

# MEMORANDUM



**J.L. Richards  
& Associates Limited**  
314 Countryside Drive  
Sudbury, ON Canada  
P3E 6G2

Tel: 705 522 8174

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To: Natalie Bray, City Clerk, Director of Planning  
Services, City of Elliot Lake

Date: May 4, 2022

JLR No.: 27355-002.1 (22)

CC:

From: Gursimran Saini, Planner

Re: City of Elliot Lake Zoning By-law Amendment  
42 Oakland Boulevard, Elliot Lake (PIN: 314040221)

## PROPERTY

The subject property is generally located north of Highway 108 on Oakland Boulevard. It is a corner lot, with frontage on Oakland Boulevard to the north and south, and Mountain Road to the east. The subject property is legally described as PCL 7134 SEC AES SRO; LT 3 PL M378 Gunterman; Elliot Lake.

The subject property has an area of approximately 2,288 square metres (0.23 hectares) and a frontage of approximately 55 metres (180 feet) towards the north and approximately 45 metres (148 feet) towards the south on Oakland Boulevard. Additionally, the property has a frontage of approximately 26 metres (86 feet) towards the west on Mountain Road. Aerial review of the suggests that the subject property is currently devoid of any structures, but a few vehicles (cars/ trailers) can be seen parked on site.

## APPLICATION

The City of Elliot Lake has initiated a Zoning By-law Amendment to fulfill a condition noted in the Agreement of Sale and Purchase for the subject property.

The purpose and effect of the proposed Zoning By-law Amendment Application would be to rezone the subject property from 'Central Commercial (C1)' to 'Tourist Highway Commercial Exception 8 (C2 – 8) to permit a 'Building Supply Outlet' with light manufacturing/assembly as permitted uses on the subject property.

## RECOMMENDATION

The proposed Zoning By-law amendment is consistent with the intent and policies of the Provincial Policy Statement, the Growth Plan for Northern Ontario and conforms to the City of Elliot Lake's Official Plan. As such the amendment is recommended for approval.

### 1.0 Background

The subject property is municipally addressed as 42 Oakland Boulevard and is generally located north of Highway 108 in the City of Elliot Lake. The subject property is legally described as PCL 7134 SEC AES SRO; LT 3 PL M378 Gunterman; Elliot Lake.

The subject property has an area of approximately 2,288 square metres (0.23 hectares) and a frontage of approximately 55 metres (180 feet) towards the north and approximately 45 metres (148 feet) towards the south on Oakland Boulevard. Additionally, the property has a frontage of approximately 26 metres (86 feet) towards the east on Mountain Road. Aerial review of the property suggests that the subject property is currently devoid of any structures, but a few vehicles (cars/ trailers) can be seen parked on site. The subject property is surrounded by tourist highway / service commercial lands in all directions, with open space lands located further north and northwest.

The subject property is located within the City of Elliot Lake Urban Settlement Area and designated 'Tourist-Highway Commercial' in the City of Elliot Lake Official Plan (*Schedule A - Urban Map*). Additionally, the subject property is zoned 'Central Commercial (C1)' in the City of Elliot Lake Zoning By-law No. 18-36 (*Schedule A – Urban Map*).

The owner of the subject property is proposing to operate an electrical contracting shop on the subject property, which comprises of an office space, storage space for inventory, as well as retail of light fixtures and related items. Further, the owner intends to share the building with a woodwork contractor who will be undertaking light manufacturing and sale of cabinets on a part of the property. The proposed uses are not permitted as of right on the subject property and a Zoning By-law Amendment is required to proceed. Figure 1 shows an aerial view of the subject lands.



Figure 1 Aerial View of the Subject Property

## 2.0 Analysis

### 2.1 Provincial Policy Statement (PPS), 2020

The Provincial Policy Statement (PPS) 2020 provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. There are several PPS considerations with respect to the severance application. The Planning Act requires that municipal decisions in respect to the exercise of any authority that affects a planning matter “shall be consistent with” the PPS.

Section 1 of the PPS contains policy guidance on building strong healthy communities and Section 1.1.3.1 states that settlement areas to be the focus of growth and their vitality and regeneration shall be promoted, as these areas are critical to the long-term economic prosperity of a community. Section 1.1.3.2 indicates that land use patterns within settlement areas should be appropriate for, and efficiently use, planned or existing infrastructure and public service facilities.

The subject property is located within an urban settlement area and has access to existing municipal servicing. Additionally, the subject property is surrounded by lands that are zoned for ‘Tourist Highway Commercial’ uses, which typically includes

commercial and light industrial uses. As such, the proposed development is locally appropriate and does not require the expansion of municipal servicing.

Section 1.3 of the PPS provides guidance on development of Employment uses and areas. Section 1.3.1 (c) states that planning authorities shall promote economic development by, *“facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;”*. The subject property represents a strategic employment site as it is located near Highway 108 and surrounded by similar industrial/commercial uses. The subject property represents a market ready site for the proposed development and the proposed light industrial uses are compatible with the surroundings.

Section 1.7 of the PPS contains policies on supporting long term prosperity in communities. Section 1.7.1 (a) states that long term prosperity can be supported by, *“promoting opportunities for economic development and community investment-readiness;”* The subject property, which is located near a major transportation corridor (Highway 108), has access to public servicing, and is surrounded by commercial or light industrial uses represents an opportunity for economic development by supporting development of an employment use and business in the community.

