

STAFF REPORT PUBLIC MEETING OF PLANNING

March 28, 2022

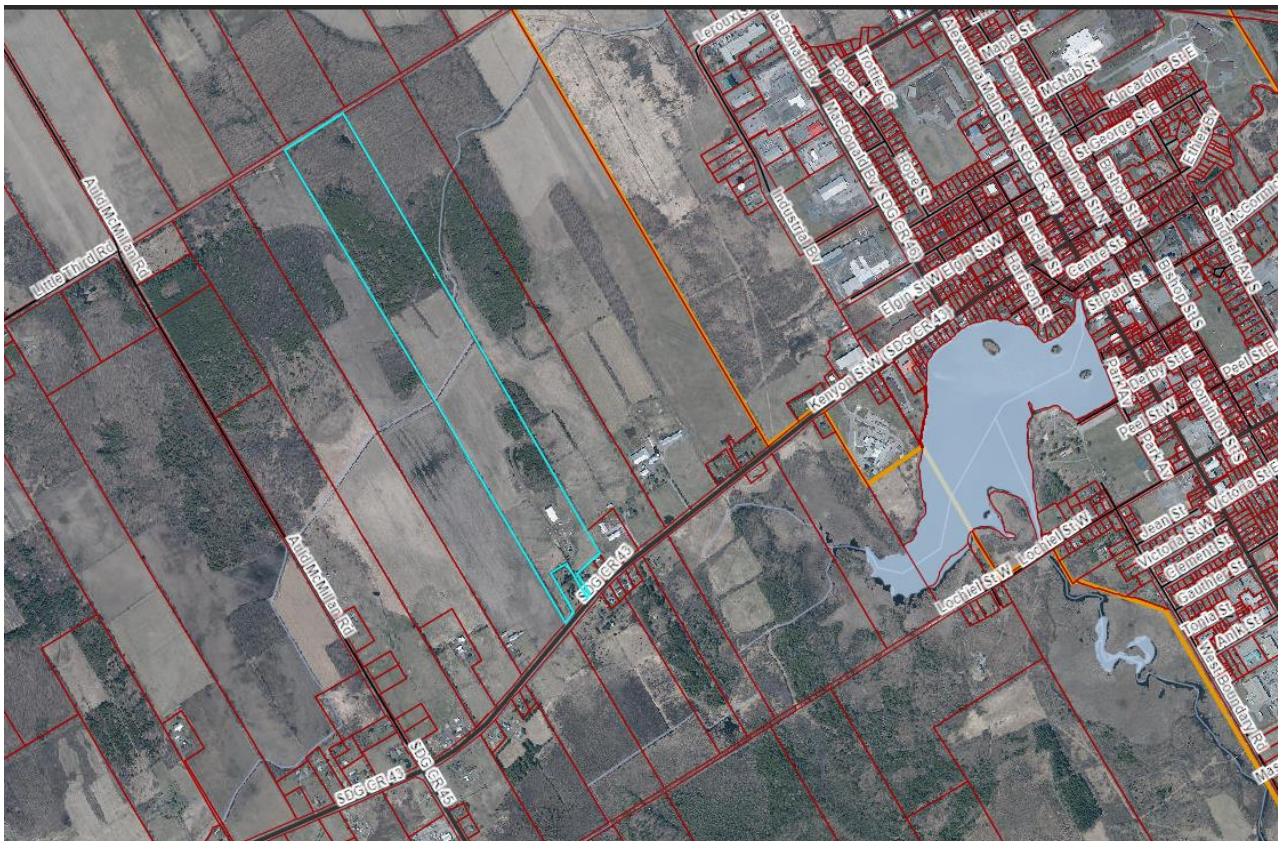
TO: Mayor and Council Members

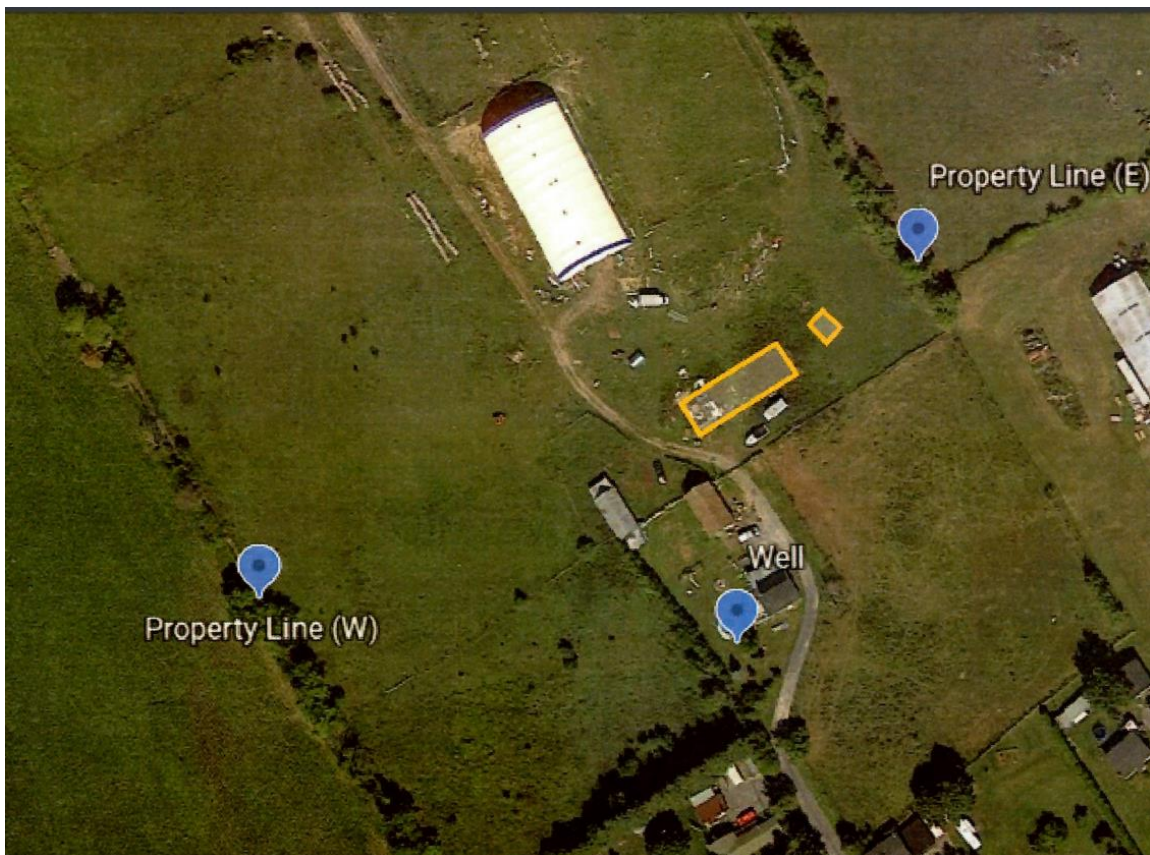
FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: Z-03-2022 Public Meeting of Planning Staff Report - Paquette.docx

Owner: Sylvia Paquette

Location: 20133B County Road 43, Alexandria, ON
Con 3, Part Lot 5, former Kenyon Township





Official Plan designation: Agricultural Resource Lands and Rural District



Zoning designation: Rural (RU) & Floodplain (FP)



Purpose of application:

- To re-zone the property from Rural (RU) to Rural-Special Exception (RU-17) to permit a secondary dwelling (single detached home) on the subject lands.

Discussion: the subject lands have a frontage of about 49.8m (split in two by property with civic number 20133A) with an area of approximately 73.18 acres. The Planning Department received a request from the applicant, being the owner, Sylvia Paquette, to rezone the property from Rural (RU) to Rural-Special Exception (RU-17) to permit a secondary dwelling (single detached home) on the subject lands.

A building permit was issued in early 2021 for a new single-family dwelling on the property. Originally, the existing dwelling had to be demolished and/or removed from the property. The owner had signed documents, applications for both permits (new SFD & Demo). With costs of construction on the rise, the owner is now proposing to keep the existing dwelling on the property for family members and/or employees on the farm.

