

THE CORPORATION OF THE TOWNSHIP OF NORTH  
GLENGARRY

Public Meeting of Planning

Monday, June 26, 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 - May 23 2023

**4. ZONING AMENDMENTS**

- a. Z-11-2023

- b. Z-12-2023

- c. Z-13-2023

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**7. NOTICE OF MOTION**

**8. ADJOURNMENT**

**THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY**

**Public Meeting of Planning**

**Tuesday, May 23<sup>rd</sup> 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 Tuesday, May 23<sup>rd</sup> 2023 at 5:30pm.

**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  
Planning Department – Chantal Lapierre

**PUBLIC MEETING OF PLANNING CALLED TO ORDER**

The chair of the Committee called the Meeting to order at 5:30pm.

**1. DISCLOSURE OF CONFLICT INTEREST**

- There were no declarations of interest.

**2. ACCEPT THE AGENDA (Additions/Deletions)**

**Resolution No. 1**

**Moved By:** Michael Madden

**Seconded By:** Brian Caddell

That the Council of the Township of North Glengarry accepts the Public Meeting of Planning agenda of Tuesday, May 23<sup>rd</sup>/2023.

**Carried**

**3. RATIFY MINUTES**

**Resolution No. 2**

**Moved By:** Jeff Manley

**Seconded By:** Gary Martin

That the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday, March 27<sup>th</sup>/2023.

**Carried**

**Resolution No. 3**

**Moved By:** Jacques Massie

**Seconded By:** Carma Williams

That the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Tuesday, April 11<sup>th</sup>/2023.

**Carried**

**The meeting was then turned over to the Planning Department**

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

#### 4. ZONING AMENDMENTS

##### a) Z-07-2023

**Owner:** Cyril & Myriam Schneider

**Location:** 21991 Emma Lane, Glen Robertson

**Purpose of applications:** To re-zone the retained portion of the subject lands from General Agricultural (AG) to General Agricultural Special Exception 227 (AG-227) to prohibit residential development.

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

**Councillor (At Large) – Jacques Massie** – Was asking if every severance has a survey?

**Director of Building, By-law & Planning – Jacob Rhéaume** – Responded by explaining that it's a condition on all consent applications to have the land surveyed.

**Deputy Mayor – Carma Williams** – Wanted to know if we were limiting the use of this land? And is it good planning practice?

**Director of Building, By-law & Planning – Jacob Rhéaume** – Explained that it is up to the property owners. Other ideas were provided but they decided that the land division that they were proposing suited their needs best. It may not be the best option for future development but the owners are aware.

**Councillor (Kenyon Ward) – Jeff Manley** – Was inquiring if any new future potential owners could build on that land?

**Director of Building, By-law & Planning – Jacob Rhéaume** – Clarified that no, future owners would not be permitted to build. Should the Township decide to open the road, we could pass another amendment to approve the new development.

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

**No other comments were received.**

##### b) Z-08-2023

**Owner:** Michelle & Mario Longtin

**Location:** 1610 McMaster Rd., Dunvegan

**Purpose of applications:** To re-zone both the severed and retained portion subject to consent application B-32-23 condition No. 2 & 3 as follows:

The **retained** portion of the property (49.94 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-228) to:

- prohibit residential development and;

The **severed** portion of the property (1.98 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-229) to:

- prohibit agricultural uses.

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

**No other comments were received.**

##### c) Z-09-2023

**Owner:** Benjamin Lavigne

**Location:** 2825 Hope Ouimet Rd., Glen Robertson

**Purpose of applications:** To re-zone both the severed and retained portion subject to consent application B-104-22 condition No. 4 & 5 as follows:

The **retained** portion of the property (48.52 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-230) to:

- prohibit residential development and;

The **severed** portion of the property (2.81 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-231) to:

- prohibit agricultural uses and;
- acknowledge the interior yard setback deficiency from the required 6m to the proposed 1m for the accessory storage building higher than 5m.

