



## **STAFF REPORT TO COUNCIL**

**Report No: BP-2023-03**

**February 27, 2023**

**From:** Jacob Rheume – Chief Building Official / Director of Building, By-law & Planning

**RE:** Official Plan Amendment – Alexandria Industrial Park boundary

**Location:** Industrial Boulevard, Alexandria

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### **Recommended Motion:**

**THAT** the Council of the Township of North Glengarry directs staff to initiate an Official Plan Amendment to adjust the boundary of the Employment District at 224, 252, 256, 260 and 270 Industrial, Alexandria.

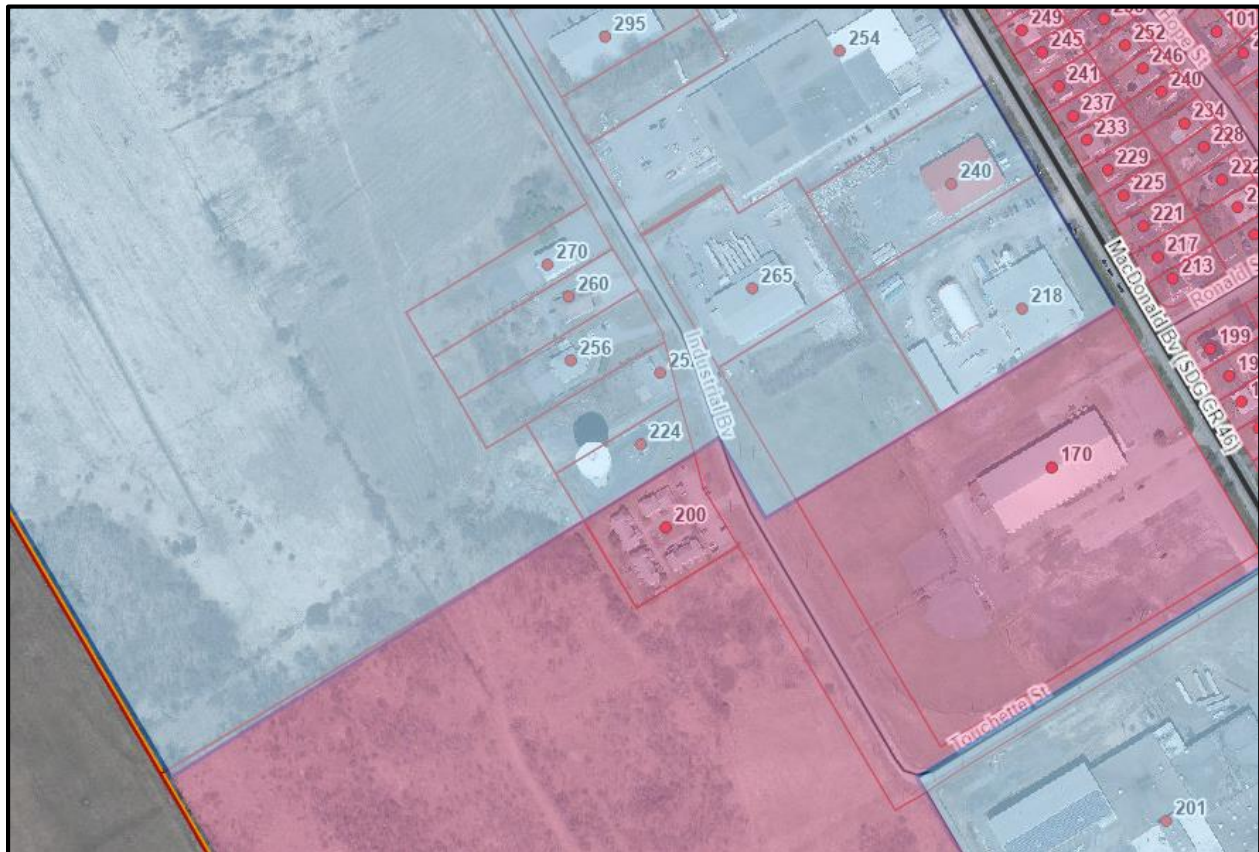
### **Background / Analysis:**

The industrial park in Alexandria contains a number of industrial uses, along with residential, recreational, and institutional uses along the southern edge. The owner of 270 Industrial Boulevard has been trying to lease or sell his building for office/institutional uses for a significant amount of time, but has not been successful to date. The owner looked into applying for an Official Plan Amendment to redesignate the lands to permit residential uses, but was unable to find a planning consultant to justify the change since the property would be surrounded by employment uses.

Subsequent to the owner's initial proposal, the IHA development site plan was approved by Council for a multi-residential housing development, and the character of the area along the east side of Industrial Drive is shifting to residential and institutional, and includes several existing sensitive land uses.

Uses within the area include:

- 200 Industrial: Non-profit housing
- 224 Industrial: Water tower (permitted in any designation)
- 252 Industrial: Hydro One substation (permitted in any designation)
- 256 Industrial: Maison Interlude House
- 260 Industrial: EarlyON Child and Family Centre
- 270 Industrial: Vacant office building



Based on the existing and proposed uses, it is recommended that Council consider authorizing staff to submit an Official Plan Amendment to adjust the Employment Area designation boundary to facilitate additional uses on these properties.

#### **Options & Discussion:**

**Option #1: Recommended:** THAT the Council of the Township of North Glengarry directs staff to initiate an Official Plan Amendment to adjust the boundary of the Employment District at 224-270 Industrial Boulevard, Alexandria

**Option #2** Council does not proceed with the Official Plan Amendment.

#### **Financial Implications:**

SDG does not charge an application fee to local municipalities for a locally initiated Official Plan Amendment. Staff time would be billed on an hourly basis under the existing planning services agreement.

**Attachments & Relevant Legislation:**

Provincial Policy Statement Section 1.3.2.5

*Land within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:*

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;*
- b) the proposed uses would not adversely affect the overall viability of the employment area; and*
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.*

**Others Consulted:**

Peter Young, MCIP RPP, Municipal Planning Consultant

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Reviewed and approved by:  
Sarah Huskinson, CAO/Clerk