



STAFF REPORT PUBLIC MEETING

July 25, 2022

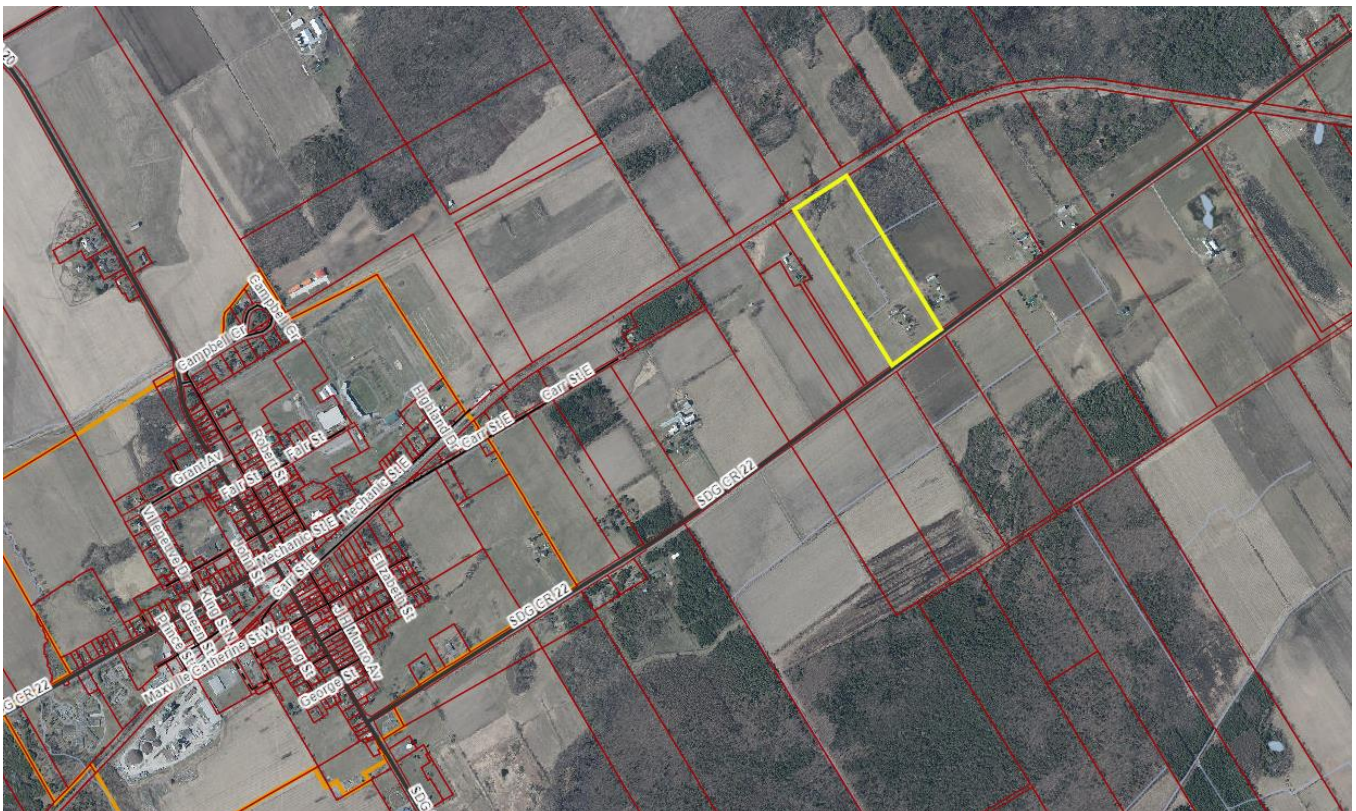
TO: Mayor and Council Members

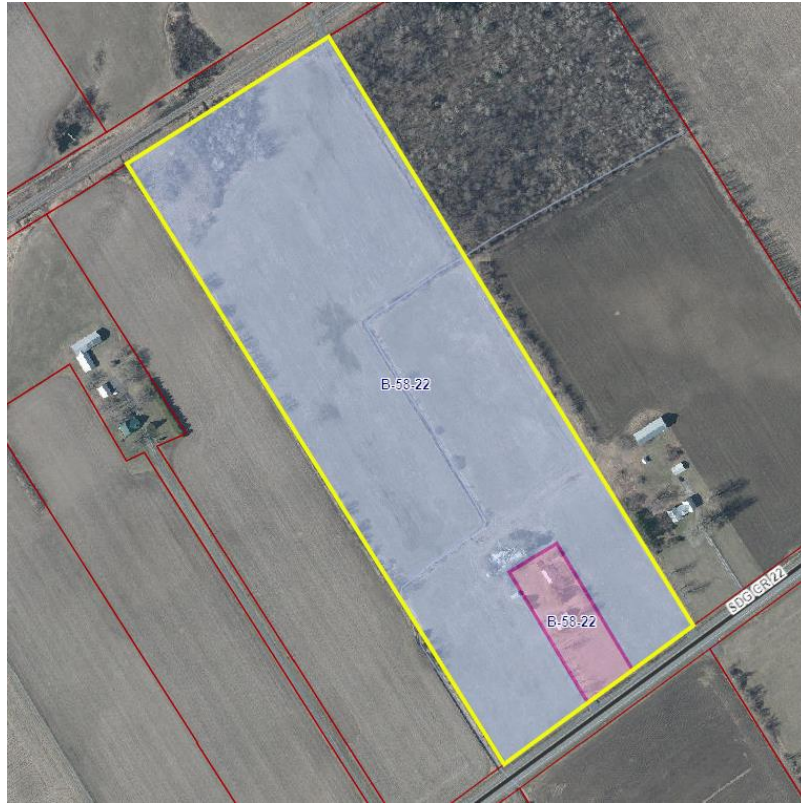
FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