

STAFF REPORT PUBLIC MEETING

April 8, 2024

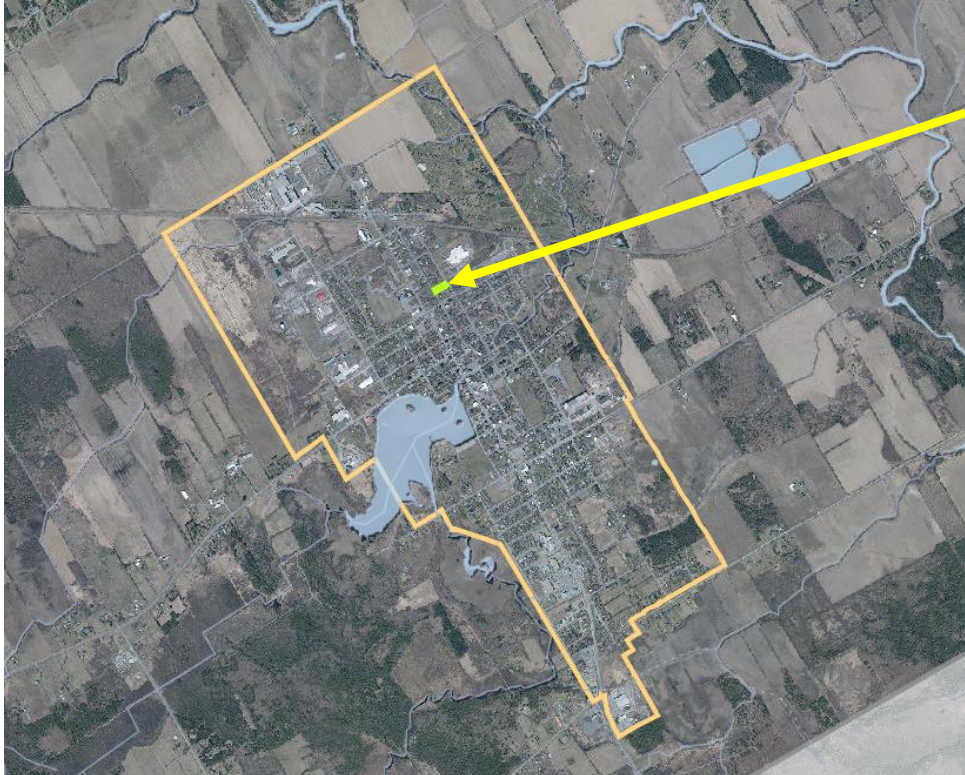
TO: Mayor and Council Members

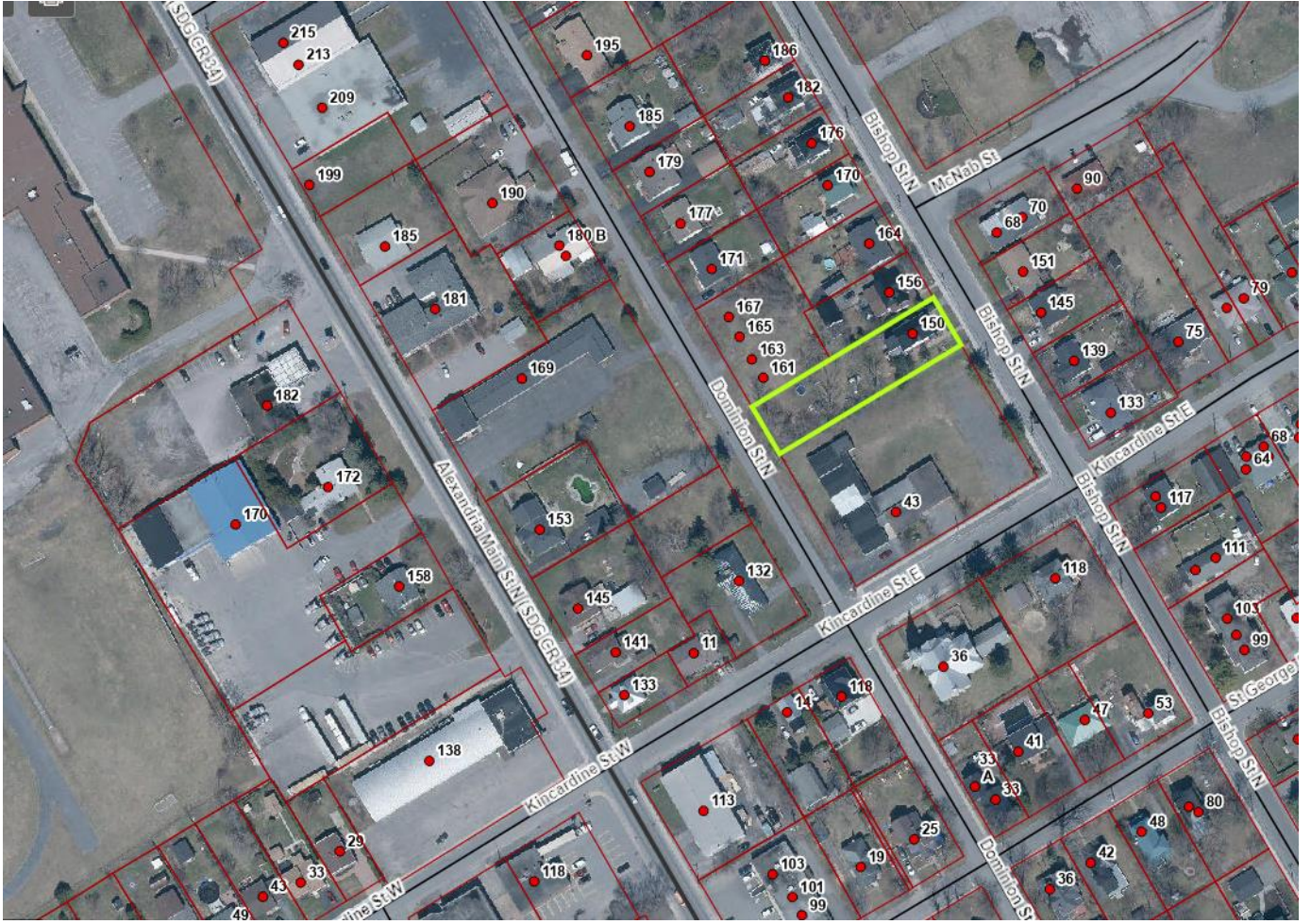
FROM: Jacob Rheume, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-02-2024

