



REPORT N° AMÉ-20-04-R

Date	20/01/2020
Submitted by	Nicolas Denis
Subject	Zoning amendment – 3054 Gagné Road
File N°	D-14-529

1) **NATURE/GOAL :**

The nature of this report is to amend the Zoning By-law 2016-10 in order to change the zoning category on part of the subject property from "Village Residential First Density – holding (RV1-h) Zone" to "Village Residential First Density (RV1) Zone". The proposed amendment is a condition for the severances B-CR-011-2019 and B-CR-012-2019. Without the removal of the holding symbol, future construction on this part of the property will not be possible.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Committee of the whole recommends that Council adopts the proposed by-law to amend Zoning By-law 2016-10 in order to modify the zoning category for part of the property described as 3054 Gagné Road, from "Village residential first density – Holding (RV1-h) Zone" to "Village residential first density (RV1) Zone", as recommended by the Infrastructure and Planning Department.

QUE le comité plénier recommande au conseil municipal d'approuver le règlement modifiant le Règlement de Zonage no. 2016-10, à l'effet de changer la catégorie de zonage pour une partie du terrain décrite comme le 3054 chemin Gagné, de « Zone résidentielle de village de densité 1 – aménagement différé (RV1-h) » à « Zone résidentielle de village de densité 1 (RV1) », tel que recommandé par le Département d'infrastructure et aménagement.

4) **BACKGROUND :**

On June 26th 2019, the Committee of adjustment granted the conditional approval of two severances on part of the property described as 3054 Gagné Road. As a result, two new residential lots will be created on Lacroix Road if all conditions are fulfilled within the one year period. One of the conditions for both consents was that the applicant obtain an amendment to the Zoning By-law 2016-10 in order to remove the holding symbol on part of the subject property. This application is in order to fulfill this condition. Without the removal of

the holding symbol, future construction on this part of the property will not be possible.

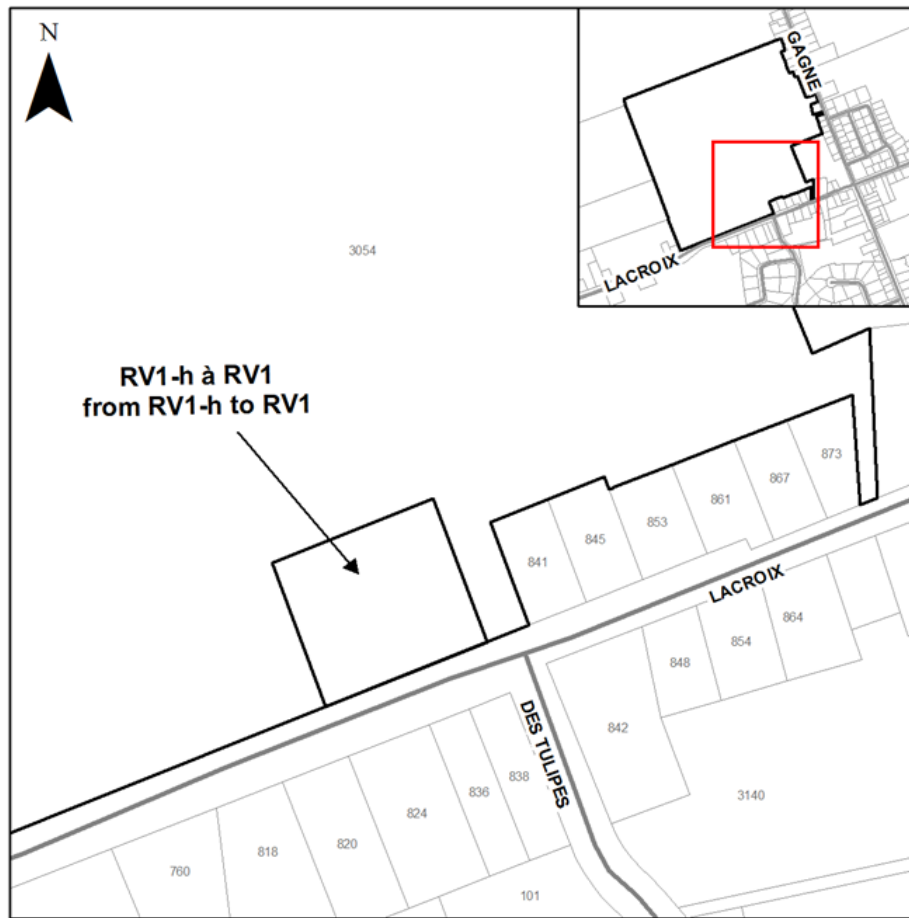


Figure 1: Keymap

5) **DISCUSSION :**

The subject property is located within the "Community Policy Area" on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. Under this policy, residential uses are permitted.

According to the Zoning By-law: "Any parcel or area of land in any zone may be further classified as a holding zone with the addition of the suffix 'h'. The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the requirements of the City of Clarence Rockland relating to the provision of municipal services and/or specific studies are complied with".

6) **CONSULTATION:**

According to the *Planning Act*, it is required to send a notice for the removal of a holding symbol on a property. However, no public meeting is necessary.

- 7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**
N/A
- 8) **FINANCIAL IMPACT (expenses/material/etc.):**
N/A
- 9) **LEGAL IMPLICATIONS :**
N/A
- 10) **RISK MANAGEMENT :**
N/A
- 11) **STRATEGIC IMPLICATIONS :**
N/A
- 12) **SUPPORTING DOCUMENTS:**
By-law 2020-07