



PUBLIC MEETING | October 6, 2020

PROPOSED AMENDMENTS TO ZONING BY-LAW 2011-100

Public Meeting Process

- Each Proposed Zoning By-Law Amendment is outlined
- Opportunity for **public** comments
 - Those persons wishing to speak to the proposed amendment will have a chance to speak
- Opportunity for **applicant** comments
 - The applicant will have an opportunity to address any concerns or items raised

Notice of Public Meeting

- Notice of the Public Meeting was sent to all owners of land within 120 metres of the subject lands via First Class Mail on September 16th, 2020
- Notices were posted on signs at the entrance to each property on September 16th, 2020
- Notice was also given electronically to the prescribed list established under the Planning Act

Opportunity for Appeal

- If a person or public body would otherwise have an ability to appeal the decision of the Township of South Stormont to the Local Planning Appeal Tribunal (LPAT), but they do not make oral or written submissions to the Township before the by-law is passed:
 - the person or public body is not entitled to appeal the decision; and,
 - the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so

Council Action

- Upon consideration of the comments made and documentation provided, Council will decide one of the following at a future meeting for each application:
 - pass and/or amend the By-Law;
 - defer the decision; or
 - refuse the zoning amendment application

APPLICATION Z-2020-04 (Hickman-Korac)

Z-2020-04 | Subject Property

- Part of Concession 6, Part of Lot 17; being Parts 10 & 11 on 52R-1055; Geographic Township of Osnabruck, Township of South Stormont
- (PIN: 60231-0098) County Road 14, Ingleside
- 54 acres in size



Z-2020-04 | Subject Property

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- (PIN: 60231-0098) County Road 14, Ingleside
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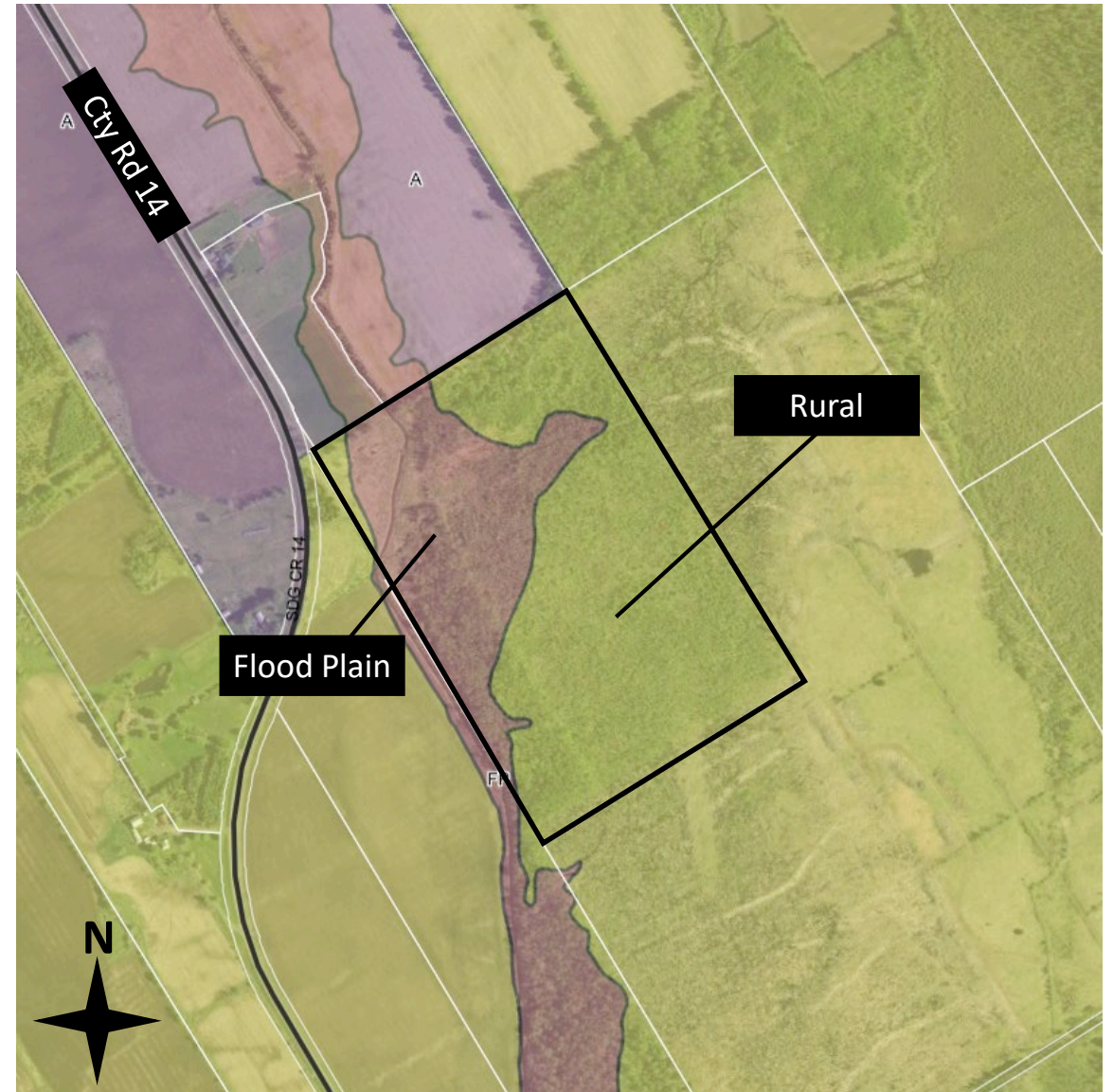
Z-2020-04 | Current Designation & Zoning

