

## STAFF REPORT PUBLIC MEETING OF PLANNING

July 25, 2022

**TO:** Mayor and Council Members

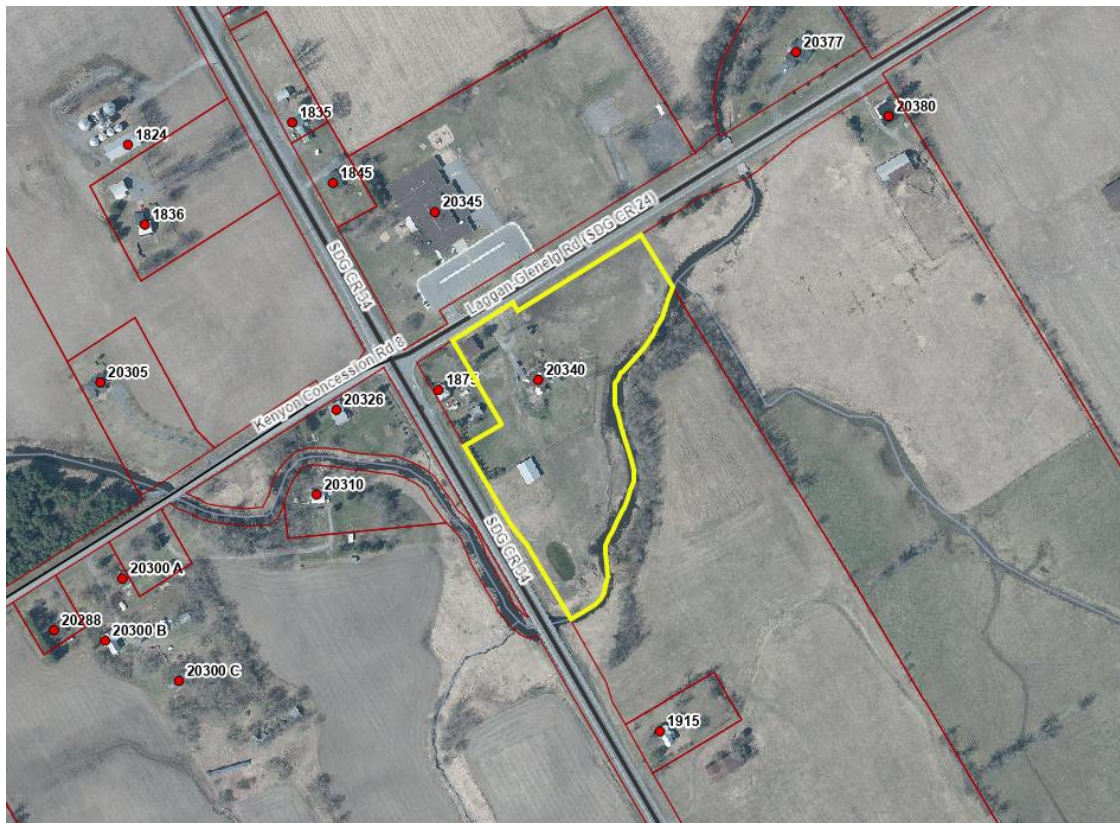
**FROM:** Jacob Rheaume, Director of Building, By-law & Planning

**RE: Zoning By-law Amendment No. Z-11-2022**

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**Owners:** Tyler & Jennifer WRAY

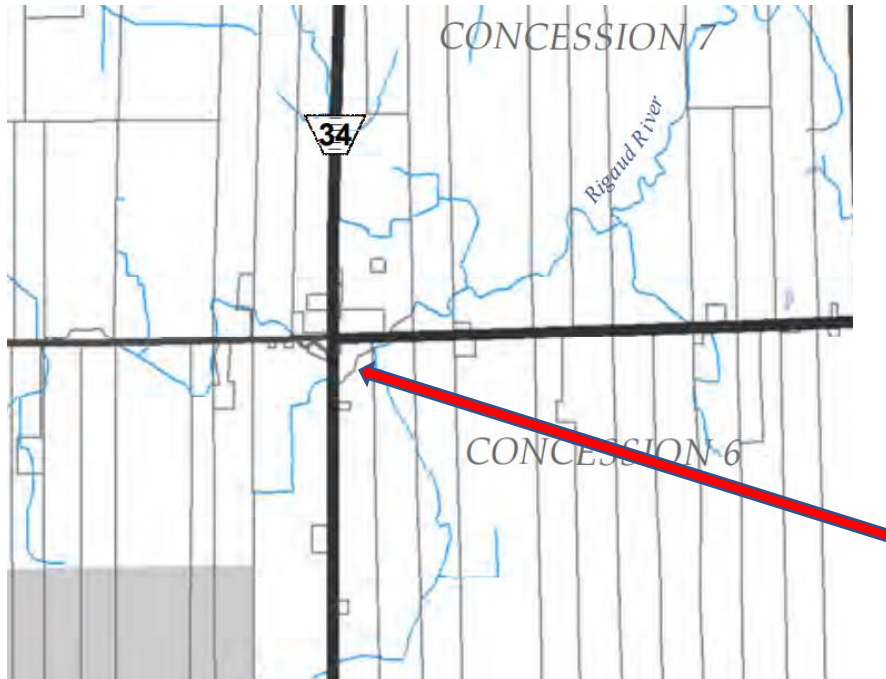
**Location:** 20340 Laggan Glenelg Road (County Road 24), Dalkeith, K0B 1E0  
Con 6, Part Lot 38; RP14R5315 Part 1, former Lochiel Township



