



STAFF REPORT PUBLIC MEETING OF PLANNING

March 28, 2022

TO: Mayor and Council Members

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

RE: Z-01-2022 Public Meeting of Planning Staff Report - Deguire.docx

Owner: Camille & Richard Deguire

Location: 3910 County Road 34, Alexandria, ON
Con 1, Part Lot 1: RP14R4150, Part 1, former Kenyon Township





Official Plan designation: Rural District



Zoning designation: Rural Industrial (MR)



Purpose of application:

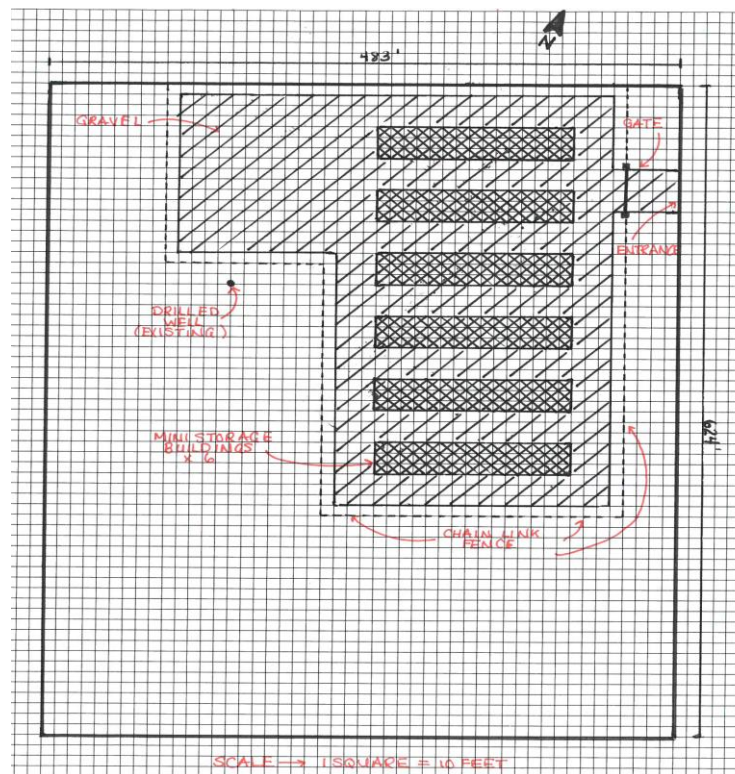
- To re-zone the property from Rural Industrial (MR) to Rural Industrial-Special Exception (MR-2) to add “mini storage” and “outdoor recreational vehicles storage” in the permitted uses of section 10.2 (1) – RURAL INDUSTRIAL Permitted Uses, of Zoning By-law No. 39-2000.

Discussion:

The planning department received an application on February 1st, 2022, to add to the permitted uses on the subject lands to include “mini storage” and “outdoor recreational vehicles storage”. The agent, Garret Munro, is in the process of purchasing this land and a condition of the sales/purchase is that he obtains this proposed Zoning By-law Amendment to add “mini storage” and “outdoor recreational vehicles storage” in the permitted uses as intends to develop the lands as such.

The subject lands have an area of about 7.13 acres of lands, all zoned Rural Industrial (MR). There is approximately 620’ of frontage on County Road 34 and the lot is approximately 500’ in depth.

The owner’s plan is to develop the lands by installing some mini-storage buildings that are approximately 30’ x 150’ with various storage accommodations. The current proposed site plan shows 6 buildings, and an area behind the units, on the West side of the property, for outdoor recreational vehicles storage such as boats, trailers, RV’s, etc. The entire site will be fenced with chain link fencing and security measure will be taken to ensure the property is safe for public. This is subject to change at the Site Plan Development Agreement By-law stage, only the uses are being added for the owner to be able to develop the lands as he wishes.