Official Plan Designation

Rural District

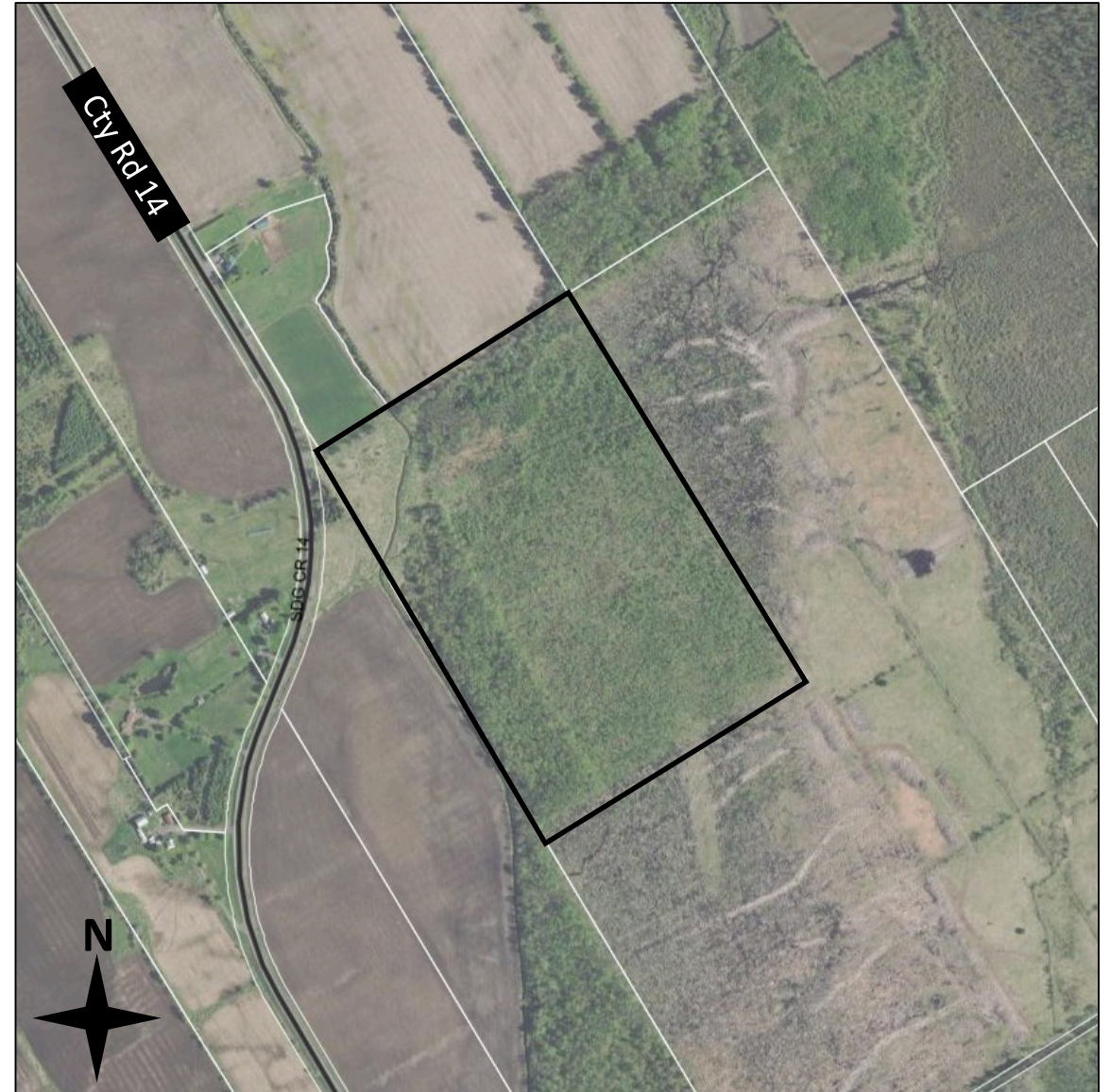
Current Zoning

Rural (RU) Zone & Flood Plain (FP) Zone



Z-2020-04 | Background

- The applicant wishes to rezone the subject lands to reflect the current and future proposed agricultural uses (cattle & horses)