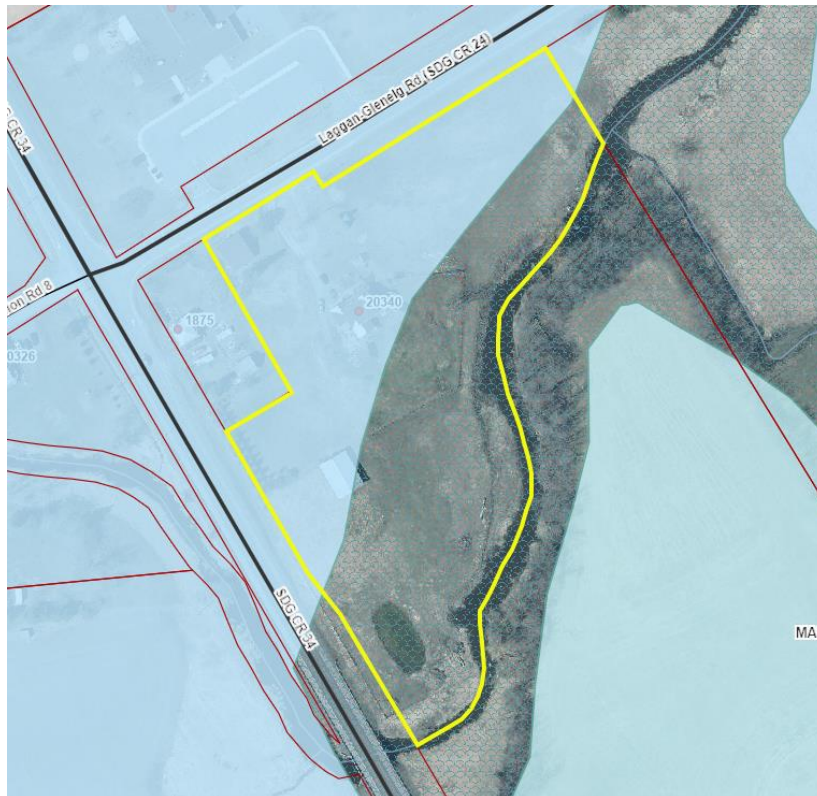




**Official Plan designation:** Agricultural Resource Lands



**Zoning designation:** General Agricultural (AG) & Floodplain (FP)



**Purpose of application:**

- To re-zone the property from General Agriculture (AG) to General Agriculture-Special Exception (AG-211) to permit a secondary dwelling (single detached home) on the subject lands.

**Discussion:** the subject lands have a frontage of approximately 152.7m with an area of approximately 5.42 acres. The Planning Department received a request from the applicant, being Tyler & Jennifer WRAY, to rezone the property from General Agriculture to General Agriculture-Special Exception to permit a secondary dwelling (single detached home) on the subject lands for family members. The new single-family dwelling would consist of the existing building currently located on the North-West corner of the property which would be renovated, and relocated, into a single-family dwelling.

The current General Agricultural 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, it 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.*

As mentioned above, the new single-family dwelling would consist of the existing building currently located on the North-West corner of the property, very close to the roadway, currently non-complaint with our Zoning by-law setbacks, which would be renovated into a single family dwelling. It would also be relocated, for easier access purposes, on the North-East corner of the property. Exact location for the dwelling and septic system are to be determined later, as the floorplan zone is following the drain path and the exact setback location has not been located yet. It would have its own private septic system and private water supply. Both are of no concern from a planning, geological, environmental, nuisance, or building code standpoint. They will also use the same driveway; a new civic number will be issued for the new proposed dwelling.

We have received no comments or concerns from any agencies or members of the public, RRCA will have to be involved at permit stage to ensure the floodplain setback and building location are compliant with their regulations.

Designs for the new dwelling have not been finalized at this time as the owners want to confirm the construction is allowed before investing in architectural/structural drawings, and septic

designs. The new dwelling will comply with our current Zoning By-law, and will have to comply with Ontario Building Code, requiring a building permit.

The surrounding official plan designations are mostly Agricultural Resource Lands.

The surrounding zoning designations are mostly General Agricultural (AG) with most of the surrounding uses being rural residential properties, a few intensive livestock operations are close-by but will not affect the development, farming operation close-by consist mostly of cash crop/hay storage farms and dairy farms. Across the road is the Laggan Public School.

## **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 Agricultural Resource Lands. 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.

**In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the United Counties of Stormont Dundas and Glengarry's Official Plan, it is consistent with Provincial Policy Statement and compliant with the Township of North Glengarry Zoning By-law No. 39-2000. It also promotes the efficient use of land, and it is deemed appropriate for the subject lands.**