

STAFF REPORT PUBLIC MEETING OF PLANNING

September 13, 2021

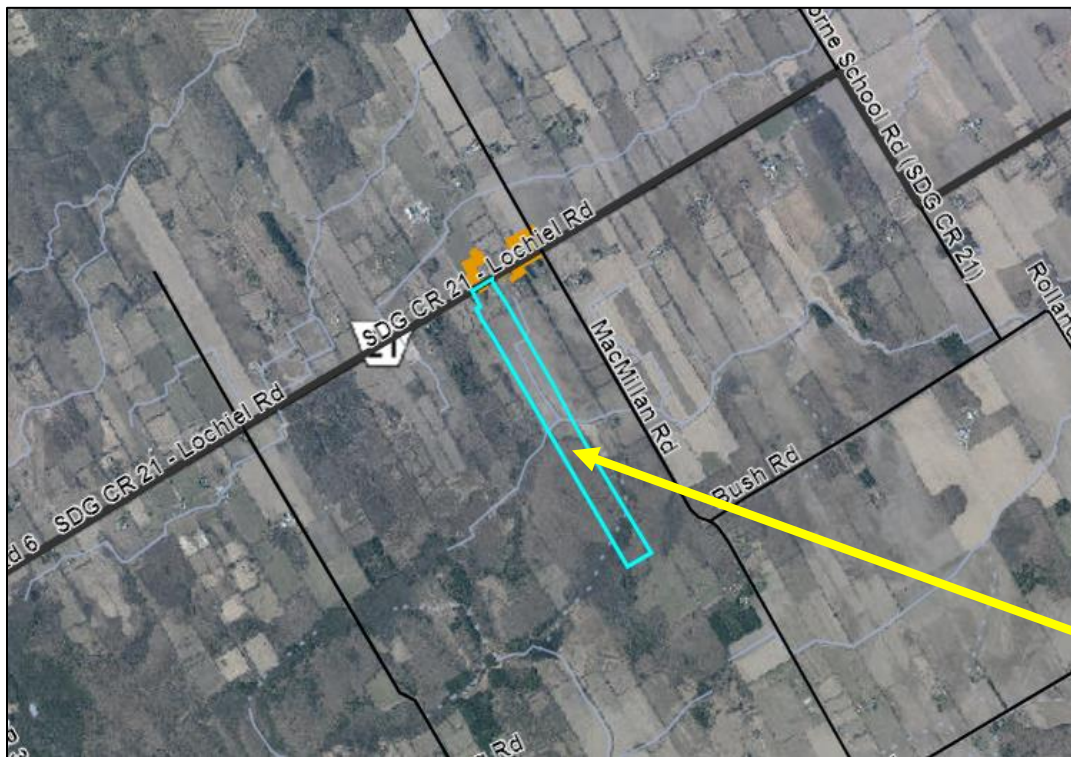
TO: Mayor and Council Members

