

## STAFF REPORT PUBLIC MEETING OF PLANNING

**June 27, 2022**

**TO:** Mayor and Council Members

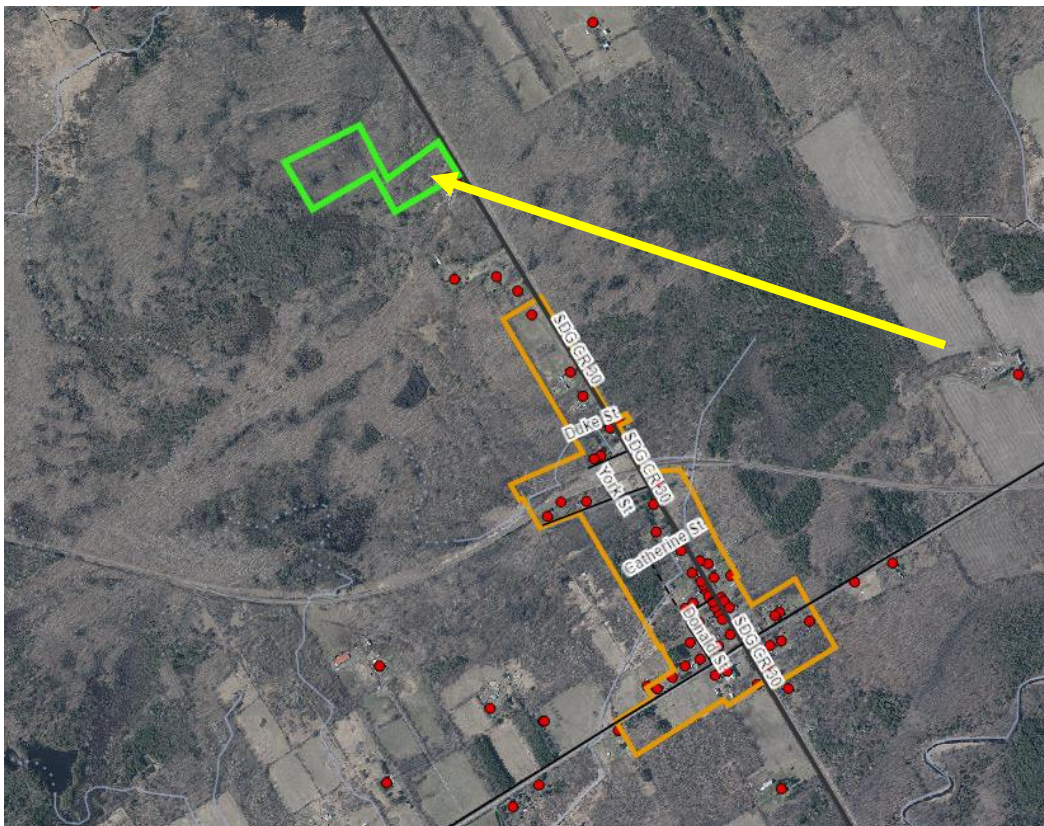
**FROM:** Jacob Rheaume, Director of Building, By-law & Planning

**RE: Z-07-2022 Public Meeting of Planning Staff Report - Luc Papineau.docx**

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**Owner:** Luc Papineau

**Location:** 2614 County Road 30, Alexandria, ON  
Kenyon Con 5 Part Lot 25





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**Official Plan designation:** Rural District



**Zoning designation:** Agricultural Restricted (AR) & Rural (RU)



**Purpose of application:**

- To re-zone the Agricultural Restricted (AR) portion of the property from Agricultural Restricted (AR) to Agricultural Restricted-Special Exception (AR-3) to permit a secondary dwelling (single detached home) on the subject lands.

**Discussion:** the subject lands, located at 2614 County Road 30, Alexandria, have a frontage of approximately 110m with an area of approximately 13.19 acres. The Planning Department received a request from the applicant, being the owner, Luc Papineau, to rezone the property from Agricultural Restricted (AR) to Agricultural Restricted-Special Exception (AR-3) to permit a secondary dwelling (single detached home) on the subject lands.

A building permit was issued on the 7<sup>th</sup> of April 2022 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 member.

The zoning By-law amendment exemption for a secondary home to be constructed on a farm for an owner/full time employee (which is currently the only exemption in Zoning By-law No. 39-2000) does not apply for this property as there is no intensive livestock facility, and the owner may rent to a family members instead.