The zoning By-law amendment exemption for a secondary home to be constructed on the farm for an owner/full time employee does not apply for this property as there is no intensive livestock facility, and the owner may rent to a family members instead.

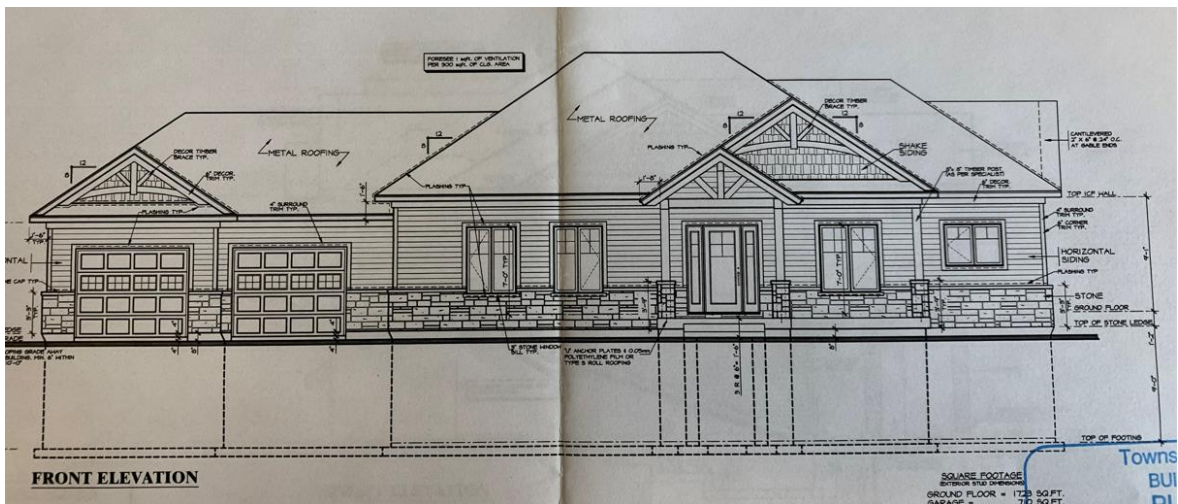
The current Rural zoning permits only one (1) single detached dwelling and an accessory apartment, secondary dwellings are currently not permitted, they are however encouraged in the Provincial Policy Statement, and allowed in the SDG Counties Official Plan. On January 1, 2012, the Planning Act was amended to encourage/allow municipalities to authorize secondary dwelling units within their Official Plans and Zoning By-laws, I also provides that Official Plan Policies and implementing Zoning By-laws should permit secondary dwelling units in single detached, semi-detached and row houses, or in a detached structure..

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 new dwelling would be constructed East of the existing dwelling. It would have its own private septic system and the existing well would be used to supply both dwelling. Both are of no concern from a planning, geological, environmental, nuisance, or building code standpoint.

They will use the same driveway which is currently being used for the neighbour on the West side of the driveway, being civic number 20133A. Mrs. Paquette's property is currently 20133B, a new civic number will be issued for the new proposed dwelling being 20133C. The owner will be re-doing/repairing the driveway to accommodate 20133A, as there is a legal right-of way on the property for access.

[illegible]

The surrounding official plan designations are a mix of Agricultural Resource Lands and Rural District, the Urban Settlement Area of Alexandria is approximately 1km to the East. There is 1 intensive livestock facility on the East side but as there is an existing dwelling on the property, buffer zones would not apply as there are changes to the existing “sensitive” area.

The surrounding zoning designations are mostly General Agricultural (AG) and Rural (RU), with most of the surrounding uses being rural residential properties, with again, the Urban Settlement Area of Alexandria approximately 1km to the East

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, 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 Rural District. SDG Counties planning Staff have confirmed the application conforms to the SDG Counties Official Plan. They were notified of the proposed Zoning Amendment and offered no comments or concerns regarding the proposed application.

No members of the public have offered comments or concerns regarding the proposed application.

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 the subject lands.