Owner: Natalie COUSINEAU

Location: 150 Bishop Street North, Alexandria, ON, K0C 1A0
PLAN 121, RCP N Part Lot 20 - (Roll No. 0111 018 000 08800)

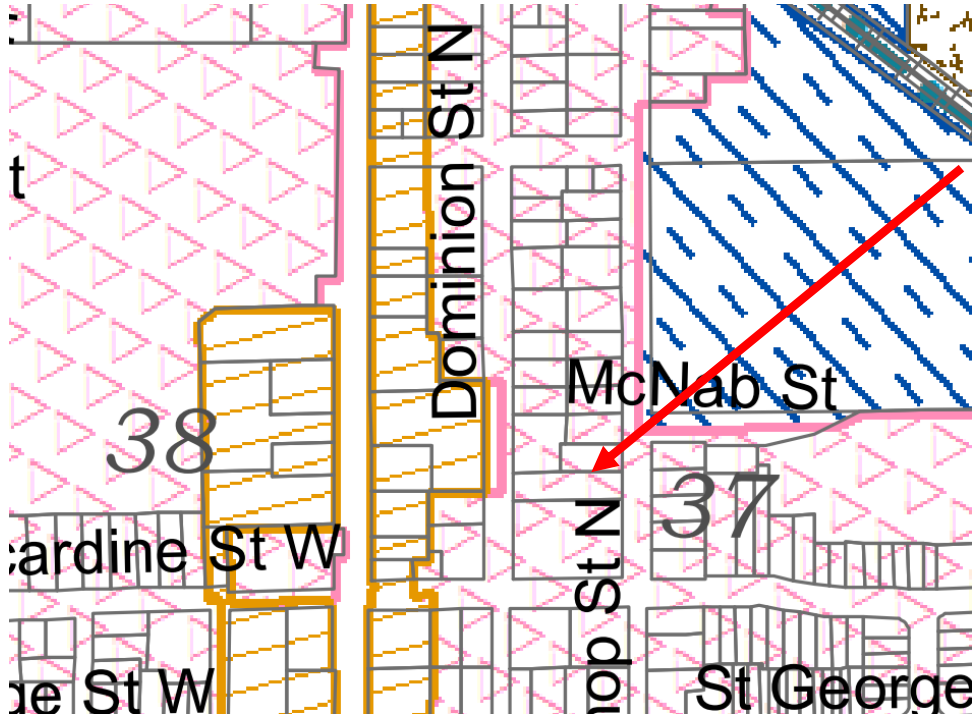






“Pink” portion to be rezoned.

Official Plan designation: Urban Settlement Area (Alexandria) – Residential District



Zoning designation: Residential First Density (R1)













Purpose of application:

- to rezone the subject lands from Residential First Density (R1) to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands.

Discussion: The owner of the property, Natalie COUSINEAU, is currently in the process of an application to sever her property into 2 lots. The retained portion, which will still have frontage on Bishop Street North (civic number 150) will be approximately 62.5' (19.05m) x 136.5' (41.62m), and the severed portion, which is the portion the owner wishes to re-zone will be approximately 62.5' (19.05m) x 105' (32.01m), making both portions compliant with the R1 zone, and R2 zone, for minimum required lot frontage (18m), and lot area (550m²). The retained portion is not part of this application for rezoning, only the severed portion, facing Dominion Street North.