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

**No other comments were received.**

**d) Z-10-2023**

**Owner:** Benjamin Lavigne  
**Location:** 22285 Ste Anne Rd., Glen Robertson

**Purpose of applications:** To re-zone both the severed and retained portion subject to consent application B-105-22 condition No. 4 & 5 as follows:

The **retained** portion of the property (102.26 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-232) to:

- prohibit residential development and;

The **severed** portion of the property (2.82 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-233) to:

- prohibit agricultural uses.
- acknowledge the rear yard setback deficiency from the required 15m to the proposed 3.11m for the accessory storage building higher than 5m and;
- acknowledge the interior yard setback deficiency from the required 6m to the proposed 3m for the accessory storage building higher than 5m.

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

**No other comments were received.**

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

**Resolution No. 3**  
**Moved by:** Gary Martin  
**Seconded by:** Jeff Manley

There being no further business to discuss, the **Public Meeting of Planning** was adjourned at 5:55pm.

**Carried**

\_\_\_\_\_  
**CAO/Clerk/Deputy Clerk**

\_\_\_\_\_  
**Mayor/Deputy Mayor**



## STAFF REPORT PUBLIC MEETING OF PLANNING

**June 26, 2023**

**TO:** Mayor and Council Members

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

**RE: Zoning By-law Amendment No. Z-11-2023**

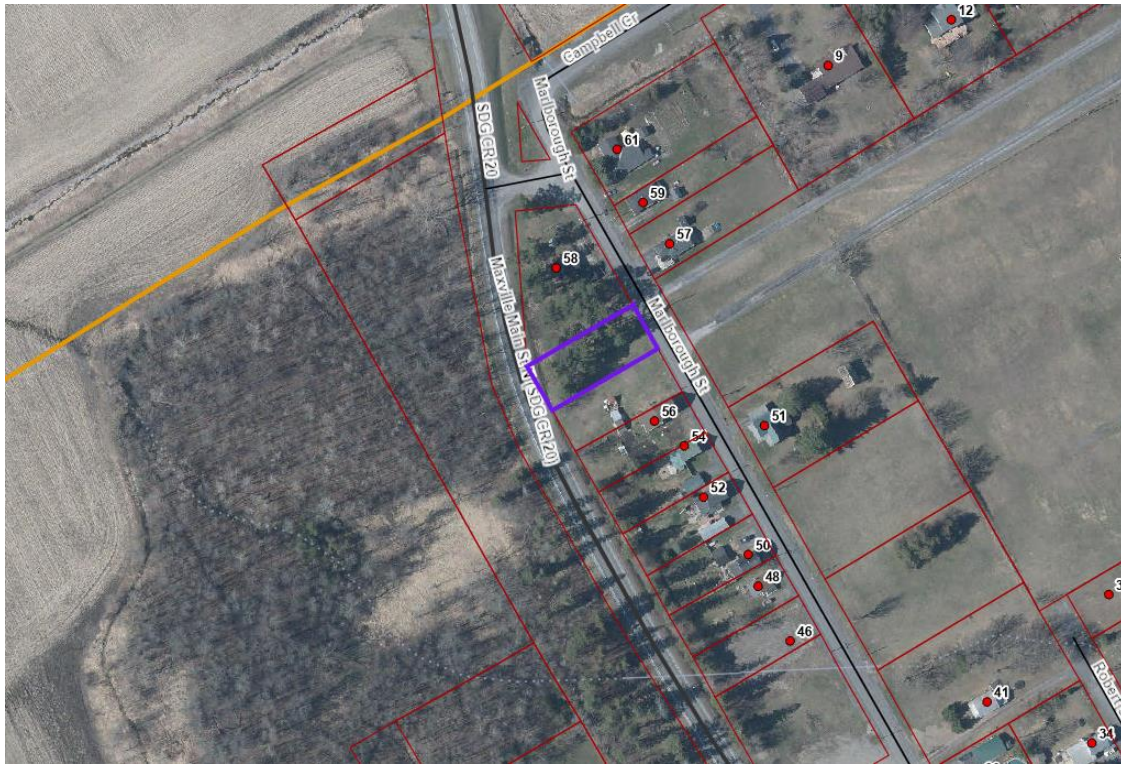
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**Owner:** TOWNSHIP OF NORTH GLENGARRY

