

THE CORPORATION OF THE TOWNSHIP OF NORTH
GLENGARRY

Public Meeting of Planning

Monday, January 29, 2024, 5:45 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

The Council of The Township of North Glengarry would like to advise the public that this meeting is or maybe recorded by either the press or any other individuals.

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

3. RATIFY MINUTES

a. Public Meeting of Planning Minutes - Nov 27 2023

4. ZONING AMENDMENTS

a. Z-18-2023

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, November 27, 2023

5:45 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

COUNCIL MEMBERS Mayor: Jamie MacDonald

PRESENT:

Deputy Mayor: Carma Williams

Councillor (Kenyon Ward) - Jeff Manley

Councillor (Alexandria Ward) - Michael Madden

Councillor: Brian Caddell

Councillor: Gary Martin

REGRETS: Councillor (At Large) - Jacques Massie

MUNICIPAL STAFF CAO/Clerk - Sarah Huskinson

PRESENT:

Director of Building, By-law & Planning - Jacob Rhéaume

Deputy Clerk: Jena Doonan

Planning Department - Chantal Lapierre

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Jeff Manley

Seconded By: Gary Martin

THAT the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of **Monday, November 27th/2023.**

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jacques Massie

Seconded By: Michael Madden

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of **Monday, October 23rd/2023.**

Carried

4. ZONING AMENDMENTS

Z-17-2023

Owner: Ron & Mary Seguin

Location: 3375 Bureau Rd., Alexandria

Purpose of applications: to re-zone both the severed and retained portion subject to Consent Application B-62-23 condition No. 3 & 4 as follows;

The **retained** portion of the property (64.93 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-240) to:

- prohibit residential development and;

The **severed** portion of the property (2.73 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-241) to:

- acknowledge the interior yard setback deficiency from the required 12m to the proposed 8.41m for the accessory storage building and;
- recognize the building height of a residential accessory storage building being higher than the maximum permitted 5m and;
- prohibit agricultural uses.

The clerk asked three times for comments from the public in attendance and from members of Council.

No comments were received.

- 5. **OLD BUSINESS**
- 6. **NEW BUSINESS**
- 7. **NOTICE OF MOTION**
- 8. **ADJOURNMENT**

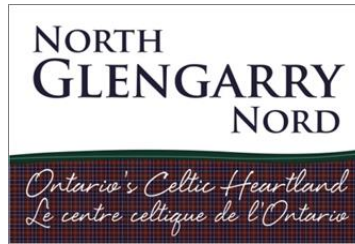
Moved By: Michael Madden

Seconded By: Brian Caddell

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 6pm.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT PUBLIC MEETING OF PLANNING

