

**STAFF REPORT
PLANNING COMMITTEE MEETING**

DATE: December 14, 2020

TO: Planning Committee Members

FROM: Kasia Olszewska, Planner

RE: Zoning Amendment Z-14-2020

Owner: Glengarry Memorial Hospital

Location: 20260 County Road 43, Alexandria, ON
CON 3 PT LOT 2

Official Plan Designation: Rural District

Zoning: Restricted Agricultural (AR), Institutional (IN), Rural Industrial (MR), Flood Plain (FP) and Wetlands (WL).

Purpose: The purpose of the Zoning By-Law Amendment is to re-zone the severed lands (36 acres) to permit a proposed long-term care facility and ancillary administrative offices:

- From Restricted Agriculture (AR), Rural Industrial (MR), and Institutional (IN) to Institutional Holding (IN-h); and,
- Create an Open Space Special Exception Zone (OS-1) for the lands adjacent to the Provincially Significant Wetland, the Unevaluated Wetland, and Mill Pond to prohibit site alteration and development 30m from the said features, consistent with the Notice of Decision for Consent Application B-89-20, as illustrated in Figure 1.

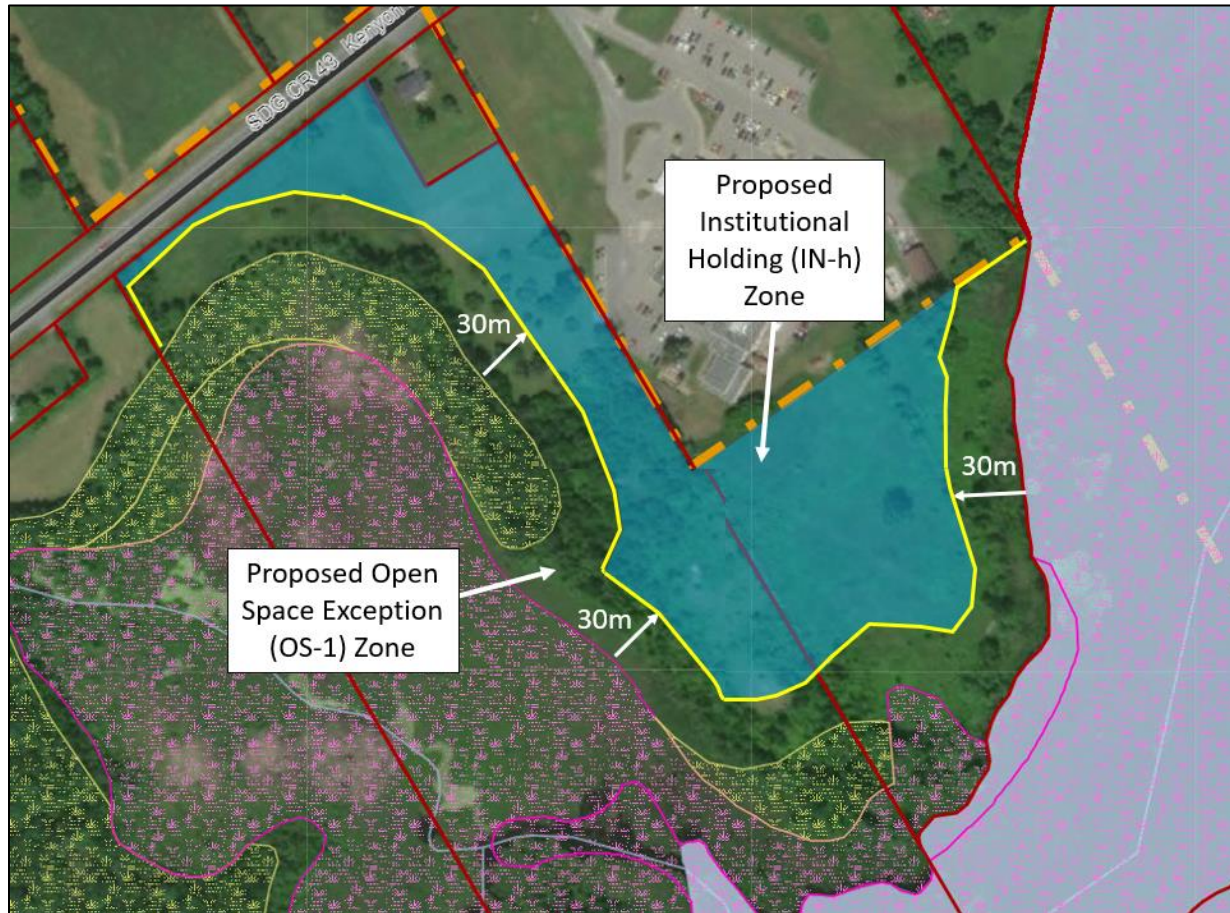


Figure 1. Proposed re-zoning of lands as required by Notice of Decision for file B-89-20.

Discussion: The subject lands have an area of approximately 35.8 acres, along County Road 43.

There is no existing access to County Road 43 along the severed lands, access for the proposed long-term care facility and administrative offices will be provided through the existing Glengarry Memorial Hospital road entrance and a new connecting right of way (Figure 2).

The proposed amendment aims to facilitate the development of a long-term care facility and administrative office to complement the existing Glengarry Memorial Hospital. The proposed amendment intends to change the existing 'Restricted Agricultural (AR)', 'Institutional (IN)', and 'Rural Industrial (MR)' zones to 'Institutional Holding (IN-h)'.

The following buildings are proposed for the long-term care facilities:

Two-storey building with approx. 30 units

Two-storey building with approx. 56 units

Three-storey building with 96 beds. Each floor will contain 7 double occupancy rooms and 18 single rooms.

