

STAFF REPORT PUBLIC MEETING OF PLANNING

DATE: June 27, 2022

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-06-2022

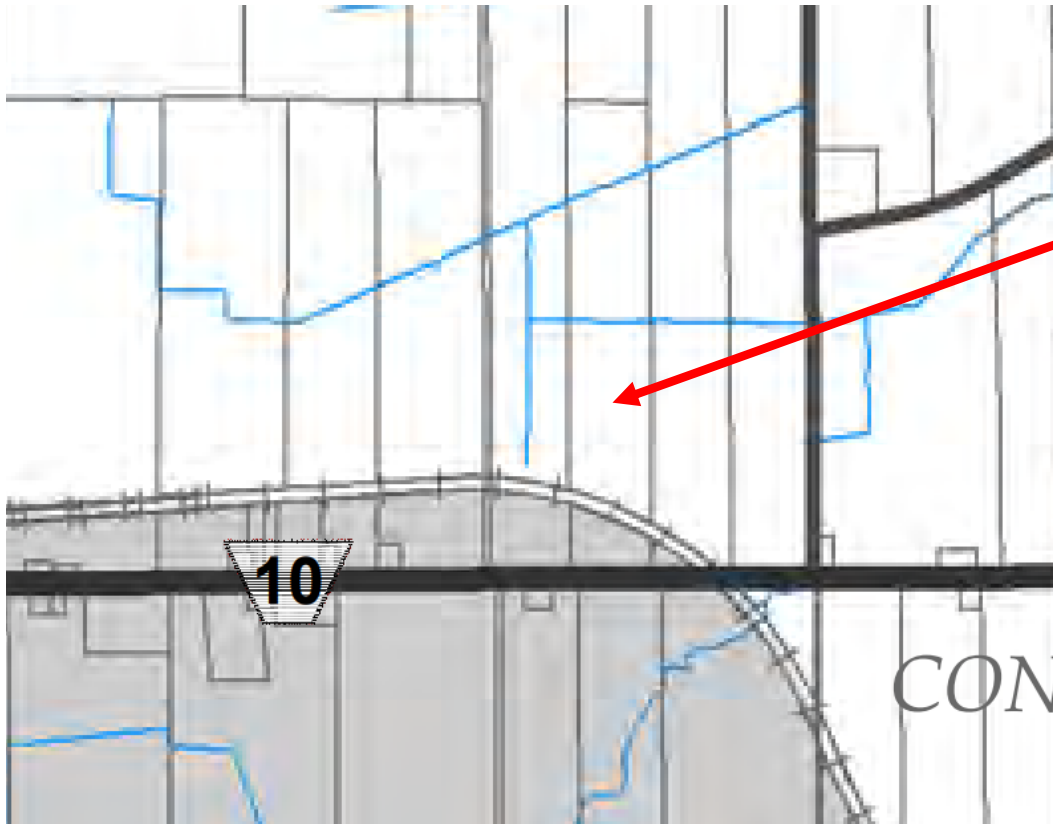
Owner: Ferme Mivolaïne Inc.

Location: 22325 County Road 10, Glen Robertson, ON
Lochiel Con 2, West Part Lot A

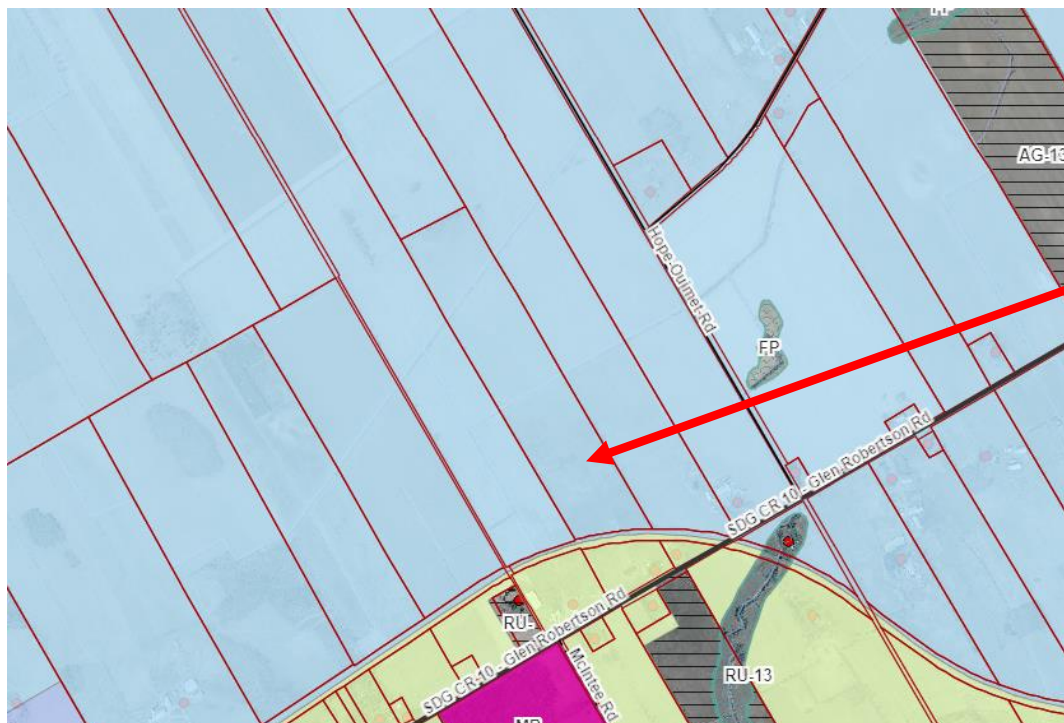




Official Plan designation: Agricultural Resource Lands & Rural District



Zoning designation: General Agricultural (AG) & Rural (RU)



Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-188-21 condition No. 3, 4 & 9 as followed;

The **retained** portion of the property (48.55 acres) from General Agricultural (AG) (*North of railway tracks*) to General Agricultural Special Exception (AG-204) and from Rural (RU) (*South of railway tracks*) to Rural Special Exception (RU-19) to:

- prohibit residential development;
- acknowledge the minimum lot frontage deficiency from the required 200m to the proposed 100m and;
- acknowledge the minimum lot area deficiency from the required 74 acres to the proposed 48.55 acres; and

The **severed** portion of the property (2.33 acres) from Rural (RU) to Rural Special Exception (RU-20) to:

- prohibit agricultural uses.



Discussion: The subject land area is approximately 50.88 ac. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on February 3, 2022, to sever approximately 2.33 acres of land deemed surplus to the needs of the farming operation.

The owner has applied for a demolition permit to demolish and remove the old barn structure that is close the newly created property line therefore the setbacks will not have to be taken in consideration. Prior to clearing the condition, the Chief Building Official will go on site to ensure the building is completely removed from the property to issue the final for the demo, 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, and another one for the field entrance, which will have to be made compliant with the United Counties of Stormont Dundas & Glengarry to access both the fields and the VIA rail crossing to access the north portion of the property. A civic number could also be issued for the agricultural portion of the severance, civic number 22325 will remain for the existing dwelling.

The surrounding official plan designation is Agricultural Resource Lands & Rural District 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.

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.

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.