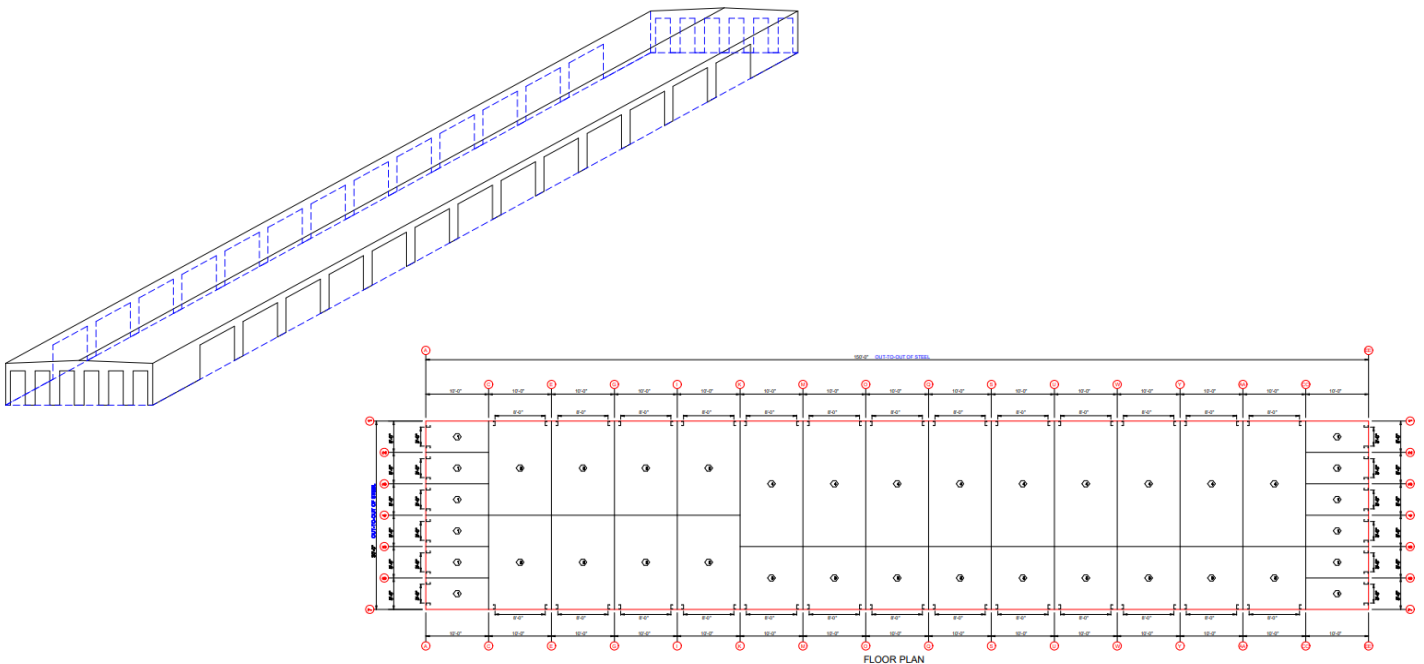


The lands are currently zoned Rural Industrial (MR) as it's located outside of the Urban Settlement Areas of the Township. This current Zoning designation allows for uses such as transportation depot, recycling depot, greenhouses, fertilizer plants, feed and seed dealer, lumber yard, fuel storage, tile drainage operation, etc. therefore making the proposed uses to be added very similar to what the existing uses are, hence compliance with both Zoning By-law and Official Plan.

The 2 proposed uses to be added are currently listed in the General Industrial (MG) zone, which is a zone that would normally be found within industrial parks, in Urban Settlement areas, not within a rural setting, such as this property. This is considered to be minor in nature, but because we are adding uses to the property, a Minor Variance can't be applied for, we have to pass a Zoning By-law Amendment.

A Site Plan Control Development Agreement will be required for the development. A future Site Plan Application shall include all the details of the buildings such as elevations and façade, and exact location. It will also have a better detailed location for the storage area. This would also deal with parking, pedestrian safety, minor neighborhood character details, trees, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, fencing, etc.

There is already an entrance onto the property from County Road 34, a civic number is also already assigned to the property, and alteration to the entrance of civic number will be dealt with a Site Plan Control.



An environmental assessment will not be required for this Zoning By-law Amendment as Zoning and the Designation (OP) are remaining the same. It appears an ESA Phase I & II was conducted in 2006 and concluded the site has no known problems, and that potential for contamination from the past fertilizer storage, and from the neighbouring Counties fuel tank are low.

There is a mixed of uses surrounding the property, some residential on the North and West, agricultural/industrial/commercial across County Road 34 (South Glengarry), and a similar use on the South side, being the Counties Transportation Department buildings.

The application was circulated per the planning act, being by regular mail, advertised in the Glengarry News and also posted on 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.

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 and avoiding development and land use patterns which may cause environmental or public health and safety concerns.

SDG Counties Official Plan (2018)

The Official Plan contains a number of goals and strategic objectives; growth is the goal to direct most forms of development to support the efficient use of land. 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 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 urban settlement areas.