-13-2022

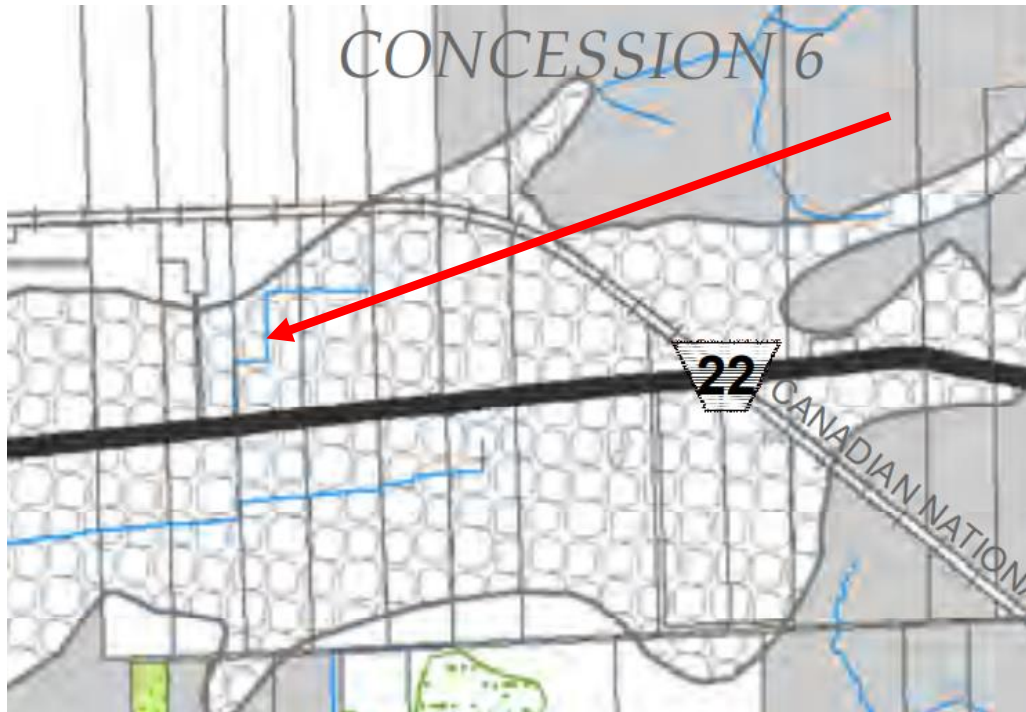
Owner: Blaney Farms Inc

Location: 18491 County Road 20, Maxville, ON, K0C 1T0
Kenyon Concession 6, West Part Lot 36

