

THE CORPORATION OF THE TOWNSHIP OF NORTH
GLENGARRY

Public Meeting of Planning

Tuesday, April 11, 2023, 5:30 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

The Council of The Township of North Glengarry would like to advise the public that this meeting is or maybe recorded by either the press or any other individuals, but not by the Township

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

3. RATIFY MINUTES

- a. Public Meeting of Planning Minutes - Monday, February 27 2023

4. ZONING AMENDMENTS

- a. Z-06-2023

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, February 27th 2023

Council Chambers

Township of North Glengarry

3720 County Road 34, Alexandria, ON

A Public Meeting of Planning was held in the Council Chamber on Monday, February 27th 2023 at 5:00pm.

COUNCIL MEMBERS PRESENT: Mayor – Jamie MacDonald
Deputy Mayor – Carma Williams
Councillor (Lochiel Ward) – Brian Caddell
Councillor (Maxville Ward) – Gary Martin
Councillor (At Large) – Jacques Massie
Councillor (Kenyon Ward) – Jeff Manley
Councillor (Alexandria Ward) – Michael Madden

MUNICIPAL STAFF PRESENT: CAO/Clerk – Sarah Huskinson
Director of Building, By-law & Planning – Jacob Rhéaume

PUBLIC MEETING OF PLANNING CALLED TO ORDER

The chair of the Committee called the Meeting to order at 5:00pm.

1. DISCLOSURE OF CONFLICT INTEREST

- There were no declarations of interest.

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Jeff Manley

Seconded By: Gary Martin

That the Council of the Township of North Glengarry accepts the Public Meeting of Planning agenda of Monday, February 27th/2023.

Carried

3. RATIFY MINUTES

NO MINUTES TO APPROVE AT THIS TIME

The meeting was then turned over to the Planning Department

- **Director of Building, By-law & Planning – Jacob Rhéaume**

4. ZONING AMENDMENTS

a) Z-01-2023

Owner: Andy Scherer

Location: 1535 Dalkeith Road, Dalkeith

Purpose of applications: To re-zone the property from General Agricultural – Special Exception (AG-58) to General Agricultural – Special Exception (AG-211) to permit a secondary dwelling (single detached home) on the subject lands and to permit the continuation of an agricultural commercial tourism use to the current agricultural operation.

The clerk asked for comments from the public in attendance and from members of Council.

Councillor (At Large) – Jacques Massie – Wanted clarification on the Raisin Region Conservation Authority's role concerning planning applications.

Director of Building, By-law & Planning – Jacob Rhéaume – Explained that RRCA no longer comments on planning applications however, they can comment if there are any concerns over the designated wetlands that may be on or in close proximity to the subject land.

The clerk asked an additional two times for comments from the public and from members of Council.

No additional comments were received.

b) Z-02-2023

Owner: Benoit Henri & Zeinab Iman Ibnlfassi

Location: 1654 County Road 30, Dunvegan

Purpose of applications: To re-zone the property from Residential Hamlet (RH) to Residential Hamlet – Special Exception (RH-4) to permit a secondary dwelling (single detached home) on the subject lands and;

To seek relief from the Comprehensive Zoning By-law 39-2000 requirements for a reduction of the Interior Side Yard Depth from the required 3m to the proposed 1.8m and for a reduction of the Rear Yard Depth from the required 8m to the proposed 1.8m.

The clerk asked for comments from the public in attendance and from members of Council.

Deputy Mayor – Carma Williams – Was asking the planning department if there was a possibility in the future for Provincial Policies changing to allow severances on properties with secondary dwellings?

Director of Building, By-law & Planning – Jacob Rhéaume – The smaller properties won’t qualify for a severance due to not being able to meet the requirements of the Municipal Zoning By-law. It might be possible in the distant future for the larger properties but the severance application would have to promote the efficient use of land and deemed appropriate.

The clerk asked an additional two times for comments from the public and from members of Council.

No additional comments were received.