January 29, 2024

TO: Mayor and Council Members

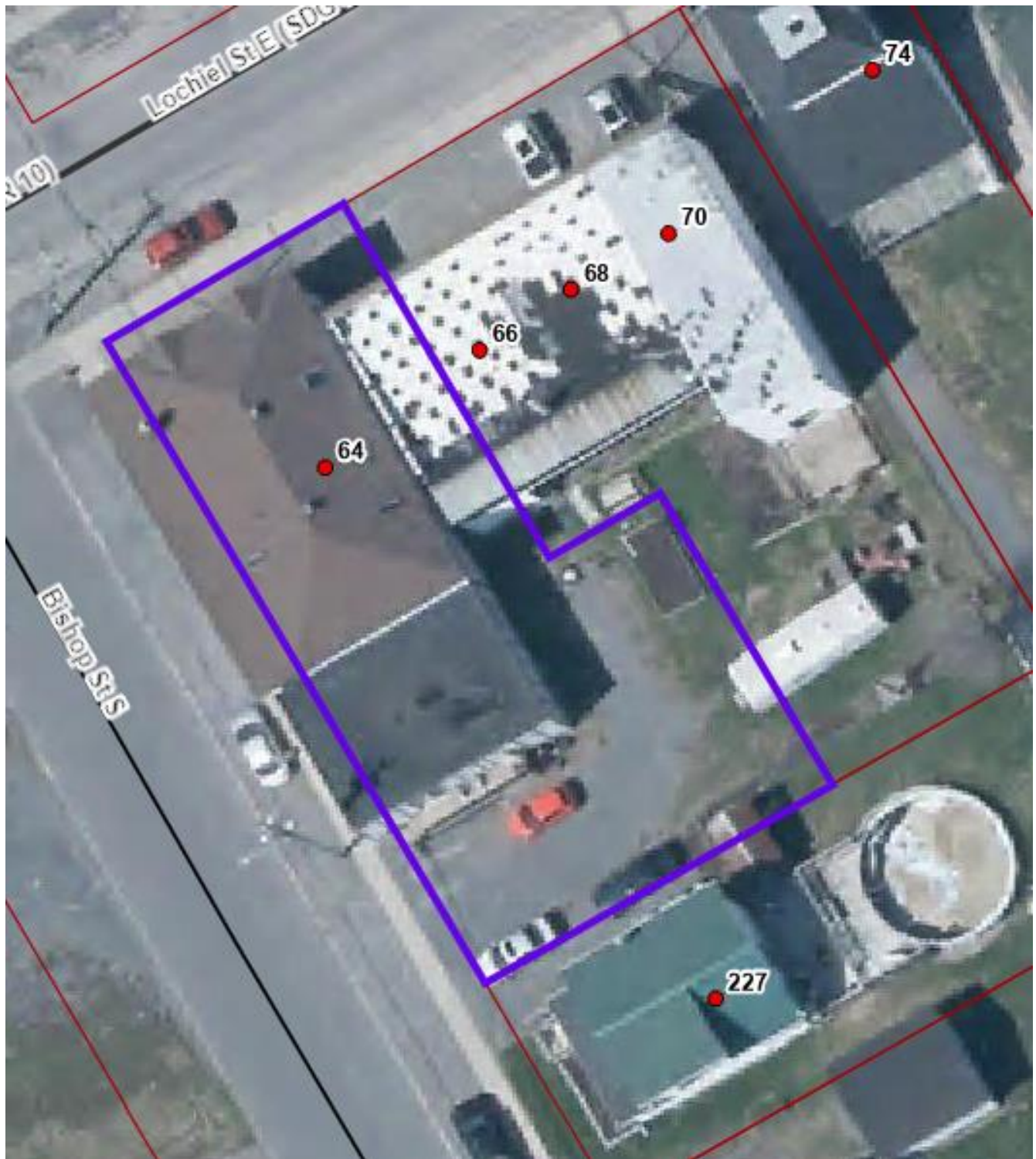
FROM: Jacob Rheame, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-18-2023

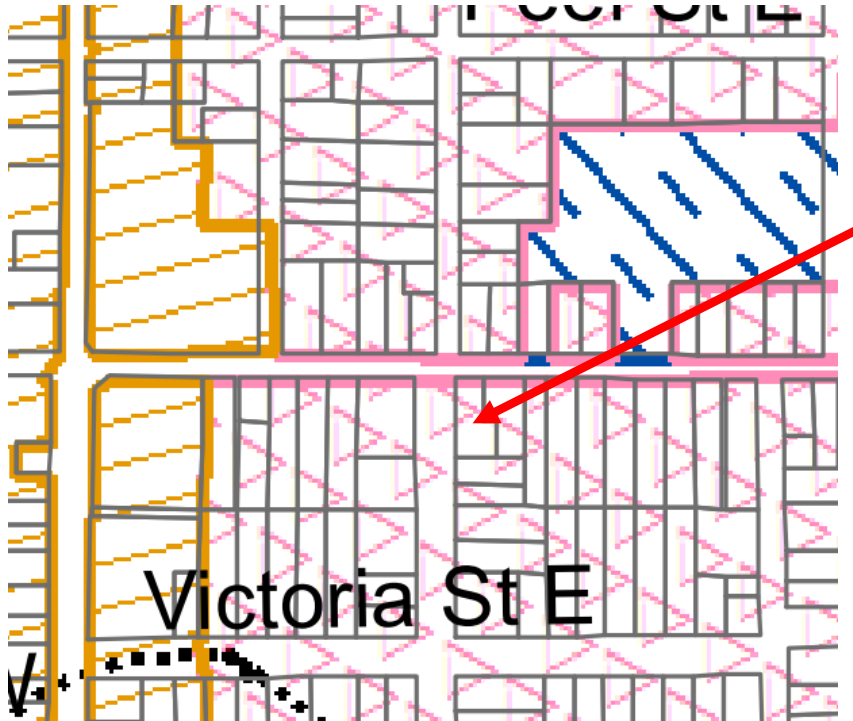
Owner: Bassima EL ZAHABI & Maged KASSIS

Location: 64 Lochiel Street East, Alexandria, ON
Plan 2 Part Lots 11 & 12; RP14R3317, Parts 1 & 4





