quantity assessment has been completed, which assessed the ability of the well that has been installed to provide adequate water for sewage purposes. The proposed development is not expected to exceed 4,500 litres of effluent per day and therefore, we are of the opinion that a Servicing Options Report is not required.

4.2 Village Community Designation (Section 4.0)

The subject lands are partially designated Village Community – Exception 4 (Chalk River Business Park) on Schedule “A” to the County of Renfrew Official Plan. Lands within the Village Community designation are generally intended to maintain the role of the villages as focal points for the agricultural and rural communities and to encourage development of the village communities as an alternative location for residential, commercial, light industrial and institutional uses. The predominant use of land in the Village Community designation is for residential purposes and a mix of housing types. Other permitted uses may include institutional, commercial, light industrial, and recreational uses. The Village Community – Exception 4 special policy exception states that the business park is intended to provide an opportunity to encourage a mix of industrial and commercial uses. The policy further states that only ‘dry-industries’ shall be permitted pending the extension of services to the business park. ‘Dry industries’ are those which do not consume or require large quantities of water for processing or manufacturing operations. In this case, the proposed construction and accompanying trailer use will not use a significant quantity of water nor product a significant quantity of effluent and therefore, can be considered a ‘dry industry’. Furthermore, the trailers are a temporary use, which can be easily removed from site and will thus not adversely impact the future development potential of the property.

4.3 Rural Designation (Section 5.0)

The subject lands are also partially designated Rural on Schedule “A” to the County of Renfrew Official Plan. Lands within the Rural designation are generally comprised of non-resource lands and provide a



location for commercial and industrial uses requiring a location in the rural area. Permitted uses in the Rural designation include low density residential development, rural-related commercial, industrial, recreational, and institutional development. The intent of the designation is to manage growth in the rural area in an environmentally and fiscally responsible manner. In this case, the proposed development is within an existing built-up area on lands that are adjacent to lands dedicated to commercial and industrial uses.

Section 5.3(6) sets out the policies regarding commercial uses in the Rural designation. In accordance with 5.3(6), this report is being prepared in support of an application for zoning by-law amendment which will amend the permitted uses to include “Construction Yard or Contractor’s Yard” as a permitted use on the subject property. Additionally, the lots will be subject to site plan control and require a site plan agreement in order to permit the commercial use that is proposed.

4.4 Summary

It is concluded that the proposed zoning by-law amendment complies with the applicable policies of the County of Renfrew Official Plan.



5 Town of Laurentian Hills Comprehensive Zoning By-law No. 10-12

The subject lands are currently zoned Highway Commercial (HC) and Rural (RU) on Schedules 40 and 46 to the Town of Laurentian Hills Comprehensive Zoning By-law No. 10-12. Excerpts of Schedules 40 and 46 of the Town's zoning by-law are attached to this report as Map 3.

The zoning by-law amendment proposes to change the current RU zoning to a Rural – Exception (RU-EX) zone to include a “Construction Yard or Contractor’s Yard”, using the existing definition in Zoning By-law No. 10-12, as an additional permitted use. The definition of Construction Yard or Contractor’s Yard is as follows:

Means the yard of a building contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and may include facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business, but does not include the crushing of virgin or recyclable aggregates or materials and the wholesale or retail sale of building supplies or home improvement supplies.”

The RU Zone permits a wide variety of rural land uses including residential and commercial uses. A “Contractors Yard or Construction Yard” is not listed as a permitted use with the RU Zone, but the use is considered to be compatible, subject to the discussion below, with other surrounding land uses and in keeping with the other uses that are already permitted.

In order to be considered compatible with the adjacent land uses, notably the Mobile Home Park to the north, it is proposed to increase the side yard setback abutting the Mobile Home Park from the current minimum of 3 metres to 10.5 metres. This increased setback will allow for a suitable buffer to remain between the proposed use and the existing residences. All other yard setback requirements in the zoning by-law are all appropriate to continue to apply to the subject lands.

The application for zoning by-law amendment to permit a “Construction Yard or Contractor’s Yard” as a permitted use within the existing rurally-zoned portion of the property, with an increased interior side yard setback adjacent to the Mobile Home Park is concluded to be appropriate for the subject lands.



