

STAFF REPORT PUBLIC MEETING OF PLANNING

November 28, 2022

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-17-2022

Owner: Andre LAROCQUE
3385 Larocque Road, Glen Robertson, ON

Location: 2811-2815 Rolland Massie Road, Glen Robertson, ON
Lochiel Con 3, Part Lots 17 & 18





A map showing a section of a road network. A horizontal road at the top is labeled 'Lorne School Rd'. A vertical road in the center is labeled 'Rolland Massie Rd'. Another vertical road on the right is labeled 'Wylie Rd'. A horizontal road at the bottom is partially labeled 'ush Rd' and 'Rd'. A red arrow points from the top right towards a location on Rolland Massie Rd, just below the intersection with Lorne School Rd. Blue lines represent water features, and black outlines represent property boundaries.

[illegible]

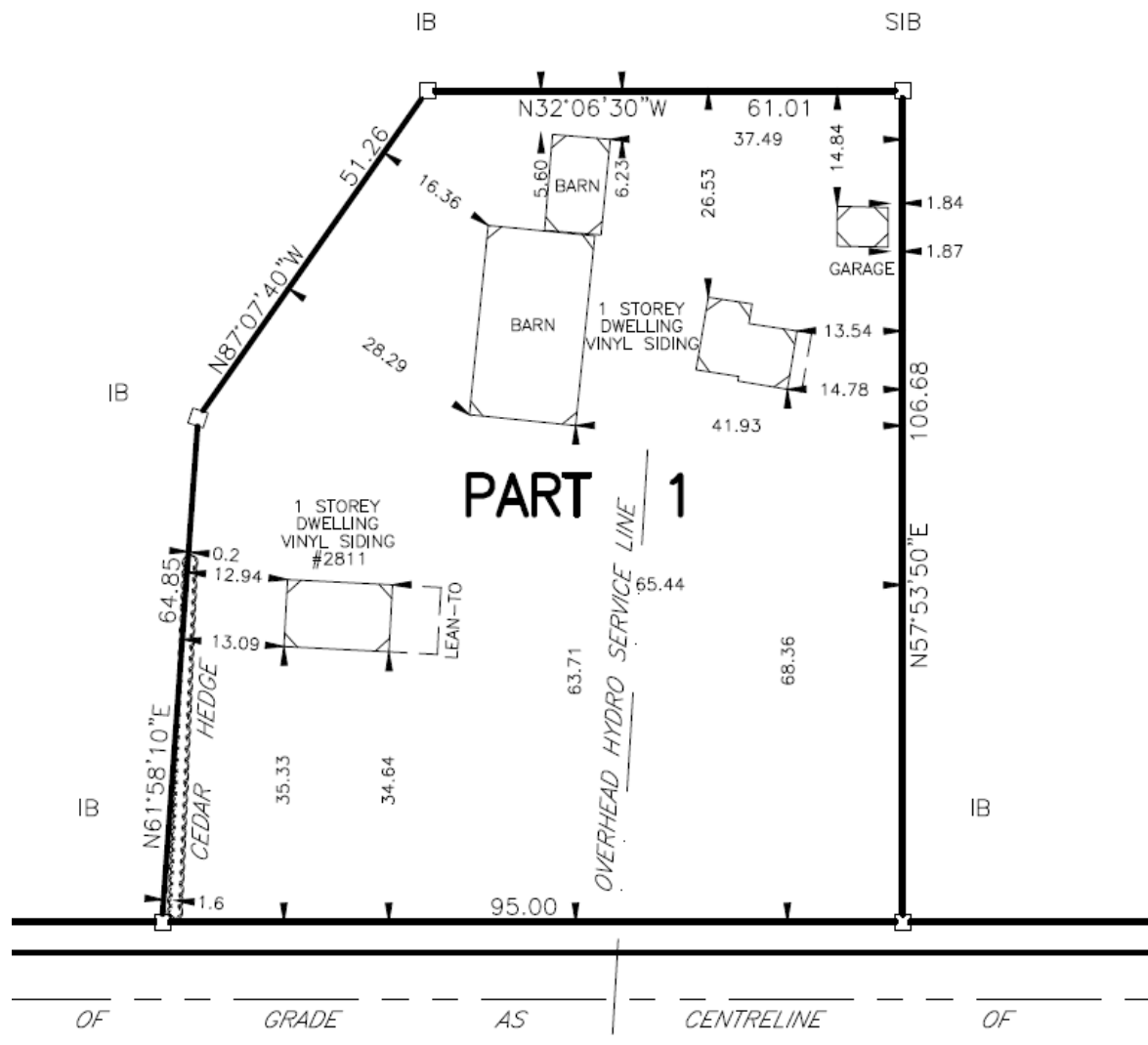
Purpose of application: To re-zone both the severed and retained portion subject to Consent Application B-171-21 condition No. 5 & 6 as followed;

The **retained** portion of the property (156.4 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-216) to:

- prohibit residential development and;

The **severed** portion of the property (2.3 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-217) to:

- prohibit agricultural uses;
- recognize the height of a residential accessory storage building being higher than 5m and;
- permit 2 dwellings (existing) on one parcel of land.



Discussion: The subject land area is approximately 158.7 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on December 9, 2021, to sever approximately 2.3 acres of land deemed surplus to the needs of the farming operation.

The owner has applied for a change-of-use permit to convert the old barn structure from an agricultural building into an accessory residential storage building. The newly created property lines are not created in accordance with the Zoning By-law requirements therefore the setback for a building to be considered “accessory” can’t be used as the building is higher than 5m, hence the request for severed portion condition. Prior to clearing the condition, the Chief Building Official will go on site to ensure the building has no more agricultural equipment to issue the final for the 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 currently are 2 existing entrances on the property, one serving both dwellings, which will remain for the severed portion, and one at the North end of the property, at Bush Road, to access the fields for the retained portion, which will also remain. The Townships’ Public Works Department will permit both entrances to remain and be used.

A civic number could be issued for the agricultural portion of the severance. Civic numbers 2811 & 2815 will remain for the existing dwellings.

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

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

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

We have received a comment from RRCA as there is a mapped watercourse on and within 15m of the subject lot. Alterations to the watercourse including but not limited to shoreline restoration, crossings, bridges, culverts, channelization, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.

No other agencies, Township departments or members of public expressed concerns or provided any comments regarding this Zoning By-law Amendment.

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.