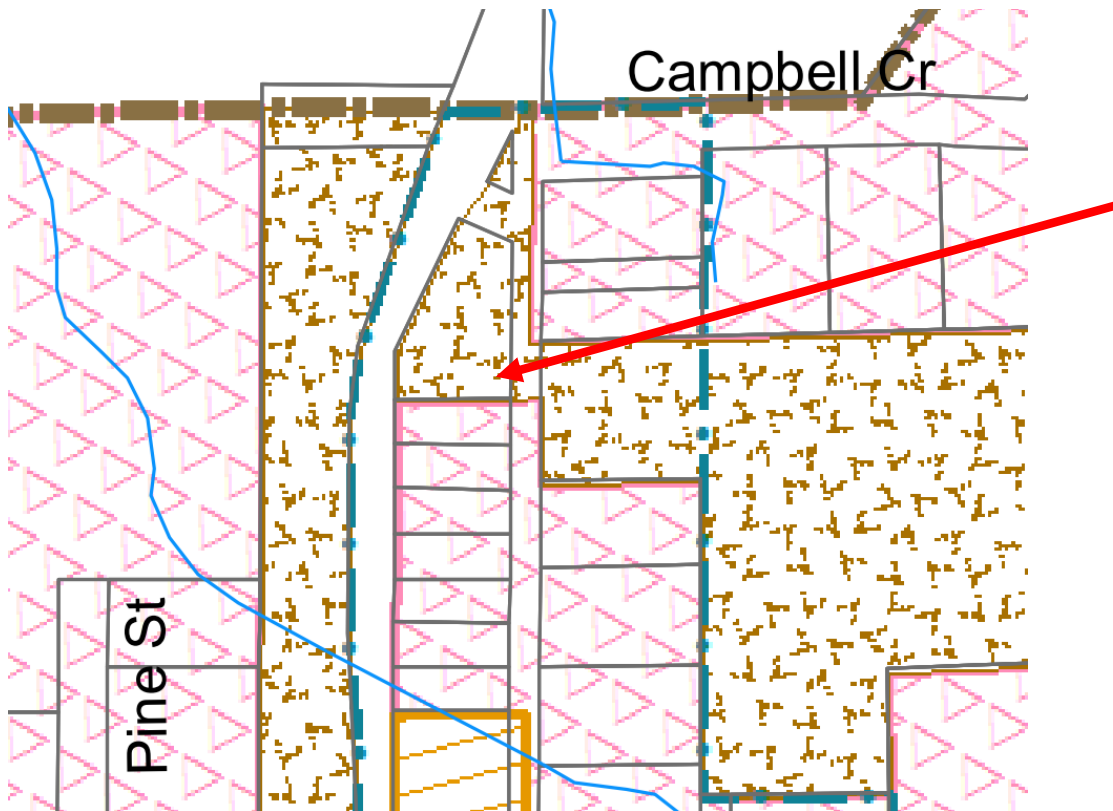
**Location:** 62-64 Marlborough Street, Maxville, ON  
Lot 22 East of Main St N, Blk G Plan 32 (Part of Roll No. 0111 014 001 57000)







**Official Plan designation:** Urban Settlement Area (Maxville) – Major Open Space



**Zoning designation:** Open Space



**Purpose of application:**

- to rezone the subject lands from Open Space 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 64' of frontage x approximately 154' 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 Open Space to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands. The current Open Space zoning designation does not allow for residential development. The lot was offered by the Township to Habitat for Humanity for the proposed development of a semi-detached dwelling. At this time, the Township is still waiting for the final survey/legal description from the surveyor and lawyer to complete the transfer.