- Applicant has advised that rezoning will result in more attainable financing if it is Agricultural (A), as opposed to Rural (RU)
- The flood plain identified on site is associated with two Raisin River Drains that run through the property



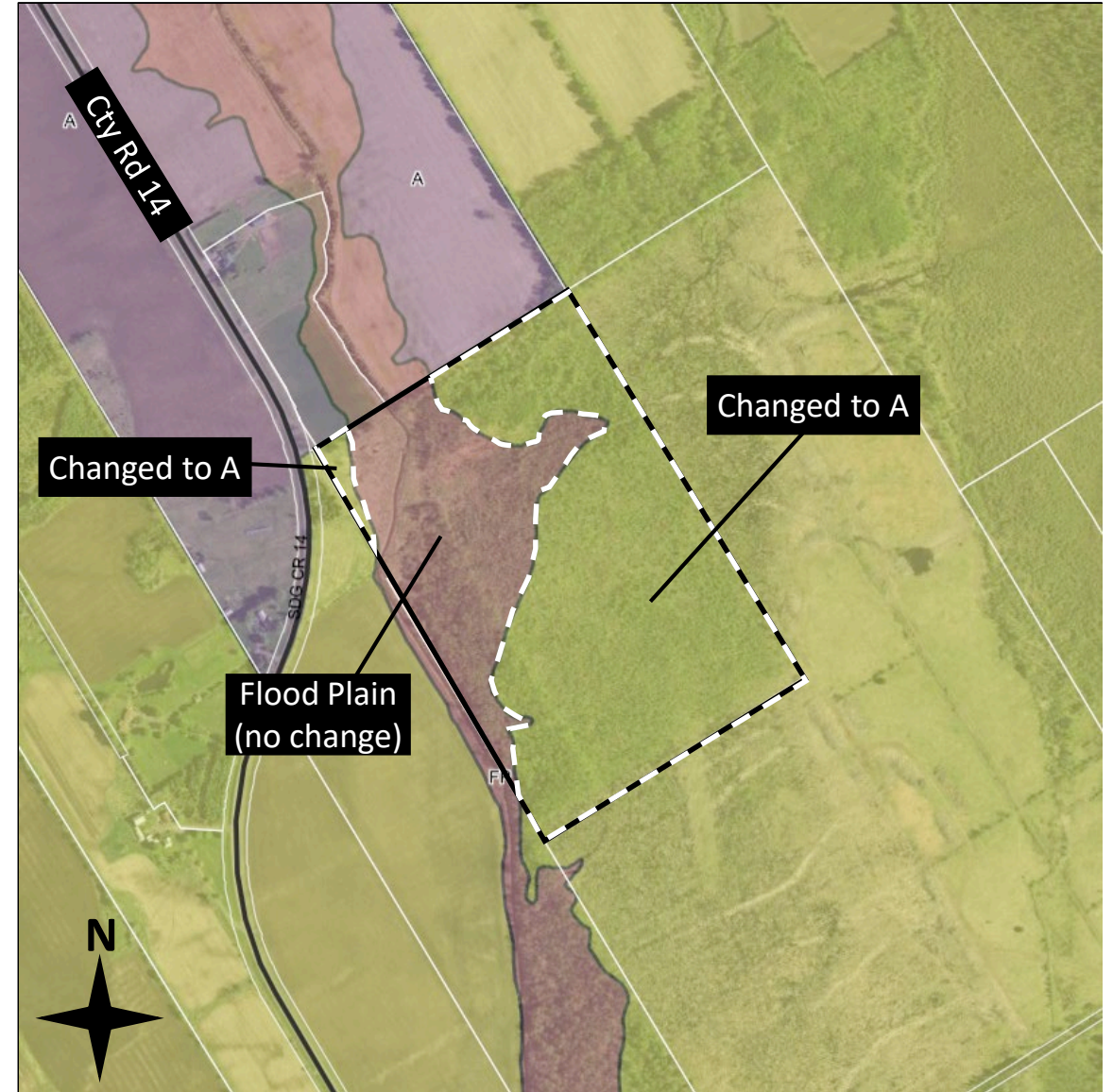
Z-2020-04 | Proposed Amendment

The purpose of the proposed amendment is to rezone part of the lands:

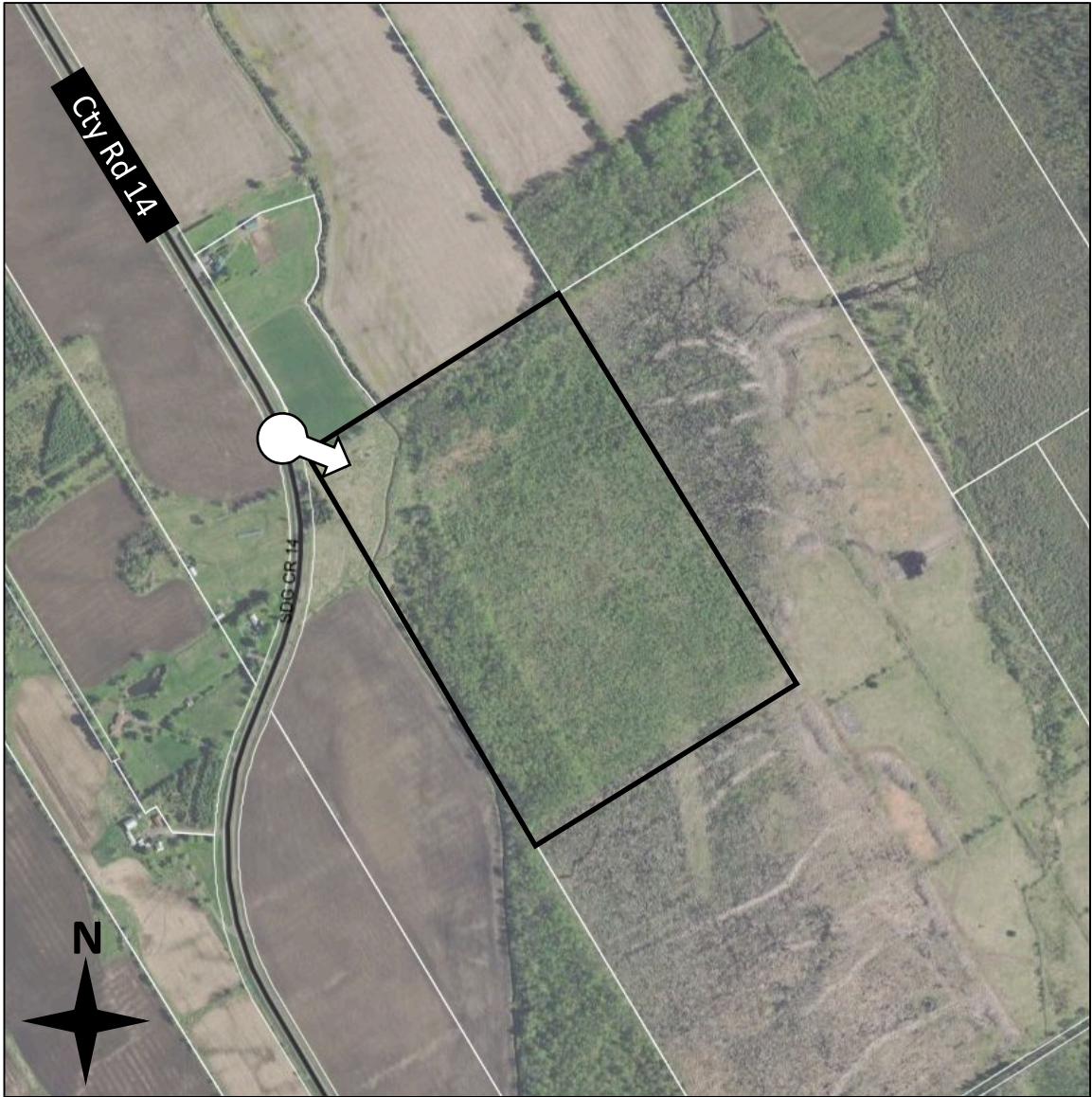
From: Rural (RU)

To: Agricultural (A)

The rezoning is requested in order to reflect the existing and continued use of the lands for agricultural purposes and keeping of livestock.



Z-2020-04 | Site Photos



Z-2020-04 | Applicable Policy – PPS & OP

- **Section 1.1.5** of the **Provincial Policy Statement** outlines the policies applicable to rural areas/lands, and states that agricultural uses are permitted.
- **Section 3.4.6** of the **Official Plan** states that the intent of the “Rural District” designation is to accommodate a variety of land uses appropriate for a rural location. **Table 3.5** outlines the permitted uses in the Rural District, which includes agricultural uses.
- The proposal would generally maintain the current permitted uses on the site, and even further limits the ability for development that is incompatible with agricultural activities to be established. The proposal would further achieve the goals for the protection of Ag-lands in the municipality.