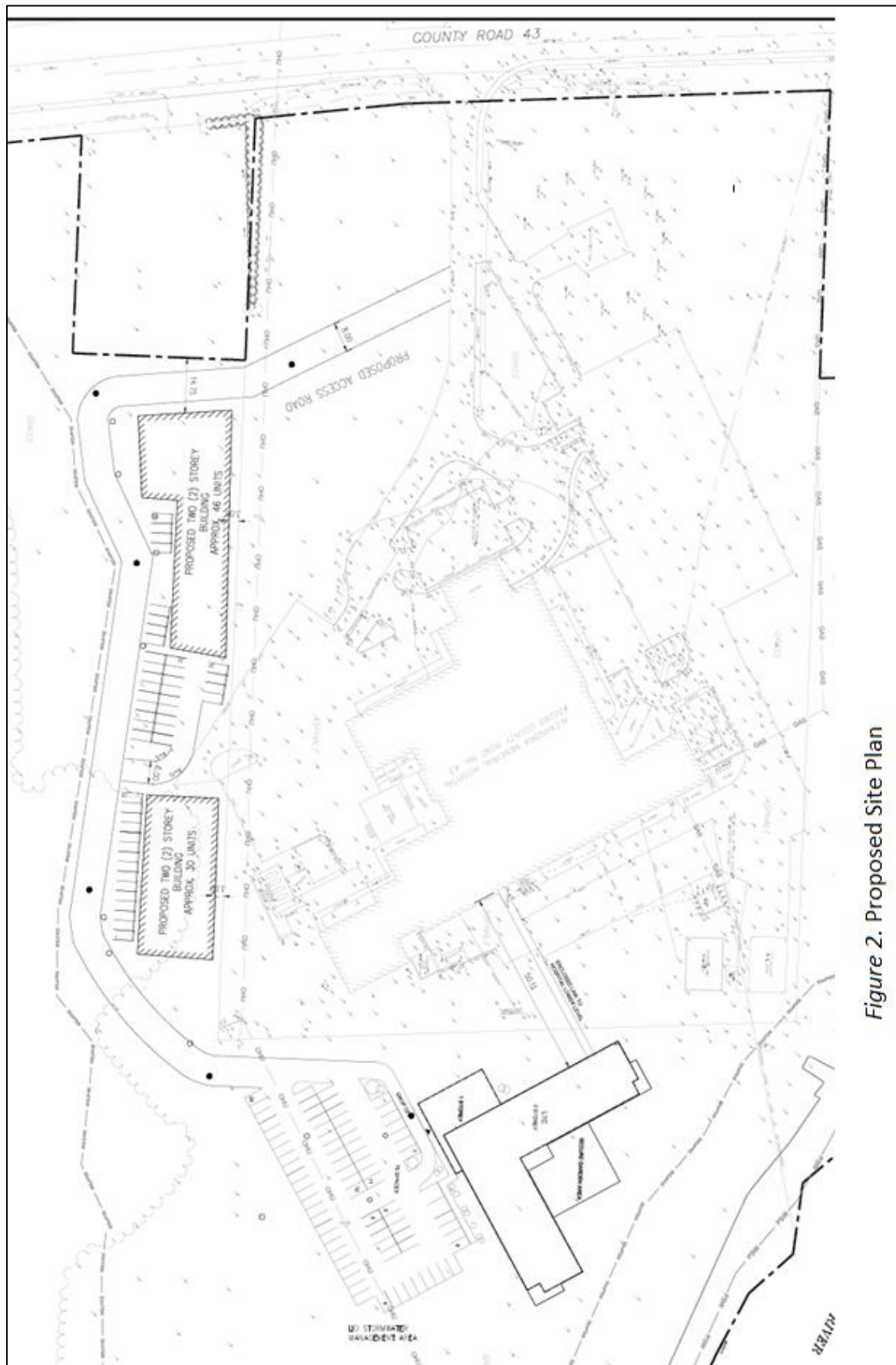


Figure 2. Proposed Site Plan

As requested by the Raisin Region Conservation Authority, this amendment includes the creation of an Open Space - Special Exception Zone (OS-1). The Special Exception will be to prohibit any site alterations and development to occur within 30 meters from the existing Wetlands Zone and the Unevaluated Wetlands, as per the SDG Counties mapping. The existing 'Flood Plain (FP)' and 'Wetlands (WL)' zones will remain.

This amendment to the Township's Zoning By-law is the second step in getting the necessary approvals for this development. A Consent to Sever application was filed for the property at 20260 County Road 43 in Alexandria to sever the Glengarry Memorial Hospital from the subject lands.

A provisional decision was issued for the severance through the Notice of Decision B-89-20 on November 13, 2020 by the United Counties of SD&G. The Notice of Decision contained the following three conditions which requires this Zoning By-law amendment:

- **Condition 3** requires that the applicant obtains a zoning by-law amendment to rezone the severed lands from 'Restricted Agricultural (AR) Zone' to 'Institutional (IN) Zone' to the satisfaction of the Township.
- **Condition 6** requires that the applicant obtains a zoning by-law amendment which places the lands on the severed parcel within the Provincially Significant Wetland / Unevaluated Wetland and Middle Lake and within a 30 metres setback from the said wetlands to an appropriate zone that prohibits site alterations or development within the said zone to the satisfaction of the Raisin Region Conservation Authority.

Provincial Policy Statement 2020 (PPS)