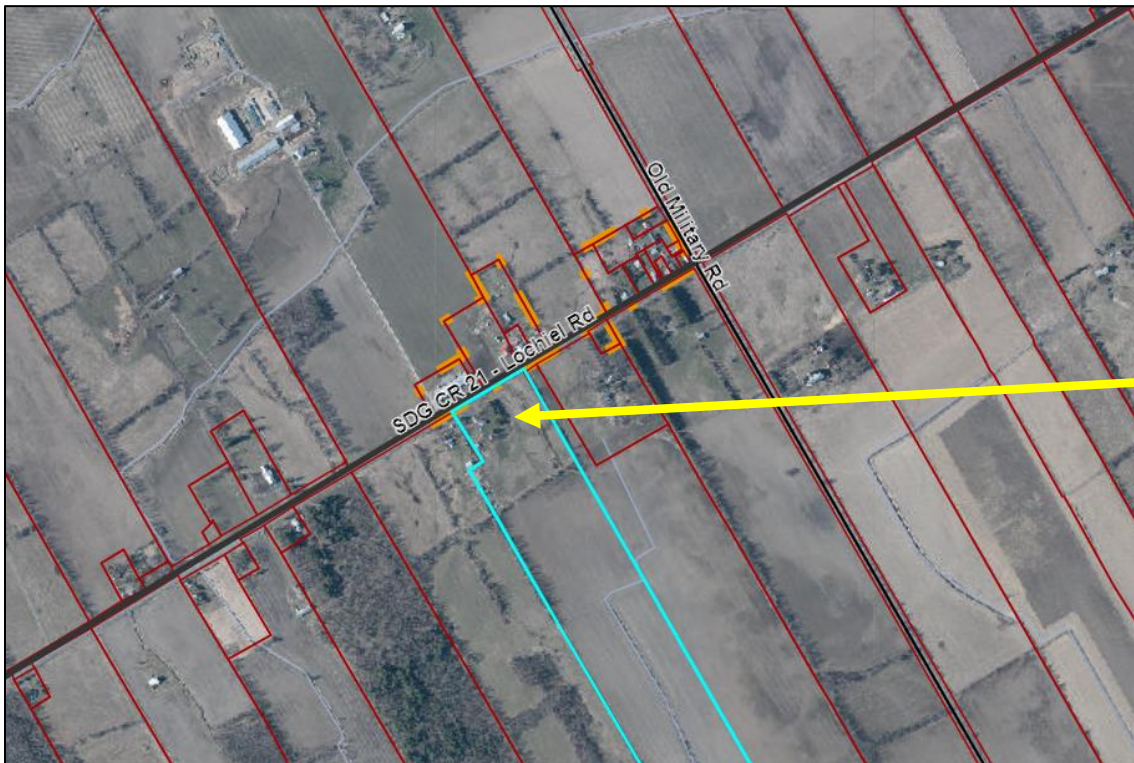
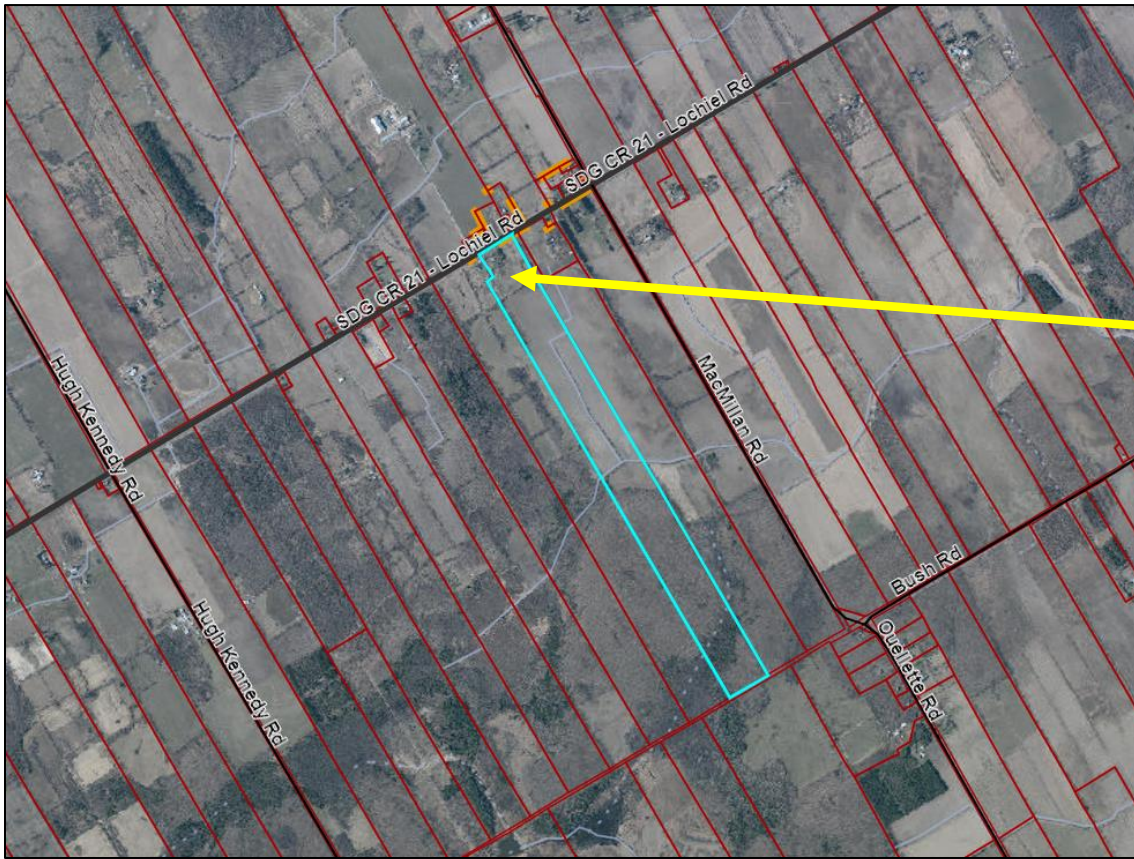
FROM: Kasia Olszewska, Planner