Permitted Uses	<b>R2</b> Duplex Dwellings Semi-Detached Dwellings Any R1 permitted use
Lot Area min (fully serviced lot)	550m <sup>2</sup>
Lot Frontage	18m
Front Yard & Exterior Side Yard Depth min.	7.5m
Interior Side Yard Depth min.	2.4m – <u>1.5m requested part of Zoning By-law Amendment</u>
Rear Yard Depth min.	7.5m
Dwelling Area (living) min.	75m <sup>2</sup> per unit
Building Height max.	10.5m
Lot Coverage max.	35%
Landscaped Open Space min.	n/a
Dwellings per Lot	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 no 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 (62 & 64) 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.

Because of issues with the neighbouring lot that was originally offered, Habitat for Humanity made a request to obtain this lot instead. Lot 22 is currently with the pumping station lot, but the Township is allowed, as per the *Planning Act*, to sever off a piece of land without going through the consent application process. Once the survey is completed, the lawyers will be able to create the new PIN (lot) and give it a legal description.

This Zoning By-law Amendment is made in conjuncture with an SDG Official Plan Amendment to change the designation from Major Open Space to Residential District. The By-law will only be presented to Council, once the OP is change as a Zoning By-law Amendment needs to be compliant with the OP.

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.

This Zoning By-law Amendment is made in conjuncture with an SDG Official Plan Amendment to change the designation from Major Open Space to Residential District.

***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, once amended. It is also consistent with Provincial Policy Statement, it promotes the efficient use of land, and it is deemed appropriate for urban settlement areas, such as Maxville.***



## STAFF REPORT PUBLIC MEETING OF PLANNING

June 23, 2023

**TO:** Mayor and Council Members

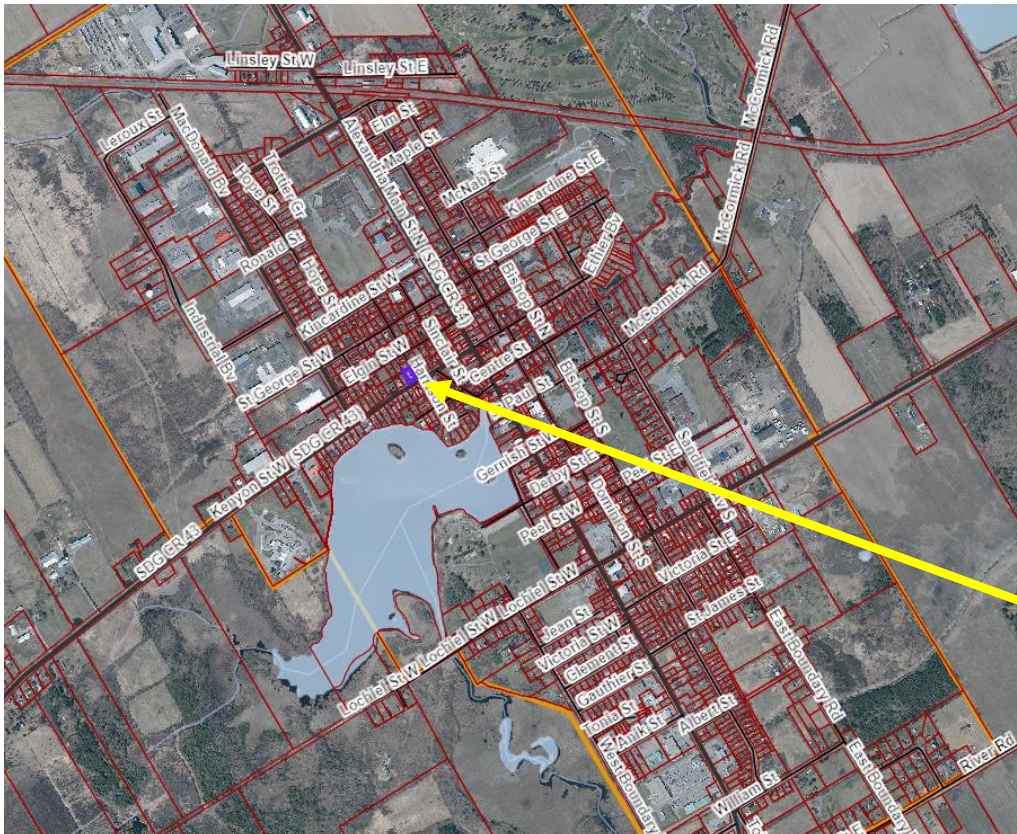
**FROM:** Jacob Rheaume, Director of Building, By-law & Planning