Policy 1.1.5.2 permits uses and activities in rural lands include residential development, including lot creation, as well as (Policy 1.1.5.3) recreational, tourism and other economic opportunities.

The proposed long-term care facility and administrative office use are consistent with the Provincial Policy Statement (2020), as it is complementary in nature to the adjacent Glengarry Memorial Hospital.

SDG Counties Official Plan (2018)

The Rural District designation permits residential, commercial and agricultural uses (Table 3.5). Institutional uses are also permitted in all designations (Table 3.5.1). Thus, the proposed long-term care facility and administrative office uses conform to the SDG Counties Official Plan.

Servicing

The proposed development will be connected to municipal water servicing and private sanitary servicing. When available, the development is to be connected to an upgraded municipal sanitary servicing system.

The Notice of Decision B-89-20 contains a provision for addressing the sanitary servicing solution:

- **Condition 5** requires that the applicant obtains a zoning by-law amendment which places a holding symbol on the severed lands stipulating that the symbol shall only be removed upon either:

- a. The allocation of sufficient reserve capacity in the Township's sanitary sewage system to service the proposed development; or

- b. The execution of a responsibility agreement between the landowner and the Township for a private communal septic system; or

- c. The approval by the Township of an alternative servicing arrangement acceptable to the Township.

Recommendation: It is the recommendation of the Planning Department that the application Z-14-2020 be forwarded to the Council of the Township of North Glengarry for further consideration and approval.