RE: Z-12-2021 Public Meeting of Planning Staff Report.docx

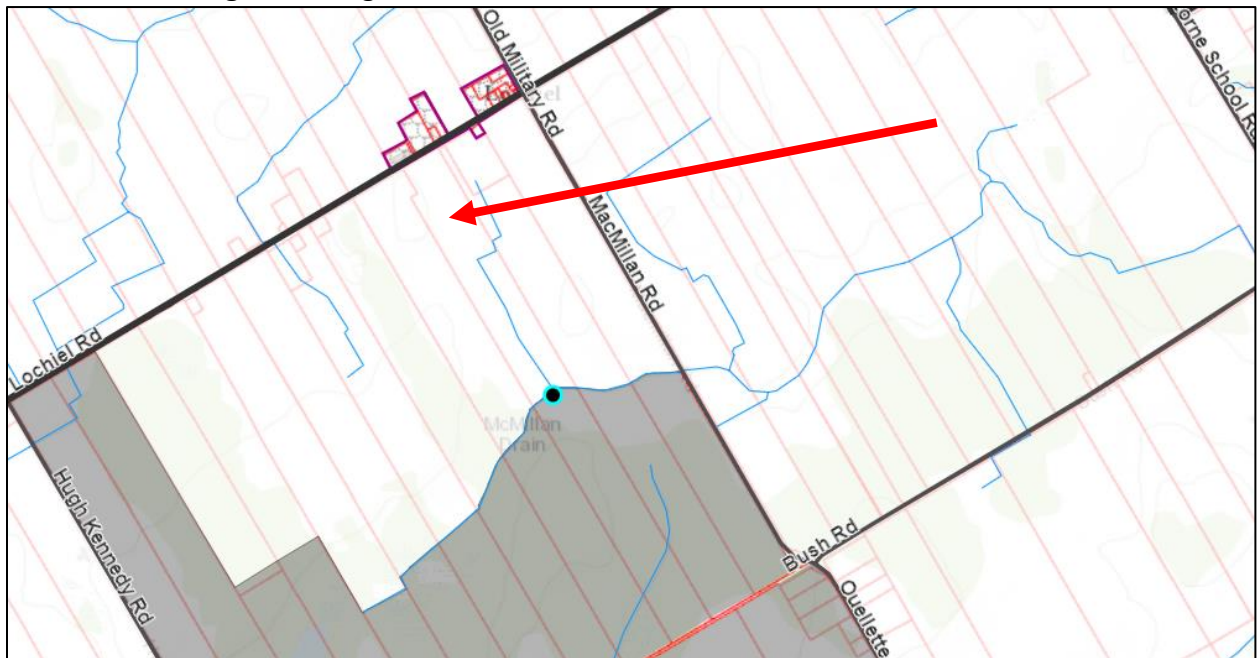
Owner: Daniel Blondin and Nicole Geoffrion

Location: 20910 Lochiel Road (County Road 21), Alexandria, ON, K0C 1A0
CON 5 W PT LOT 18