- 5. OLD BUSINESS
- 6. NEW BUSINESS
- 7. NOTICE OF MOTION
- 8. ADJOURNMENT

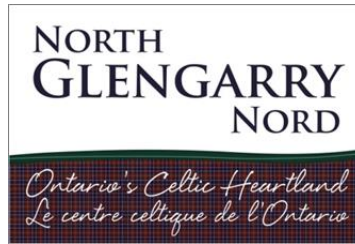
Resolution No. 2
Moved by: Michael Madden
Seconded by: Brian Caddell

There being no further business to discuss, the **Public Meeting of Planning** was adjourned at 5:49pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT PUBLIC MEETING OF PLANNING

April 11, 2023

TO: Mayor and Council Members

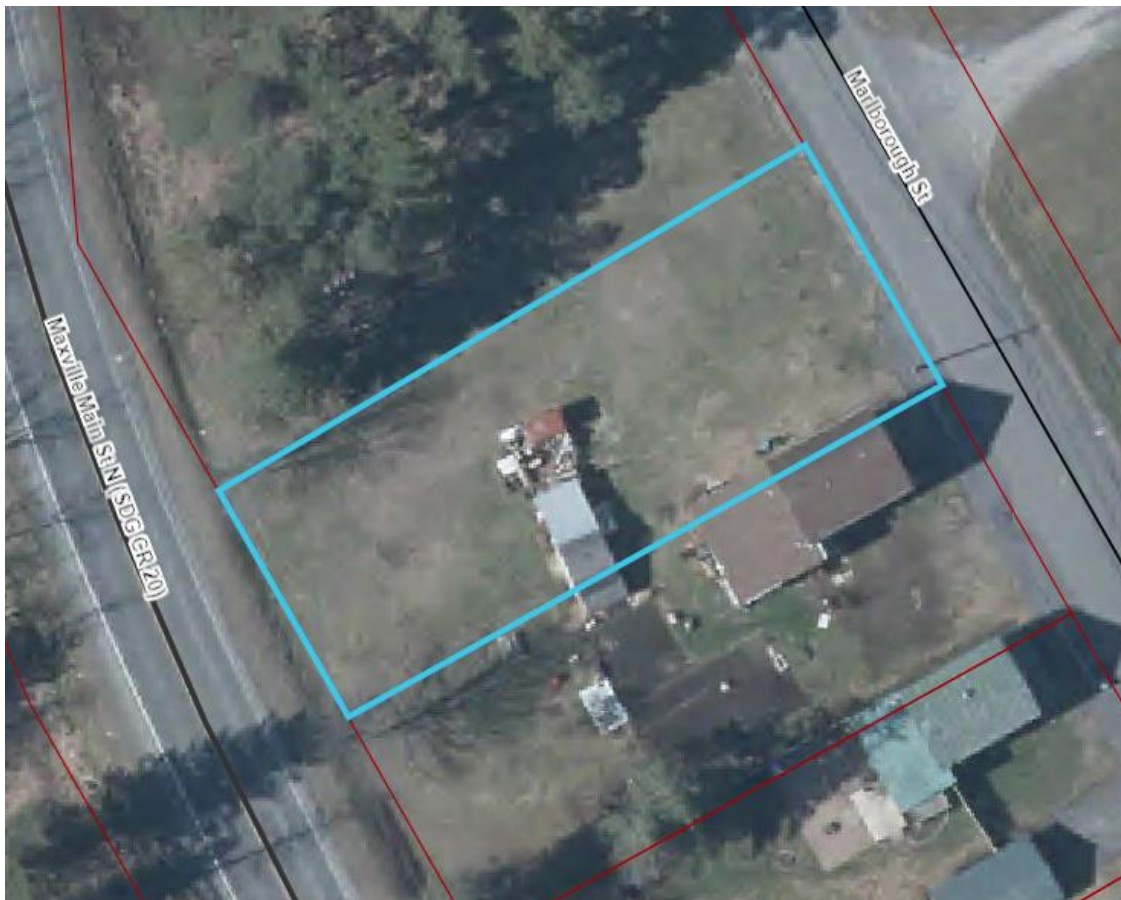
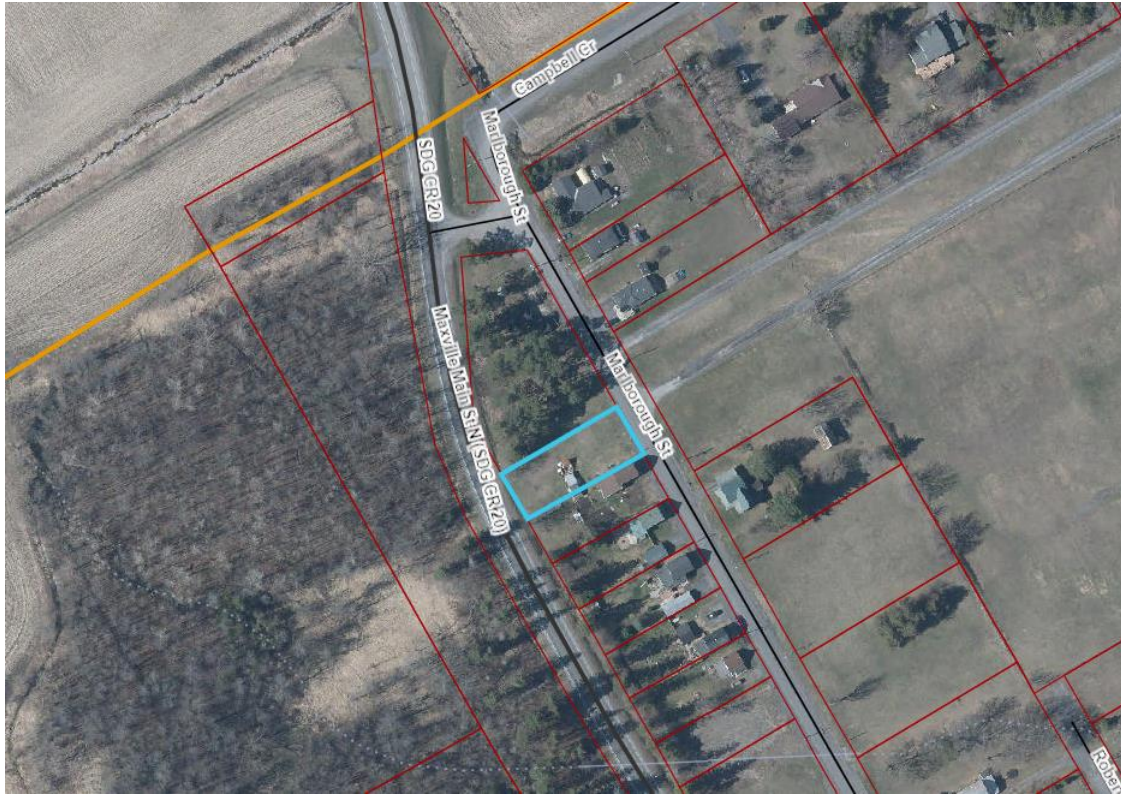
FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-06-2023