6 Conclusions and Recommendations

The proposed application for zoning by-law amendment has been reviewed against the policies in the PPS, the County of Renfrew Official Plan and against the existing performance standards in Town of Laurentian Hills Zoning By-law No. 10-12. It is concluded that the proposed zoning by-law amendment is consistent with the PPS and conforms to the Official Plan for the County of Renfrew, provided that the application for zoning by-law amendment also includes a provision to increase the interior side yard setback adjacent to the existing Mobile Home Park. The proposed use will be compatible with those in the surrounding area and will not cause an adverse impacts on any abutting lands. It is concluded that the proposed application for zoning by-law amendment constitutes good planning and should be approved.

Map 1

Site and Surrounding Land Use

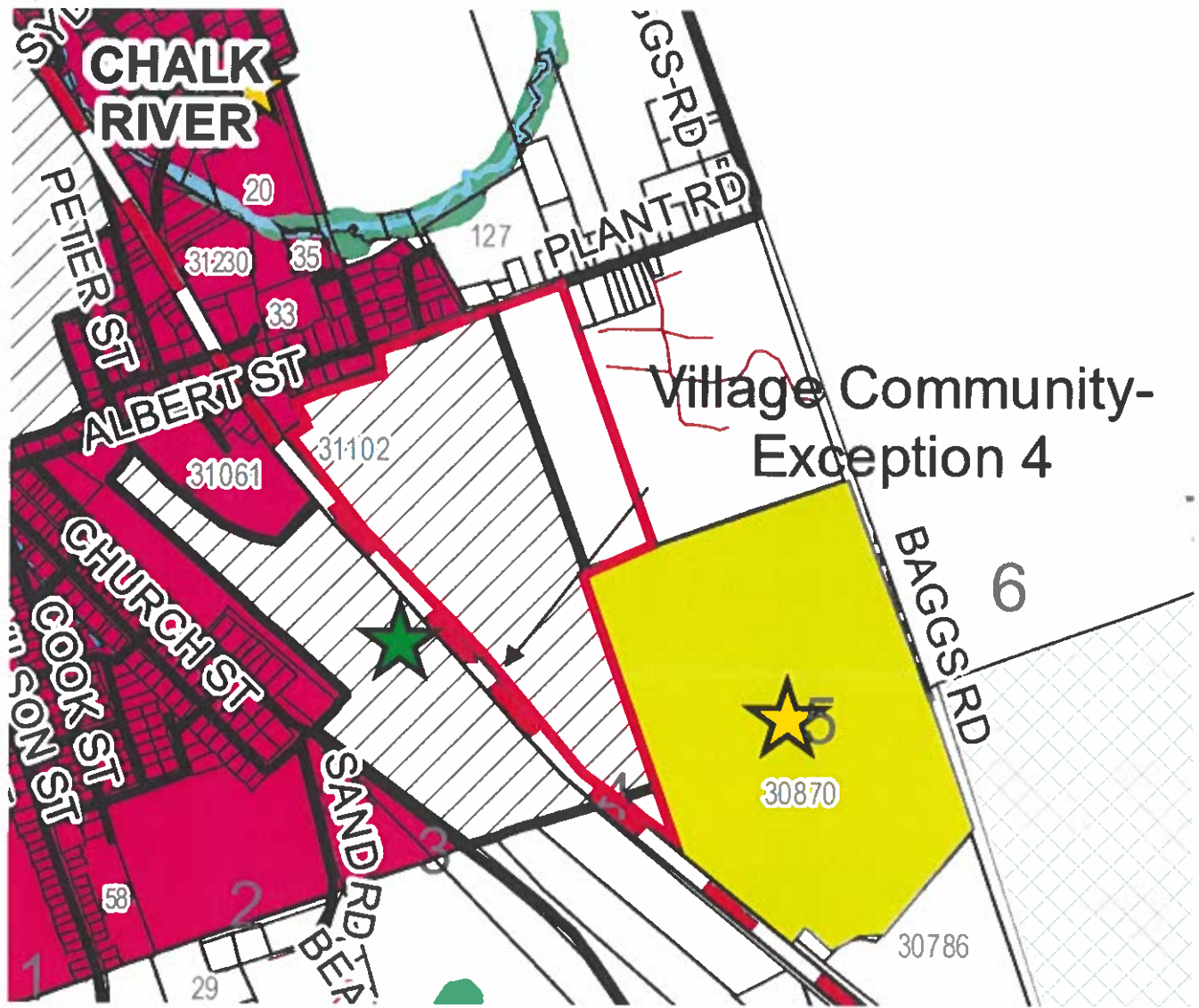


0 120 240 480 Meters
1:9,000

Site and Surrounding Land Use

Project No. 22-7053B
Prepared By: Jp2g Consultants Inc.
Date January 2023

Map 2
Excerpt of Schedule “A” to the County of
Renfrew Official Plan



— Provincial Highway

— County Road

— Municipal Maintained

— Seasonal Municipal Maintained

— Private Road

— Crown Road

— Intermittent Streams and Rivers

— Permanent Streams and Rivers

— Lakes and Rivers

— At Capacity Lakes

— Non County Areas

— Urban Community

— Village Community

— Property Parcels

— Special Policy Exception Areas

— Environmental Protection Area

— Rural

— Crown Land

— County Forest

— Mineral Aggregate

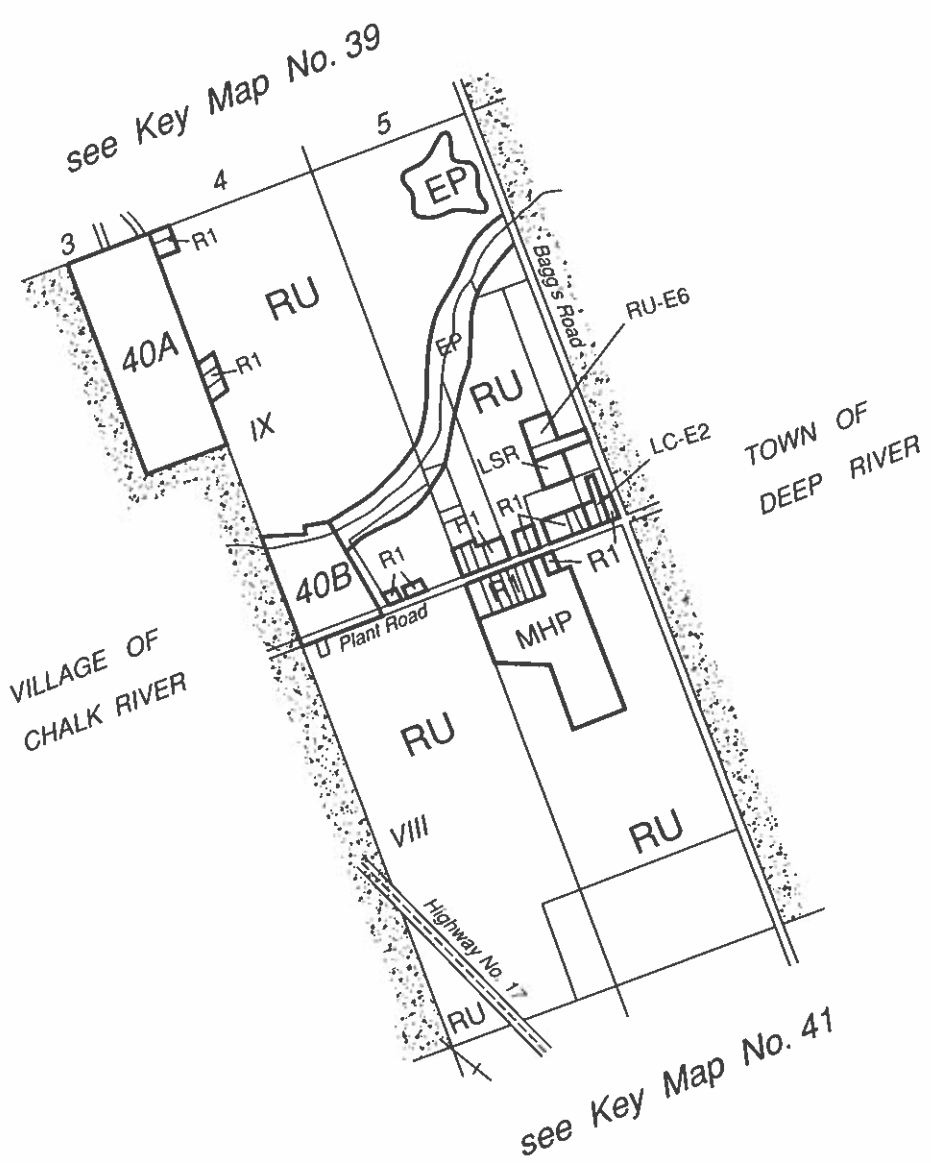
— Mining Resource

— Agriculture

★ Active Waste Disposal Site

★ Inactive Waste Disposal Site

Map 3
Excerpt of Schedule "A" to the Town of
Laurentian Hills Zoning By-Law No. 46-2010