**RE:** Zoning By-law Amendment No. Z-12-2023

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**Owner:** Gerald LECLERC

**Location:** 63 Kenyon Street West, Alexandria, ON  
Plan 5, Lot 16

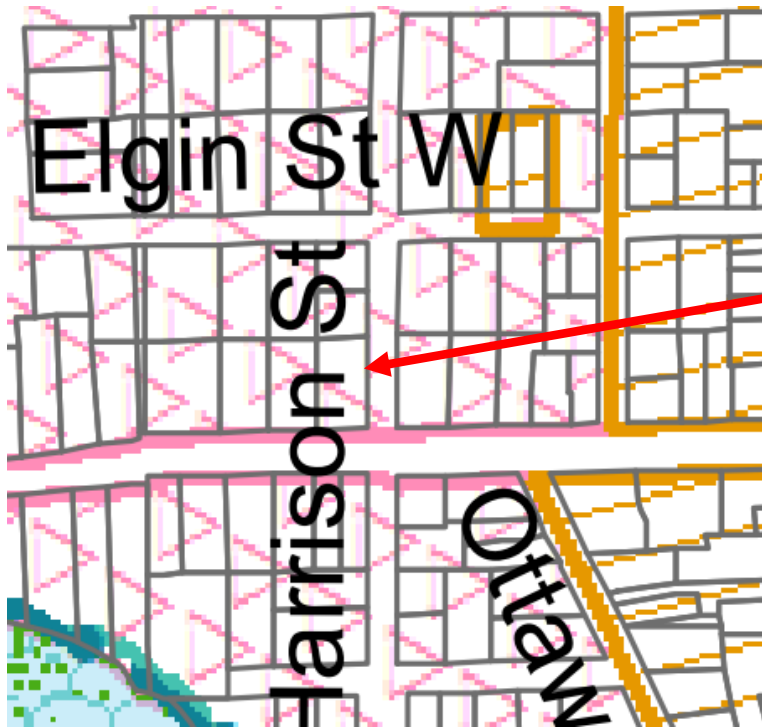








**Official Plan designation:** Residential District



**Zoning designation:** Institutional (IN)



**Purpose of application:**

To re-zone the property from Institutional (IN) to Residential First Density (R1) to permit the conversion of an office building to a single-family dwelling.

**Discussion:** The subject lands have frontage of approximately 69.7' on Kenyon Street West and a depth of 122.4' along Harrison Street, with an area of 0.2 ac. The Planning Department received a request from the applicant to rezone the property from Institutional (IN) to Residential First Density (R1) to permit the conversion of an office building to a single-family dwelling.

Permitted Uses	<b>R1</b> Single Family Group Home Access. Apartment
Lot Area min (fully serviced lot)	450m <sup>2</sup>
Lot Frontage	15m
Front Yard & Exterior Side Yard Depth min.	6m – <u>Existing building, considered “legal non-conforming”</u>
Interior Side Yard Depth min.	1.2 + 0.6m for each storey above first
Rear Yard Depth min.	7.5m
Dwelling Area (living) min.	75m <sup>2</sup>
Building Height max.	10.5m
Lot Coverage max.	35%
Landscaped Open Space min.	n/a
Dwellings per Lot	1

The proposed use, a single-family dwelling, will be contained within the existing building on the subject lands. No additions are proposed at this time. Former uses within the building included an MTO office and then the building was owned by the Township, where the department of Public Works offices were located, up until its sale, hence the Institutional (IN) zoning designation. The prior uses existed on the lands as legal conforming, as per the Township Zoning By-law No. 39-2000.

Public Works confirms service hookups for water and sanitary sewer can be used for residential purposes. There is also enough parking spaces on the North side of the building to accommodate the single-family dwelling. The owner bought the property from the Township with the sole intention of converting it into a house. He did receive confirmation prior to purchasing the property that the lands could be changed and that the Municipality would be in favor of such change.