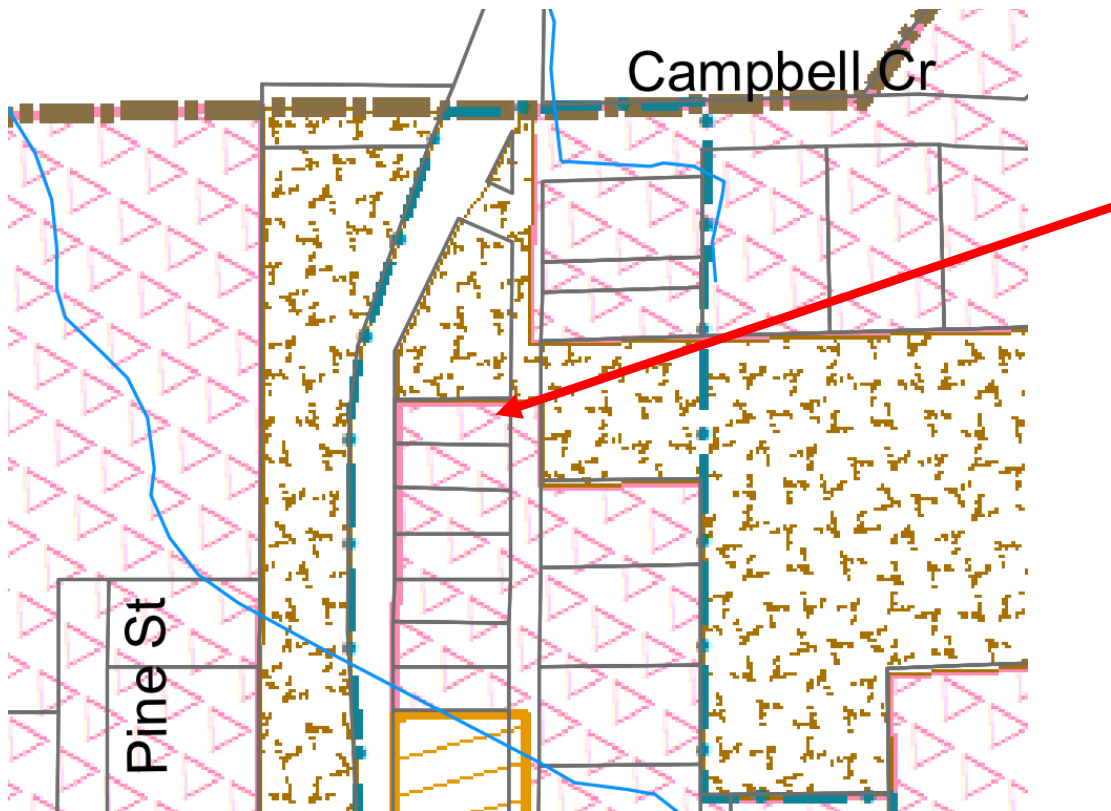
Owner: TOWNSHIP OF NORTH GLENGARRY

Location: 60 Marlborough Street, Maxville, ON
Plan 32, Lot 21 East Main St - (Roll No. 0111 014 001 57200)





Official Plan designation: Urban Settlement Area (Maxville) – Residential District














Zoning designation: Residential First Density (R1)



Purpose of application:

- to rezone the subject lands from Residential First Density (R1) to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands, and
- to permit the reduction for the interior side yard minimum width setback requirement in R2 zones from the required 2.4m to the proposed 1.5m.

Discussion: The subject land is approximately 62.3' of frontage x approximately 153.6' for an approximate area of .21 acre (all compliant with our Zoning By-law requirements for R2). The Planning Department has received a request from the applicant to rezone the subject lands from Residential First Density (R1) to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands. The current R1 zoning designation only allows for single family dwellings to be developed. The lot was offered by the Township to Habitat for Humanity for the proposed development of the semi-detached dwelling. At this time, the Township is still the legal owner of the property and wishes to change the zoning prior to "donating" the property.

Permitted Uses	R1 Single Family Group Home Access. Apartment		R2 Duplex Dwellings Semi-Detached Dwellings Any R1 permitted use
Lot Area min (fully serviced lot)	450m2		550m2
Lot Frontage	15m		18m
Front Yard & Exterior Side Yard Depth min.	6m		7.5m
Interior Side Yard Depth min.	1.2 + 0.6m for each storey above first		2.4m – <u>1.5m requested part of Zoning By-law Amendment</u>
Rear Yard Depth min.	7.5m		7.5m
Dwelling Area (living) min.	75m2		75m2 per unit
Building Height max.	10.5m		10.5m
Lot Coverage max.	35%		35%
Landscaped Open Space min.	n/a		n/a
Dwellings per Lot	1		2

There are no detailed site plan or architectural plans done for the development at this time. The proposed building would have to be constructed as per all requirements of the Zoning By-law R2 designation such as setbacks (with proposed reductions for interior side yard), building height, parking, etc. The interior side yard setback is the only requirement that is being requested for the construction of the semi-detached. Habitat for Humanity's plan is to construct a 1-storey semi-detached dwelling, with at least 2 parking spaces for each unit, with an attached garage. The proposed Zoning Amendment does not include a requirement for Site Plan Control, and none will be required for the development. There are no additional restrictions imposed on the property, other than the R2 zone requirements listed in the table above.