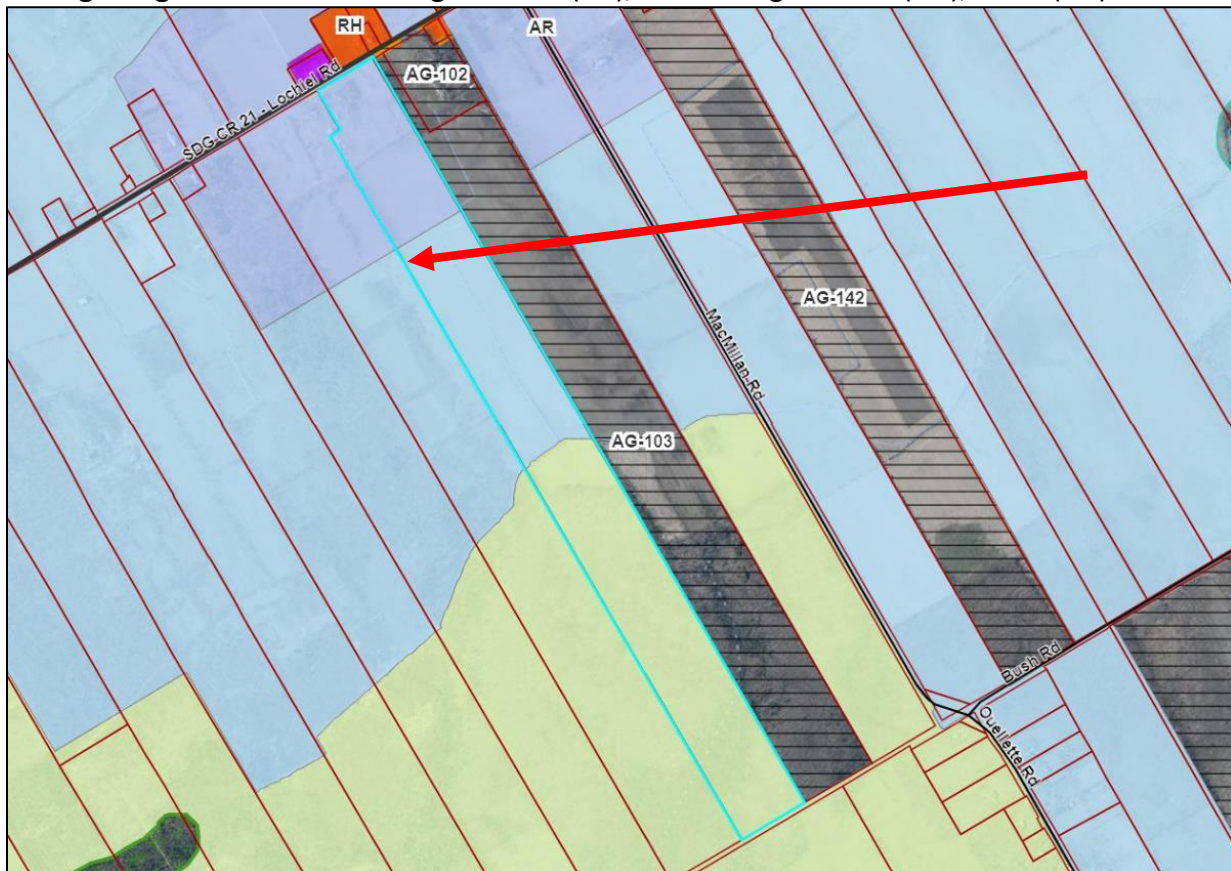




Official Plan designation: Agricultural Resource Lands and Rural District



Zoning designation: Restricted Agricultural (AR), General Agriculture (AG), Rural (RU)



Purpose of application:

- re-zone the property from Restricted Agriculture (AR) to Special Exception Restricted Agriculture (AR-3) to permit a secondary dwelling (single detached home) on the subject lands.

Discussion: the subject lands have a frontage of 160m (524 feet) and a depth of 2155m (7068 ft) with an area of 98.8acres. The Planning Department received a request from the applicant to rezone the property from Restricted Agriculture (AR) to Special Exception Restricted Agriculture (AR-3) to permit a secondary dwelling (single detached home) on the subject lands. The current Restricted Agricultural zoning on the portion of the property where the secondary dwelling is proposed permits single detached dwellings and accessory apartments.

The proposed secondary dwelling will have an approximate ground floor area of 2,800 square feet. The proposed dwelling will comply with the required setbacks in the zoning by-law for the Restricted Agricultural (AR) zone: front yard depth: 10m, interior side yard depth: 3m, and rear yard depth: 10m. The location of the secondary dwelling will respect the required setbacks, however, it is not definitive on the setback since the entire property is being rezoned.

On January 1, 2012, the Planning Act was amended to require municipalities to authorize secondary dwelling units within their Official Plans and Zoning By-laws.

Secondary dwelling units increase the supply and range of affordable rental accommodation. In addition, they benefit the community in many ways as they:

- a) Allow homeowners to earn additional income to help with the ownership costs; and,
- b) Support changing demographics by providing more housing options for extended families or elderly parents, or for live-in caregivers.

The Ontario Planning Act provides that Official Plan Policies implementing Zoning By-laws should permit secondary dwelling units in single detached, semi-detached and row houses, or in a detached structure. Only one secondary unit is permitted per eligible property.



Sketch of the proposed secondary dwelling.

The SDG Counties engineer confirmed that the access to the secondary dwelling will be provided through the existing residential access on County Road 21 (Lochiel Road), and the owner may apply to relocate the existing residential entrance to a more favourable location (east) to share it between the current dwelling and the new secondary dwelling.

The surrounding official plan designations include Agricultural Resource Lands to the south, east and west, and Rural Settlement Area to the north.

The surrounding zoning is as follows: Residential Hamlet (RH) and General Industrial (MG) to the north, General Agriculture Special Exception 102 (AG-102) to the east, Rural (RU) to the south, and Restricted Agricultural (AR) to the west.

The surrounding uses include residential uses to the west, northeast, and east, agricultural uses to the north, and south.

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.

Site pictures



View of the property from Lochiel Road looking southwest.



View of the property from Lochiel Road looking south.

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.

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.

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

Secondary dwelling units in agricultural areas are consistent with the Provincial Policy Statement 2020.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan permits dwellings and secondary dwellings in Agricultural Resource Lands. SDG Counties planning Staff have confirmed the application conforms to the SDG Counties Official Plan.

In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the Official Plan, it is consistent with Provincial Policy Statement and with the intent and purpose of the United Counties of Stormont Dundas and Glengarry's Official Plan. It also promotes the efficient use of land and it is deemed appropriate for agricultural lands.