As mentioned above, the subject land is approximately 62.5' (19.05m) in lot frontage onto Dominion Street North x 105' (32.01m) in depth, for an approximate area of .15 acre (609.79m²), all compliant with our Zoning By-law requirements for R2 zoned properties. The Planning Department has received a request from the applicant to rezone the subject lands from Residential First Density (R1) to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands. The current R1 zoning designation only allows for single family dwellings to be developed. The retained portion currently has a single-family dwelling constructed on it and will remain R1.

Permitted Uses	R1 Single Family Group Home Access. Apartment		R2 Duplex Dwellings Semi-Detached Dwellings Any R1 permitted use
Lot Area min (fully serviced lot)	450m ²		550m ²
Lot Frontage	15m		18m
Front Yard & Exterior Side Yard Depth min.	6m		7.5m
Interior Side Yard Depth min.	1.2 + 0.6m for each storey above first		2.4m
Rear Yard Depth min.	7.5m		7.5m
Dwelling Area (living) min.	75m ²		75m ² per unit
Building Height max.	10.5m		10.5m
Lot Coverage max.	35%		35%
Dwellings per Lot	1		2

There are no detailed site-plan or architectural plans done for the development at this time. The proposed building would have to be constructed as per all requirements of the Zoning By-law R2 designation such as setbacks, building height, parking, etc. The owner's plan is to potentially sell the property to a new owner who would construct a semi-detached dwelling, with at least 2 parking spaces for each unit, with an attached garage, but regardless of potential sale or new ownership, the property's zoning designation would not change, it would remain R2. The proposed Zoning Amendment does not include a requirement for Site Plan Control, and none will be required for the development, there are no additional restrictions imposed on the property, other than the R2 zone requirements listed in the table above.

The height of adjacent buildings varies from 1, 1½, and 2 storey buildings; however, the maximum height within current zoning, and within the proposed, and most of surrounding properties is 10.5m. The proposed semi-detached building would have to comply with the requirement. The proposed will be approximately the same height as a single detached house in the neighborhood.

A Site Plan Control Development Agreement will not be required for the development. Only a building permit will have to be obtained, and it shall include elevations and façades. The building permit will also deal with parking, pedestrian safety, minor neighborhood character details, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc.

The Township's Public Works Department did confirm that entrance permits could be granted for a semi-detached building, and that municipal services such as water and sanitary sewer connections could be connected to the new development. Civic numbers could also be issued (157 & 159 Dominion Street North) as per the SDG/Township civic number grid. Staff also reviewed the potential for increased cars to ensure no negative impacts are created with the development and no issues were brought up by either the Township or the Counties.

There currently are 2 accessory storage buildings on the severed portion of the severance, the portion for which this zoning amendment is applied for. The 2 accessory buildings currently are "residential use" accessory structures and could remain as being accessory "residential use" accessory structures for the new property, or could be moved on another property or demolished. The owner was made aware that if the new development does not happen within the next 2 years, the 2 buildings must be demolished or moved as accessory storage buildings can not be on a residential zone property before the main building, in this case the single family or semi-detached dwelling.

Site pictures:





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 conform, or not conflict 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.

It should be noted that within the PPS framework, the subject property is considered to be within a settlement area (Alexandria). Within the PPS, Settlement Areas are those built-up areas where development is concentrated and have a mix of land uses and designated in an official plan for development over the long-term planning horizon. Settlement areas can be in urban or rural settings. Settlement areas shall be the focus of growth and development in the province.

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.

Policy 1.1.3.2. - Land use patterns within "Settlement Areas" shall be based on densities and a mix of land uses which:

- 1. efficiently use land and resources, and*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available.*

The proposed zoning amendment promotes the efficient use of land and is appropriate for the surroundings. It would also make efficient use of infrastructure such as the municipal water and wastewater services.

Within Section 1.1.3 Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently uses land and resources, appropriate infrastructure and public services, and supports active transportation. Appropriate municipal development standards should promote intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Policy 1.1.3.2 - A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

The conversion of the property from Residential First Density (R1) to Residential Second Density (R2) will potentially intensify the use on the subject lands.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (Table 3.1) permits, promotes and encourages residential uses, including a full range of low, medium and high density housing types within the Urban Settlement (Alexandria) – Residential District. Within this designation single, semi-detached dwellings, townhouse, row-house and low-rise multiple units are permitted residential dwelling types.

The Official Plan contains a number of goals and strategic objectives; growth is the goal to direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas. The strategic objective is to encourage infilling, intensification, and development in appropriate locations and with appropriate built form and design.

The Official Plan also seeks to protect and enhance the character of existing urban areas and the stability of existing and well-established residential neighborhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

In conclusion, based on the criteria above, the proposed zoning amendment is compliant with the Township's Zoning By-law and with the intent and purpose of the United Counties of Stormont Dundas and Glengarry's Official Plan. It is also consistent with Provincial Policy Statement, it promotes the efficient use of land, and it is deemed appropriate for urban settlement areas, such as Alexandria.