

**STAFF REPORT
PLANNING COMMITTEE MEETING**

DATE: December 14, 2020

TO: Planning Committee Members

FROM: Kasia Olszewska, Planner

RE: Z-13-2020 Planning Committee Staff Report.docx

Owner: Robert Gillissie

Location: 20545 McCormick Rd, Alexandria, ON
CON 2 E PT LOT 34 RP14R1876; PART 3, PT PARTS 4,5

Official Plan Designation: Agricultural Resource Lands **Zoning:** General Agriculture (AG)

Purpose of application: to re-zone a portion of the subject lands (Figure 1) from General Agriculture (AG) to Special Exception General Agriculture (AG-191) to permit one Mongolian yurt (tent) on the property, for personal use only.



Figure 1. Portion of subject lands proposed to be rezoned.

Discussion: The subject lands have an area of 19.5 ac and are surrounded by agricultural uses in all directions. Other nearby uses include the golf course, 250m to the west, and the Alexandria sanitary lagoon, 450m to the southeast. The access to the property is via a shared laneway with the adjacent property to the south (20543 McCormick Rd), this will not impact the neighbouring property since the proposed use will be for personal use only.

Given the existing single detached dwelling within the subject lands is setback from the road by approximately 120m, is located to the north of the neighbouring dwellings, and is surrounded by trees, there will be no public visibility of the proposed tent from McCormick Road.

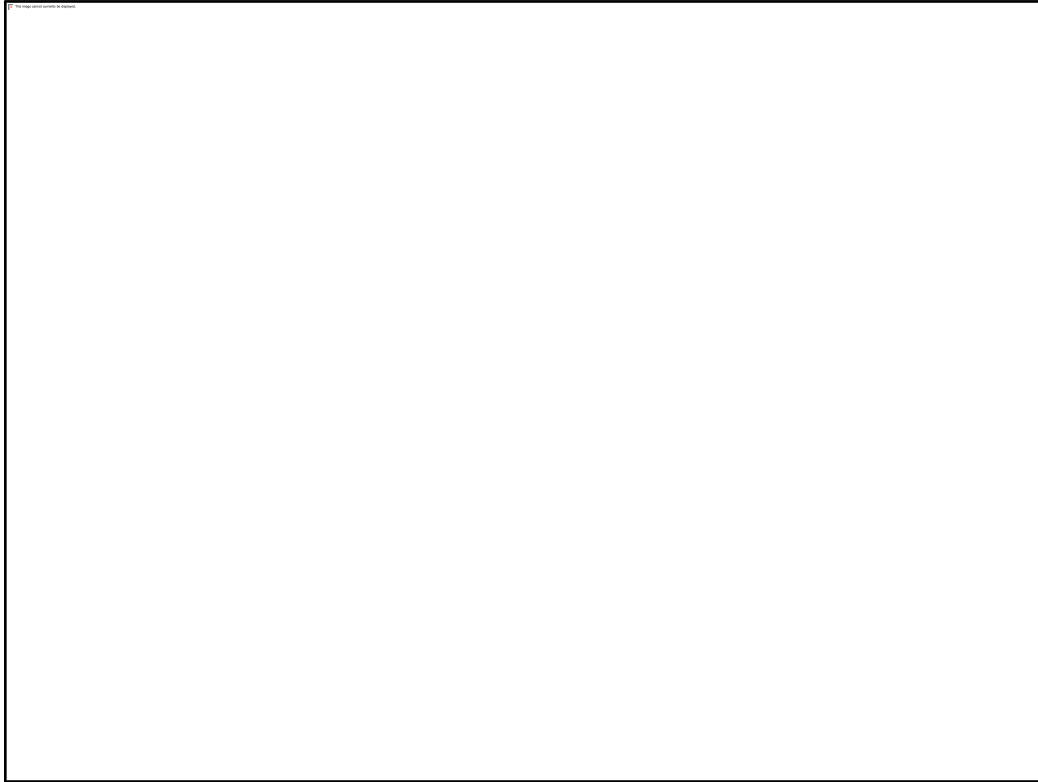


Figure 2. Shared laneway with the adjacent neighbour at 20543 McCormick Rd.

The proposed tent (Mongolian yurt) will be located in close proximity to the existing single detached dwelling and barn on the lands, respecting the required setback within the zoning by-law between accessory structures; the tent will be located about 16 metres from the dwelling and 10 metres from the barn (Figure 3).



Figure 3. Proposed location of temporary structure (tent).

The proposed use qualifies as a tent (temporary structure) under the Ontario Building Code (OBC), given it is portable (it can be removed and displaced in 2 hours).

According to Section 2.3.3.1 of the **Provincial Policy Statement 2020 (PPS)**, *permitted uses and activities in prime agricultural areas include 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. The proposed use of the yurt (tent) will not hinder surrounding agricultural operations. No noise, odour or other impacts are anticipated, as the tent will be used by a family member of the landowner.

SDG Counties Official Plan (2018)

The Agricultural Resource Lands designation permits agriculture related and on farm diversified uses that are compatible with the surrounding agricultural uses.

The proposed use conforms to the SDG Counties Official Plan.

The Ontario Building Code (OBC)

Several conditions have been placed on the Mongolian yurt (tent) for it to comply with the OBC, considered a temporary structure:

- One (1) yurt is permitted on the subject lands
- the proposed size of the tent (yurt) is 40 square meters maximum
- the proposed location of the tent (yurt) is a minimum of 3 metres from another building and a minimum of 1.5 metres from rear and side lot lines
- the tent (yurt) not be attached to another building
- no plumbing fixtures within the tent (yurt)
- no cooking facilities within the tent (yurt)
- WETT Certification is required for a burning appliance within the tent (yurt)
- bathroom access to be provided via the main building on the subject lands
- the tent (yurt) shall be located to the rear of a point midway between the front and rear walls of the main building

Recommendation: It is the recommendation of the Planning Department that the application Z-13-2020 be forwarded to the Council of the Township of North Glengarry for further consideration and approval.