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



Zoning designation: Residential Fourth Density Special Exception (R4-7)



Purpose of application:

To re-zone the property from Residential Fourth Density Special Exception (R4-7) to Residential Fourth Density Special Exception (R4-8) to permit a five-unit apartment building with four parking spaces, a reduction of one space from the required five parking spaces.

Discussion: The property in question has 4 existing apartments, all rentals, distributed on the entire main floor and second floor. The apartment on the second floor makes up for the entire floor. The property is approximately 0.18 acre of irregular shape, located on the South-East corner of Bishop Street South and Lochiel Street East (County Road 10). The owners, Bassima EL ZAHABI & Maged KASSIS, now wish to split the second-floor apartment into two, resulting in an additional apartment. The previous Zoning By-law Amendment was to allow for a maximum of 4 apartments to prevent issues with parking, therefore, the owners had to reapply for a Zoning By-law Amendment for the proposed additional residential suite.

The proposed new 5-unit residential building would consist of the exact same existing building footprint and structure, no additions are proposed at this time. The proposed building renovation would be below 4 storeys and under 600m² (2,152ft²) per floor (*Note: Basement level does not count as a floor) so that it falls under Part 9 of the OBC not requiring sprinkler system and passenger elevator. The building would not require fire alarm system.

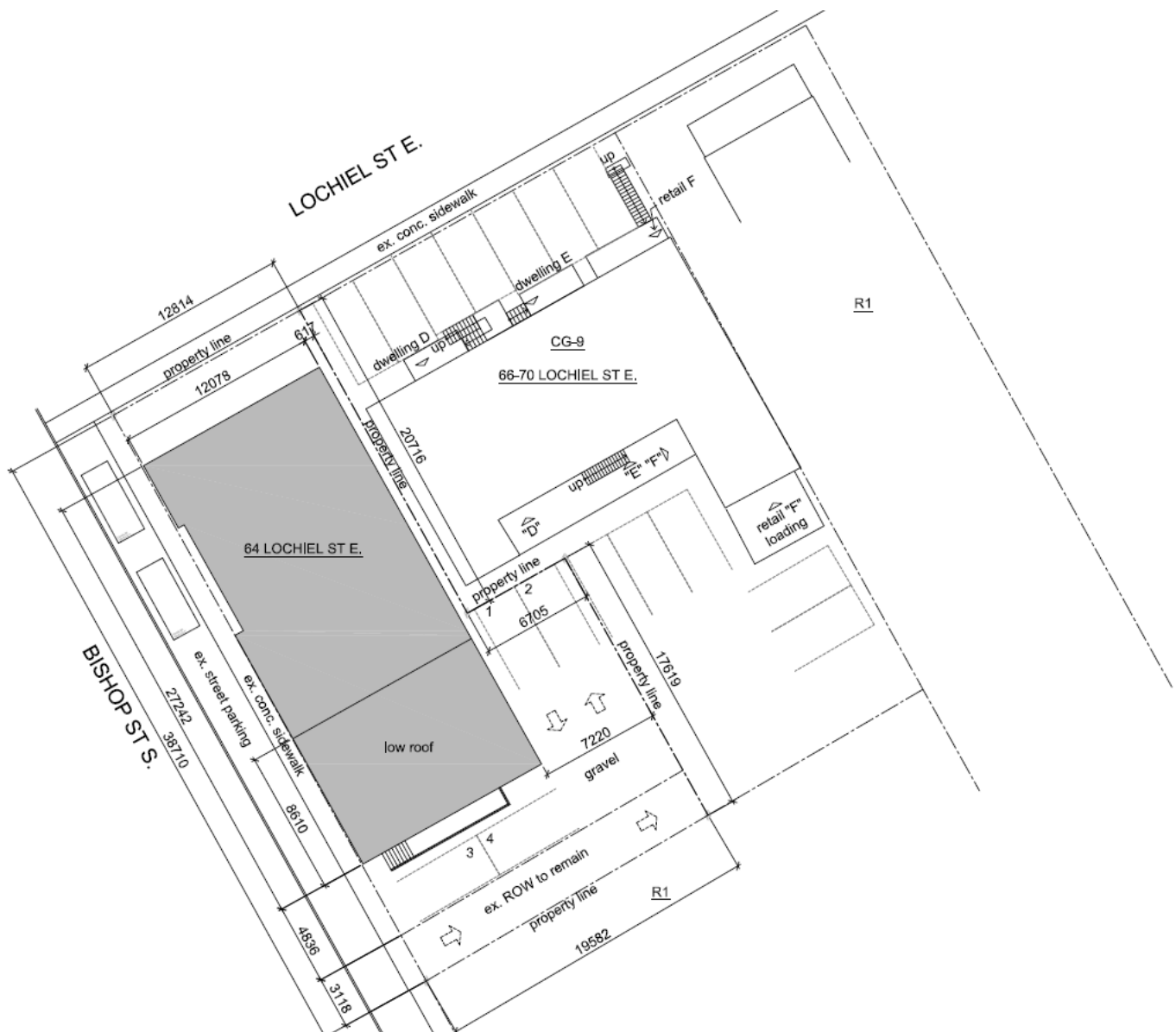
FLOOR AREAS:

BUILDING AREA:	3,540 ft ² (329m ²)
GROUND FLOOR AREA:	6,020 ft ² (560m ²)
2-BEDROOM UNIT #1:	884 ft ² (82m ²)
2-BEDROOM UNIT #2:	848 ft ² (79m ²)
2-BEDROOM UNIT #3:	983 ft ² (91m ²)
3-BEDROOM UNIT #4:	1,360 ft ² (126m ²)
1-BEDROOM UNIT #5:	670 ft ² (62m ²)

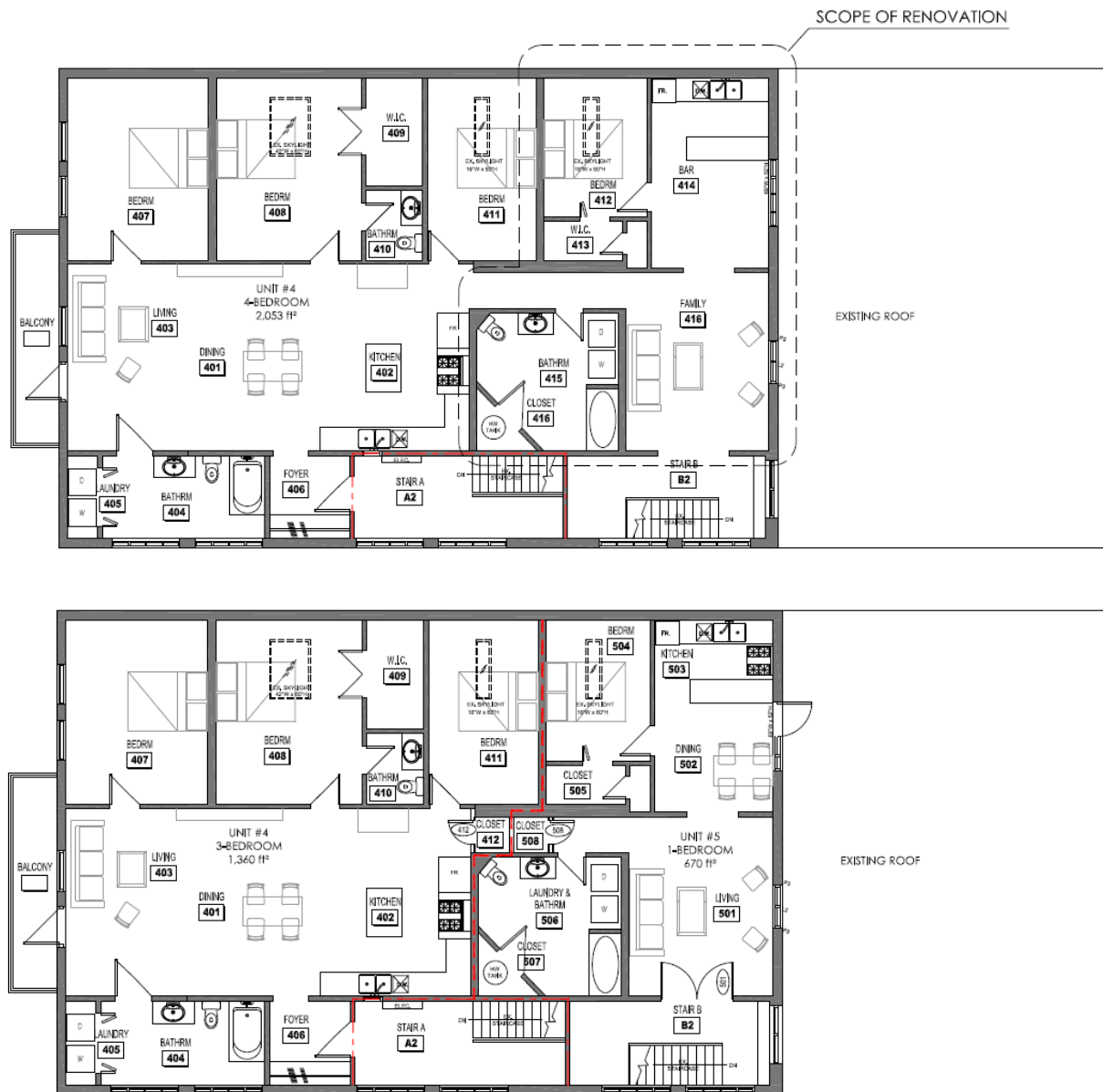
The proposed building footprint, setbacks, lot area, frontage, etc. is all considered compliant as per zoning designation R4-7. The proposed site plan is strategically designed to allow for as much parking as possible. This Zoning By-law Amendment is also for parking space reduction, the rest of the Zoning By-law requirements are all being met.