A Site Plan Control Development Agreement will not be required for the development. Only a building permit will have to be obtained. 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. but as most of it is existing, no issues are anticipated throughout the process.

The surrounding Official Plan designations are Commercial District on the East of the property, and Residential District on all other sides.

The surrounding zoning designations include mostly residential, with a mix of density ranging from R1, R2 & R4 all around. The height of adjacent buildings varies from 1, 1½, and 2 storey buildings. The surrounding uses are compatible with the proposed Zoning By-law Amendment.







*View of the property*

## **Planning Act**

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 conforms with the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

## **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 (Alexandria). 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.*

## **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 (Alexandria) – 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 Provincial Policy Statement, it promotes the efficient use of land, and it is deemed appropriate for urban settlement areas, such as Alexandria.***



## STAFF REPORT PUBLIC MEETING OF PLANNING

**June 26, 2023**

**TO:** Mayor and Council Members

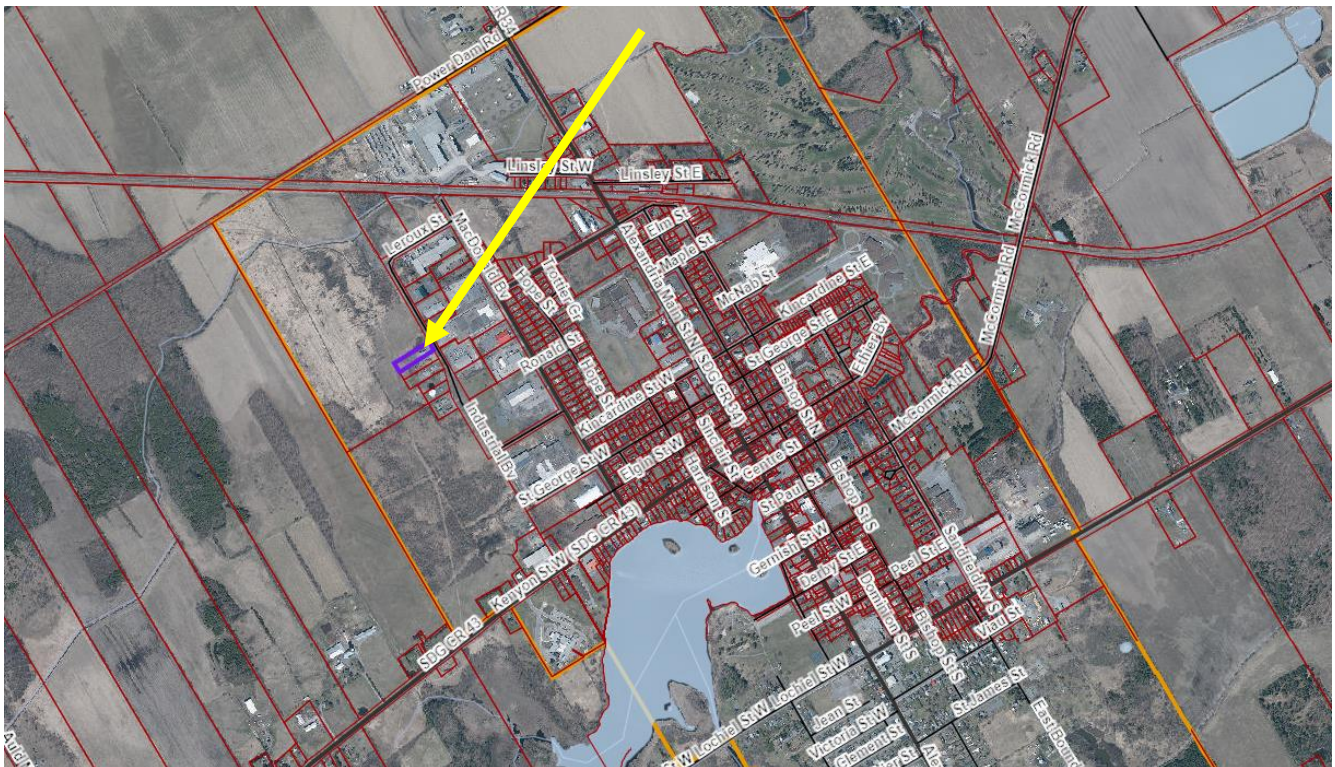
**FROM:** Jacob Rheame, Director of Building, By-law & Planning