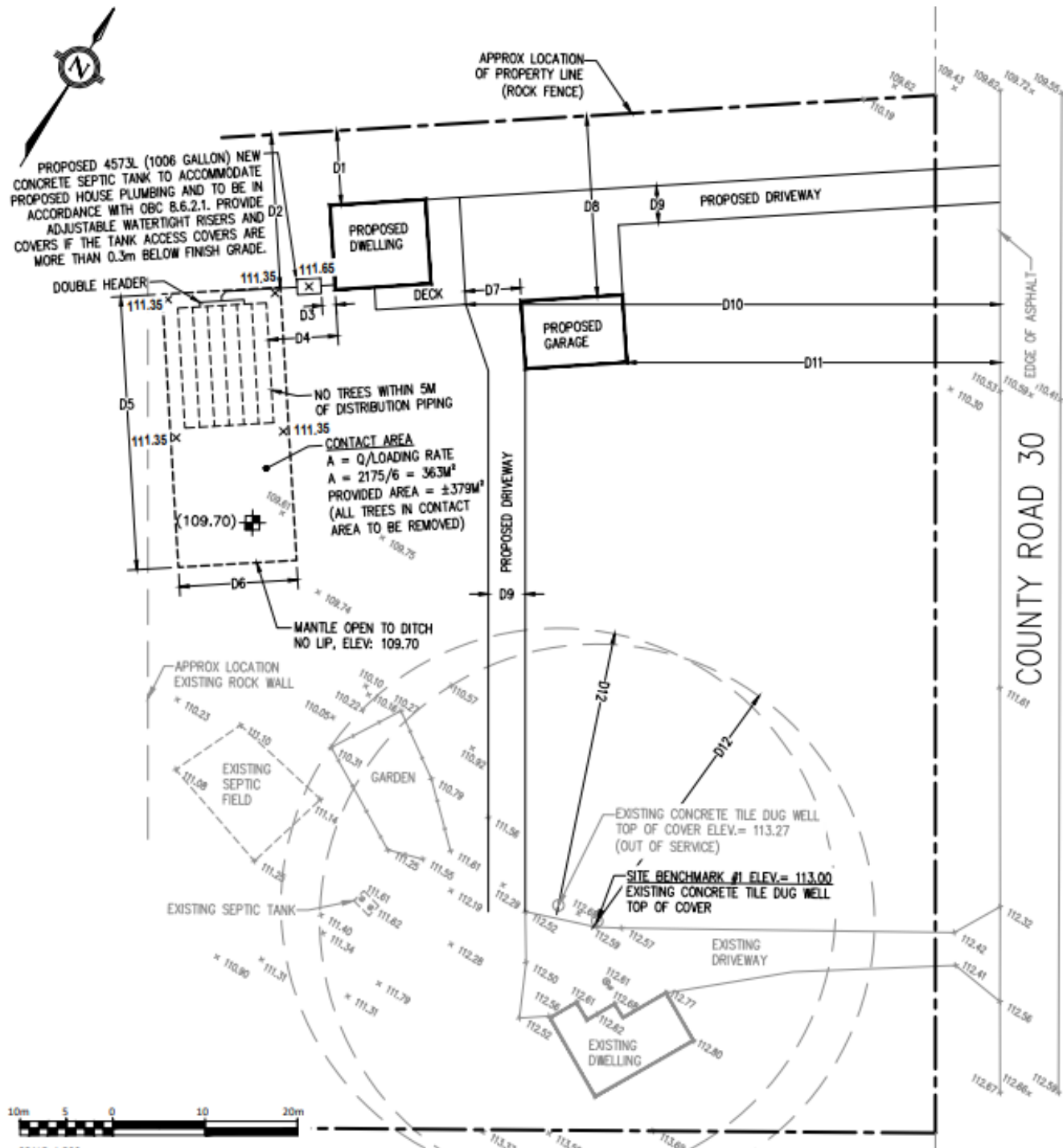
The current Rural/Restricted Agricultural zoning permits only one (1) single detached dwelling and an accessory apartment, secondary dwellings are currently not permitted, they are however encouraged in the Provincial Policy Statement, and allowed in the SDG Counties Official Plan. On January 1, 2012, 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:*

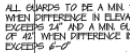
- a) Allow homeowners to earn additional income to help with the ownership costs; and,*
- b) Support changing demographics by providing more housing options for extended families or elderly parents, or for live-in caregivers.*

The new dwelling would be constructed North 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. The setback from the Waste Disposal site zone (unused and closed) is compliant with the Zoning By-law to permit the construction of the new single family dwelling being 500m.





Designs for the new dwelling and for the proposed septic system are completed as permits were approved in 2021. This Zoning By-law Amendment is being applied for to allow for the existing single-family dwelling to remain.



The surrounding official plan designations are a mix of Rural district and Crown Land. The Rural Settlement Area of Greenfield is located approximately 1 kilometer to the South, buffer zones would not apply as the request for secondary dwelling does not create additional “sensitive” areas.

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

## **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 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.**