Based on our review, the subject application is consistent with the relevant policies of the PPS.

## **2.2 Growth Plan for Northern Ontario (GNPO), 2011**

The GPNO indicates that communities, both large and small, function as the economic and service hub of the North. In order to ensure the prosperity of northern communities, Section 4.2 of the GPNO directs that municipalities should prepare long-term community strategies. These strategies, among other items, should achieve economic sustainability, accommodate the diverse needs of all residents, now and in the future, and optimize use of existing infrastructure. Further, Section 4.3.3.a directs municipalities maintain updated Official Plans which contain strategies for, *“maintaining up to a 20-year supply of lands, or as otherwise provided by a provincial policy statement, for a variety of employment uses in appropriate locations to support economic development objectives.”*

The proposed development, comprising of an electrical contracting shop and a cabinet shop, is a light industrial use that will support the local economy and utilize existing infrastructure. Further, the location of the subject property, near Highway 108 and surrounded by other compatible commercial/light industrial uses represents an appropriate location for location of an employment use to support economic development objectives. The intended use of the subject property is therefore supported by this Plan.

## **2.3 City of Elliot Lake Official Plan, (2018)**

The subject property is located within the City of Elliot Lake Urban Settlement Area and designated ‘Tourist-Highway Commercial’ in the City of Elliot Lake Official Plan (*Schedule A – Urban Map*). The ‘Tourist-Highway Commercial’ designation permits the use of lands for businesses which serve the Elliot Lake market area, and which rely on vehicular traffic for their economic existence including, but not limited to, warehouses and retail service uses. The proposed uses represent local businesses which include storage and sale of inventory. These uses are permitted on the subject property.

Section 4.4 of the Official Plan provides guidance on economic development in the City, and notes that job creation in the City will occur through the expansion of secondary and service industry employment. The policies relevant to the evaluation of the proposed development are:

- “4.4.5 *To provide and maintain adequate municipal infrastructure and public services to service and support community based economic development.*
- 4.4.8 *To provide for a more broad mix of land uses in the commercial and industrial land use designations respectively.”*

The subject property has existing access to municipal water and wastewater servicing. Additionally, the proposed light-industrial and commercial development is compatible with the surrounding land uses and appropriate for the subject property as the lands are designated for commercial and light industrial activities like warehousing and automotive uses.

Based on a review of relevant policies, the proposed light industrial uses in 'Tourist-Highway Commercial' designated lands conform to the City of Elliot Lake Official Plan.

## 2.4 City of Elliot Lake Zoning By-law No.18-36

The subject property is zoned 'Central Commercial (C1)' in the City of Elliot Lake Zoning By-law No. 18-36 (*Schedule A – Urban Map*). Permitted uses in 'Central Commercial (C1)' include, but are not limited to, apartment buildings, eating establishments, personal service shops and retail stores. The proposed uses are not permitted as of right on the subject property.

The C1 zone is generally located downtown and permits 100% lot coverage, and 0 metre setback of building from any lot lines, which is not appropriate for the proposed development. Additionally, the lands abutting the subject property in all directions are zoned 'Tourist Highway Commercial (C2)'. Given the proximity of the subject property to Highway 108, rezoning of the subject property to 'Tourist Highway Commercial (C2)' zone would be consistent with the City's established zoning pattern.

The 'Tourist Highway Commercial (C2)' zone permits the development of land for commercial and light industrial uses such as automotive light uses. Other permitted uses include, but are not limited to, automobile service stations, bus terminals, car washing establishments, gas bars, personal service shops, parking stations, retail businesses and supermarkets. However, the permitted uses of the 'C2' zone do not include the proposed contracting establishments. These uses would be defined in the City's Zoning By-law as "a building supply outlet".

*BUILDING SUPPLY OUTLET: an establishment engaged in the selling or installing of building supplies including lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning, and similar items.*

A site-specific zoning of the 'C2' zone is therefore required to permit the proposed uses on the subject property. In addition, a clause is recommended to permit light manufacturing / assembly of materials related to the contracting establishment. The proposed light industrial/commercial uses comprising of an electrical contracting shop and a woodwork contractor specializing in cabinets, are generally compatible with the other permitted commercial uses in the area. The development of the subject property for the proposed uses is therefore considered appropriate.

The applicable provisions for C2 zone include:

Zoning Requirements for C2 Zone	
Height (max)	2 storeys, except in case of hotels, 6 storeys
Building Coverage (max)	75%
Building Line from any lot lines (min)	6 m
Outdoor Storage	Not permitted

Any additional requirements for the proposed development shall be assessed at the Site Plan Stage.

## RECOMMENDATION

The application for a Zoning By-law Amendment is consistent with the Provincial Policy Statement, the Growth Plan for Northern Ontario, and conforms to the City of Elliot Lake Official Plan. With this in mind, we recommend the following:

- That Council enact a By-law to rezone the lands subject to this application from 'Central Commercial (C1)' to 'Tourist Highway Commercial - Exception 8 (C2 - 8)', and allow building supply outlet with light manufacturing/assembly as a permitted use on the subject property.

Should you have any questions regarding the above, or if additional information is required, please contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Gursimran Saini  
Planner

**GS:sv**

Reviewed by:



Sarah Vereault, MCIP, RPP  
Associate, Senior Planner