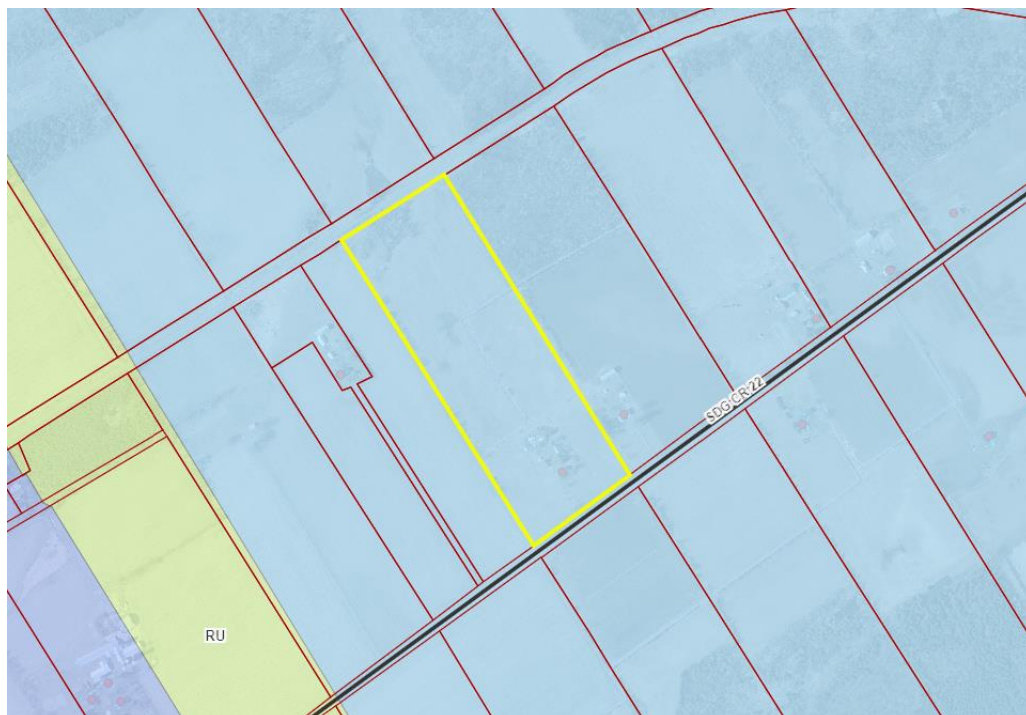




Official Plan designation: Agricultural Resource Lands (North) & Extractive Resource Lands (Mineral Aggregate Reserve)



Zoning designation: General Agricultural (AG)



Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-58-22, as follows;

The **retained** portion of the property (24.83 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-212) to:

- prohibit residential development; and

The **severed** portion of the property (1.33 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-213) to:

- prohibit agricultural uses,
- permit a residential storage building to have a height at mid span of more than 5m.



Discussion: The subject land area is approximately 26.16 ac. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on July 22, 2022, to sever approximately 1.33 acres of land deemed surplus to the needs of the farming operation.

The owner will apply for a change-of-use permit for the old barn to be now considered a residential accessory storage building as it will remain on the severed portion, being the residential parcel. The building has a greater height than 5m at mid-span and is closer than 15m to the proposed rear property line, the two other storage buildings will be demolished. Prior to clearing the condition, the Chief Building Official will go on site to ensure the building is completely removed from all agricultural equipment, animals, manure, hay, etc. to issue the final for the change-of-use permit, and to ensure no other structure are creating a health and safety hazard for public and future owners, such as silos, other old buildings, etc.

There are currently two existing entrances on the property, one for the residential portion, which will remain along with the existing civic number 18491, and another one for the field entrance located just West of the Eastern property line of the original lot that also remain. A civic number could also be issued for the agricultural portion of the severance.

The surrounding official plan designation is Agricultural Resource Lands for all adjacent and neighboring properties.

The surrounding zoning is General Agricultural (AG) & Rural (RU) for all adjacent and neighboring properties.

The surrounding uses includes mostly agricultural cash crop/fields and livestock facilities, with some rural residential properties and wooded areas, forestry, etc.

Provincial Policy Statement (2020)

According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that:

The new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (8.12.13.3(7)) permits lot creation in agricultural lands for a residence surplus to a farming operation if the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the municipality prohibits further dwellings (residential development) on the vacant retained lands created by the subject consent. As stated in the Counties OP, within mineral aggregate reserve the zoning By-law of a Local municipality shall prohibit residential development within a prescribed minimum separation distance from a licensed pit or quarry or from a mineral aggregate reserve, except on existing lots of record, therefore the surplus dwelling severance condition applies in this case.

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.