**RE: Zoning By-law Amendment No. Z-13-2023**

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**Owner:** Marc DELORME

**Location:** 270 Industrial Boulevard, Alexandria, ON  
Con 3 Part, Lot 2; RP14R3520, Part 1









**Official Plan designation:** Employment District  
currently being amendment to Residential District



**Zoning designation:** Institutional (IN)



**Purpose of application:**

To re-zone the property from Institutional (IN) to Residential Fourth Density (R4) to permit the conversion of an office building into an apartment building.

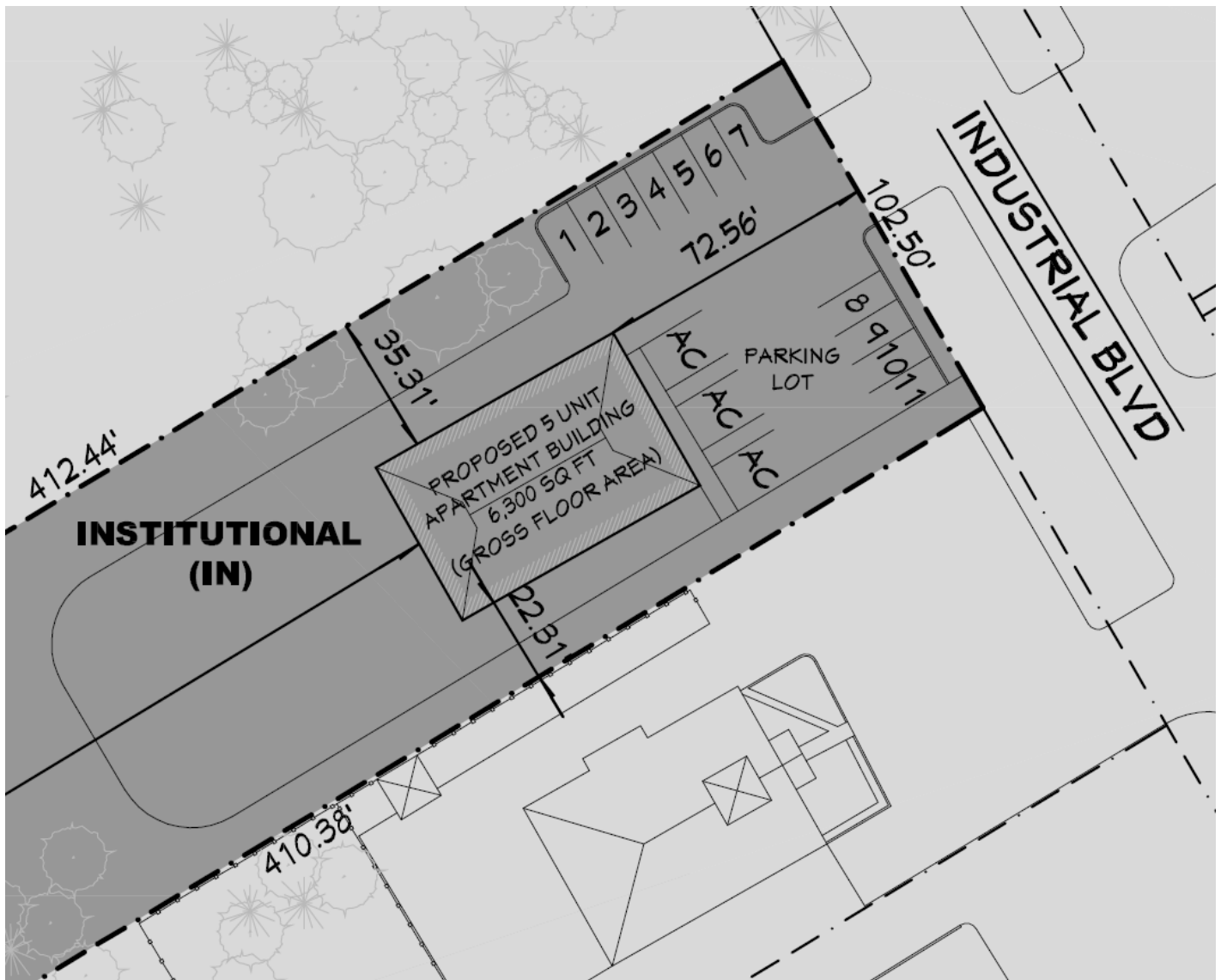
**Discussion:** The subject lands have a frontage of approximately 101.8' on Industrial Boulevard and a depth of 411.1', with an area of 0.96 ac. The Planning Department received a request from the applicant to rezone the property from Institutional (IN) to Residential Fourth Density (R4) to permit the conversion of an office building into an apartment building.