The height of adjacent buildings varies from 1, 1½, and 2 storey buildings; however, the maximum height within current zoning, and within the proposed, and most of surrounding properties is 10.5m. The proposed semi-detached building would have to comply with the requirement. The proposed will be approximately the same height as a single detached house in the neighborhood.

A Site Plan Control Development Agreement will not be required for the development. Only a building permit will have to be obtained, and it shall include elevations and façades. The building permit will also deal with parking, pedestrian safety, minor neighborhood character details, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc.

The Township's Public Works Department did confirm that entrance permits could be granted for a semi-detached building, and that municipal services such as water and sanitary sewer connections could be connected to the new development. Civic numbers could also be issued (58 & 60) as per the SDG/Township civic number grid. The pumping station owned by the Township just North of the proposed development will have to change its civic number as no numbers were given to the vacant land when issuing the number for the pumping station. Staff also reviewed the potential for increased cars to ensure no negative impacts are created with the development and no issues were brought up by either the Township or the Councillors.

There currently is an existing accessory storage building encroaching on the land, used by 56 Marlborough. The shed is definitely encroaching, and that situation will have to be remedied before the semi-detached is built. An offer by the Township to help with the demolition was discussed with the tenant and owner, but nothing has been finalized at this point in time. The owner for 56 Marlborough is waiting to see the survey to know by exactly how many feet the shed is encroaching. The single family dwelling is also close to the property line, but appears to be entirely on the correct lot. The surveyors are waiting for snow to melt before going to complete the survey and building location certificate. It's important to know that the shed location has no effect on the zoning designation and is more of a "legal" matter.

The *Ontario Planning Act* gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The *Planning Act* also requires that in making planning decisions Council must have regard for matters of Provincial Interest. The *Planning Act* requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Site pictures:



View of property



View from property, looking North on Marlborough Street.



View from property, looking South on Marlborough Street.



View looking East, across from property.



View looking at neighboring property.

Provincial Policy Statement (2020)

The Provincial Policy Statement, also known as the “PPS”, provides policy directions on matters of provincial interest related to land use planning and development. It aims to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

It should be noted that within the PPS framework, the subject property is considered to be within a settlement area (Maxville). Within the PPS, Settlement Areas are those built-up areas where development is concentrated and have a mix of land uses and designated in an official plan for development over the long-term planning horizon. Settlement areas can be in urban or rural settings. Settlement areas shall be the focus of growth and development in the province.

Section 1.1.1 supports healthy, livable and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, accommodate an appropriate affordable and market-based range and mix of residential types, (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) and avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Policy 1.1.3.2. - Land use patterns within “Settlement Areas” shall be based on densities and a mix of land uses which:

- 1. efficiently use land and resources, and*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available.*

The proposed zoning amendment promotes the efficient use of land and is appropriate for the surroundings. It would also make efficient use of infrastructure such as the municipal water and wastewater services.

Within Section 1.1.3 Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently uses land and resources, appropriate infrastructure and public services, and supports active transportation. Appropriate municipal development standards should promote intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Policy 1.1.3.2 - A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

The conversion of the property from Residential First Density (R1) to Residential Second Density (R2) will potentially intensify the use on the subject lands.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (Table 3.1) permits, promotes and encourages residential uses, including a full range of low, medium and high density housing types within the Urban Settlement (Maxville) – Residential District. Within this designation single, semi-detached dwellings, townhouse, row-house and low-rise multiple units are permitted residential dwelling types.

The Official Plan contains a number of goals and strategic objectives; growth is the goal to direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas. The strategic objective is to encourage infilling, intensification, and development in appropriate locations and with appropriate built form and design.

The Official Plan also seeks to protect and enhance the character of existing urban areas and the stability of existing and well-established residential neighborhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

In conclusion, based on the criteria above, the proposed zoning amendment is compliant with the Township's Zoning By-law and with the intent and purpose of the United Counties of Stormont Dundas and Glengarry's Official Plan. It is also consistent with the Provincial Policy Statement, it promotes the efficient use of land, and it is deemed appropriate for urban settlement areas, such as Maxville.