The 4 parking spaces on the South side of the building are accessible via Bishop Street, and an existing right-of-way for 66-70 Lochiel Street East provides for entranceway, which was also recognized through Minor Variance by the Committee of Adjustment for that property. That existing right-of-way is only 3.1m, narrower than the required 6m for 2-way traffic. The site plan is strategically designed to allow for as much room as possible to access the driveway from each parking space for both properties.

As per Section 3.21 (a) (ii), the parking requirements for any building containing more than 2 dwellings is 1.5 parking space per dwelling unit but new Provincial Legislation (Bill 23) came into effect allowing for only a minimum of one parking space per residential unit. The site plan proposes 4 parking spaces, a reduction of 1 space is required to be recognized. During the previous Zoning By-law Amendment, Council discussed the parking spaces along Bishop Street as they are maintained, and used by the owner, to be used for the units as there are at least 4 spaces on the West side of the building, on the road shoulder. The By-law Enforcement Department never had issues with the parking spaces. The previous Zoning By-law Amendment allowed for 3 on-site parking spaces (plus 4 roadside parking spaces) and 4 apartments; the owner is currently proposing 4 on-site parking spaces (plus 4 roadside parking spaces) for 5 apartments.



The property will not be subject to Site Plan Control, items such as site plan, building location, servicing, driveway, entrance, parking, lighting, garbage, access, storm water management, lot grading, soil conditions, etc. are all existing and will not be majorly altered. This Zoning By-law Amendment application is to permit an additional apartment unit and the parking space reduction. The owners would then be able to proceed with architectural drawings to apply for a building permit issued under Section 8 of the Ontario Building Code Act.



The building surrounding uses includes mostly residential uses to the north, west, and south, and a commercial use to the east, with the following zoning: Residential (R1) to the south and north, Residential (R4) to the west, and General Commercial (CG-9) to the east, a building with a commercial unit and accessory apartments for which the Committee of Adjustment just approved a minor variance as required for the addition residential suites.

Preliminary discussions with Public Works Department, Water Works Department and Fire Department shows no major issues with the proposed development, and parking. No issues are anticipated throughout the process.

We have also not received any comments or concerns from any members of the public or any other agencies regarding the Zoning By-law Amendment.





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 conforms 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.

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.

Based on the existing and proposed uses, it was 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. The application is currently being reviewed by the United Counties of SDG.

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.