The industrial park in Alexandria contains a number of industrial uses, along with residential, recreational, and institutional uses along the southern edge. The owner of 270 Industrial Boulevard has been trying to lease or sell his building for office/institutional uses for a significant amount of time, but has not been successful to date. The owner looked into applying for an Official Plan Amendment to redesignate the lands to permit residential uses, but was unable to find a planning consultant to justify the change since the property would be surrounded by employment uses.

Subsequent to the owner's initial proposal, the IHA development site plan was approved by Council for a multi-residential housing development, and the character of the area along the east side of Industrial Drive is shifting to residential and institutional, and includes several existing sensitive land uses.

Based on the existing and proposed uses, it was recommended that Council consider authorizing staff to submit an Official Plan Amendment to adjust the Employment Area designation boundary to facilitate additional uses on these properties. The application is currently being reviewed by the United Counties of SDG.

The proposed use, an apartment building of 5 units, will be contained within the existing building on the subject lands. No additions are proposed at this time. Former uses of the building included an office and has since then been harder to rent, since it was vacated by the previous owner. The current owner now believes that an apartment building is a better fit for the building. The prior uses existed on the lands as legal conforming, as per the Township Zoning By-law No. 39-2000 but an apartment is not allowed within the permitted uses of the Township's Zoning By-law Institutional zone.



Public Works confirms service hookups for water and sanitary sewer can be used for residential purposes. There is also enough parking spaces on the West and East side of the building to accommodate the apartment building.

A Site Plan Control Development Agreement will not be required for the development, as per the new Bill 23. Only a building permit for a change-of-use/renovation will have to be obtained. 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. but as most of it is existing. No issues are anticipated throughout the process.



The surrounding Official Plan designations are Employment District on the North, lands owned by the Township, a Residential District a bit further down, a few lots on the South where there is the nonprofit housing, and where the lands were sold to IHA for the multi-use residential development.

The surrounding zoning designations include General Industrial on the lands on the North owned by the Township, and a mix of Institutional and Residential on the South and East. The surrounding uses are compatible with the proposed Zoning By-law Amendment.

200 Industrial: Non-profit housing

224 Industrial: Water tower (permitted in any designation)

252 Industrial: Hydro One substation (permitted in any designation)

256 Industrial: Maison Interlude House

260 Industrial: EarlyON Child and Family Centre

270 Industrial: Vacant office building – **to be converted to an apartment building.**



*View of the property*



## Planning Act

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 conforms with the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

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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.*

## **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 (Alexandria) – 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.

Based on the existing and proposed uses, it was recommended that Council consider authorizing staff to submit an Official Plan Amendment to adjust the Employment Area designation boundary to facilitate additional uses on these properties. The application is currently being reviewed by the United Counties of SDG.

***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 Provincial Policy Statement, it promotes the efficient use of land, and it is deemed appropriate for urban settlement areas, such as Alexandria.***