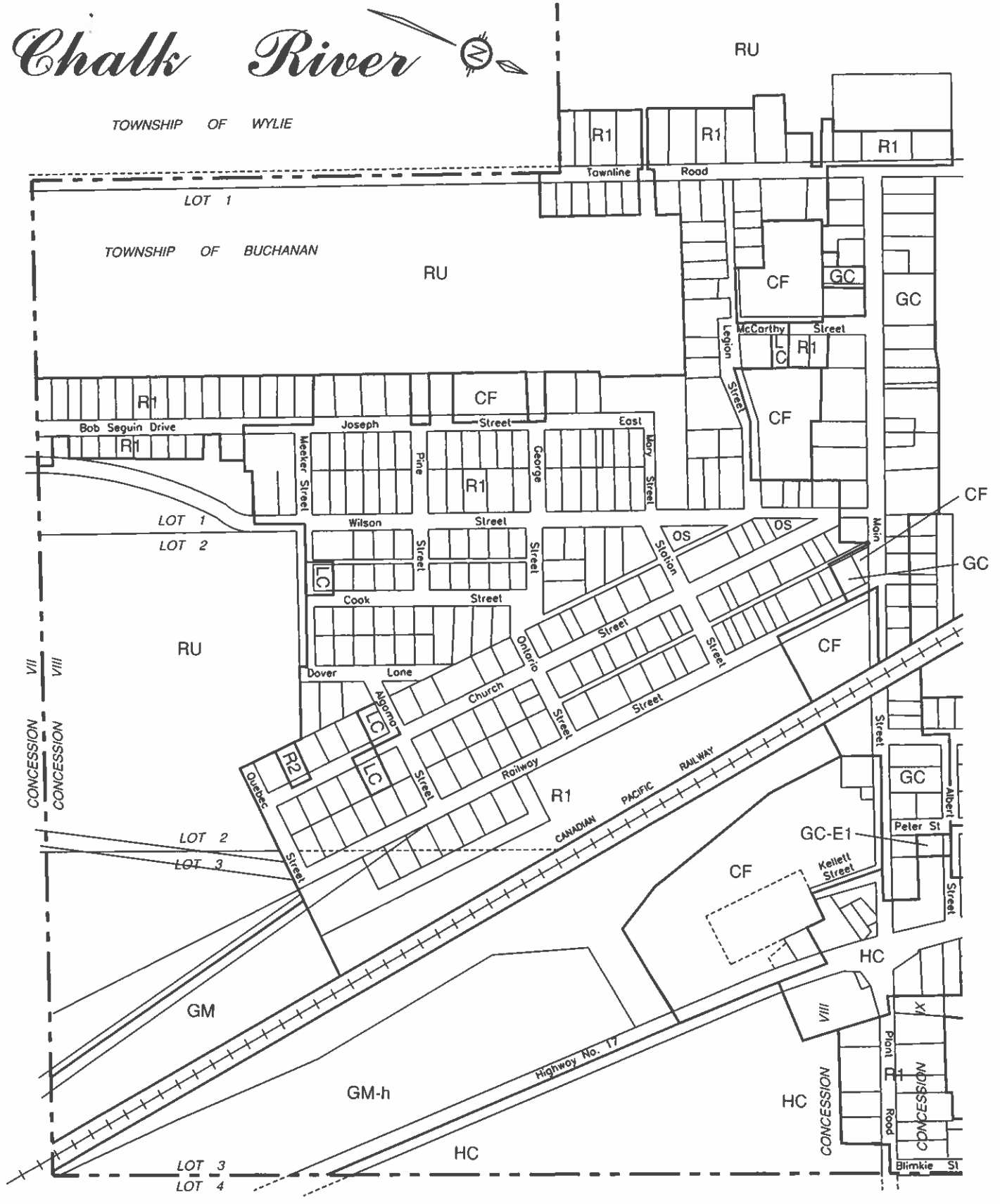


SCHEDULE "40"
THE TOWN OF
LAURENTIAN HILLS
ZONING BY - LAW

Chalk River



TOWNSHIP OF WYLIE

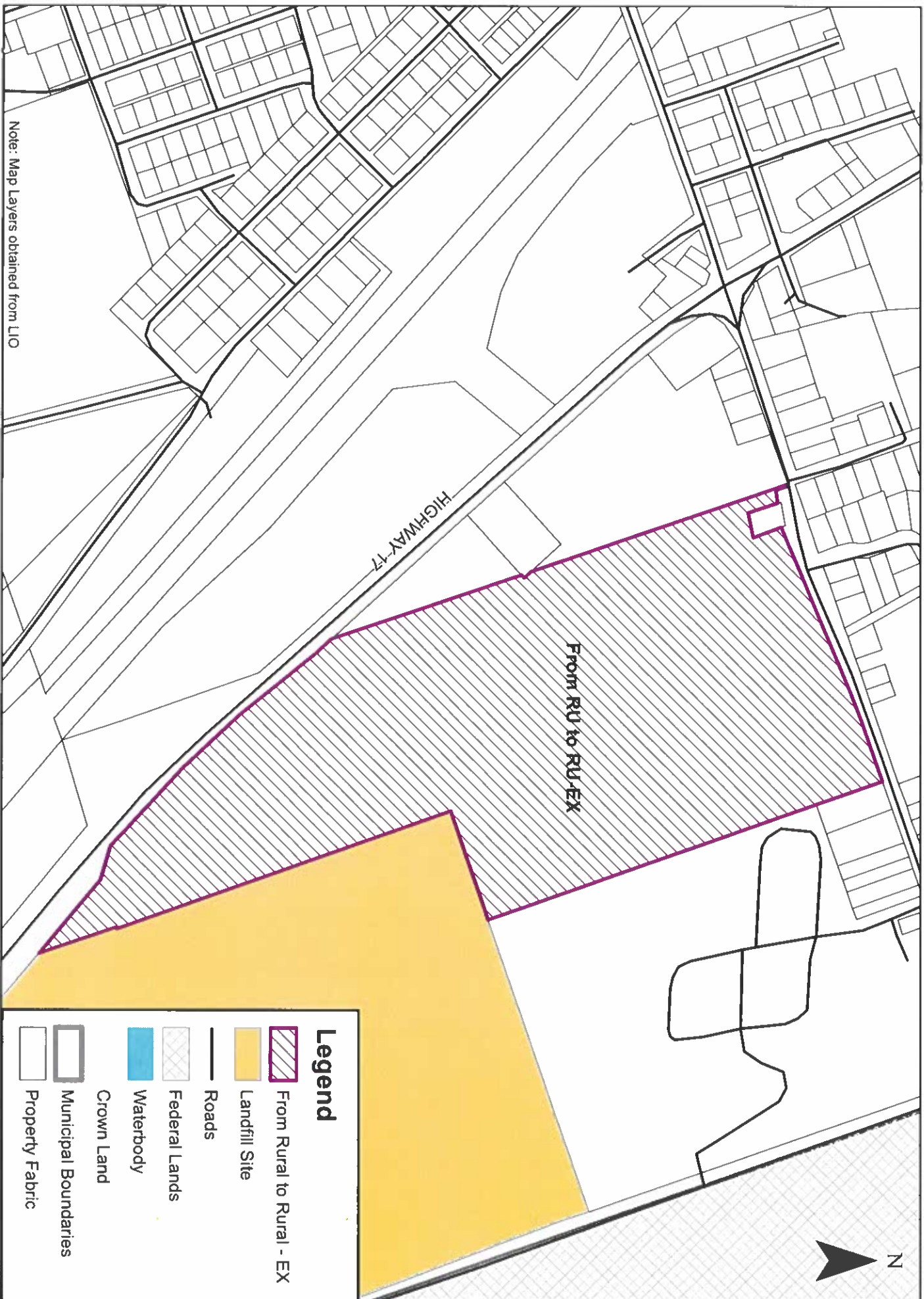


see Map No. 47

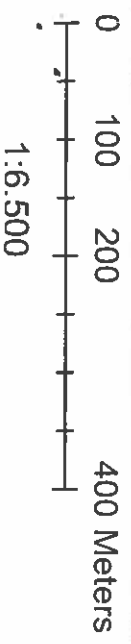


SCHEDULE "46" THE TOWN OF LAURENTIAN HILLS ZONING BY - LAW

Map 4 Zoning Sketch











Note: Map Layers obtained from LIO



Key Map

Legend

-  From Rural to Rural - EX
-  Landfill Site
-  Roads
-  Federal Lands
-  Waterbody
-  Crown Land
-  Municipal Boundaries
-  Property Fabric

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