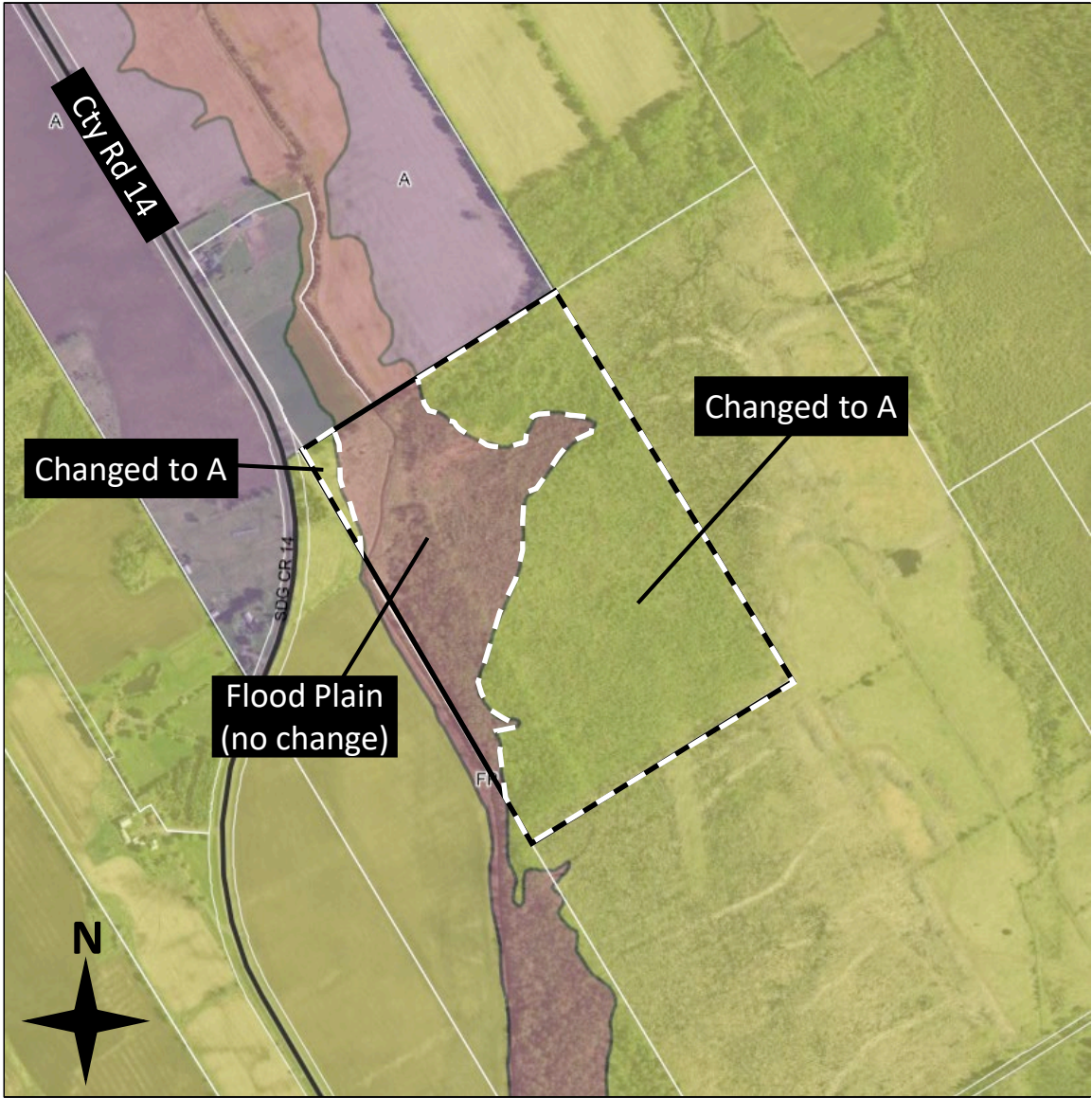
Z-2020-04 | Zoning By-Law (ZBL)

- **Section 10.1** outlines the permitted uses and requirements of the Agricultural (A) Zone. The proposal would fall under the requirements for an Agricultural Use, which is permitted.
- **Section 15.1** outlines the permitted uses and requirements of the Flood Plain (FP) Zone. Agricultural uses are permitted within an FP zone, provided there are no buildings or structures located within the flood plain.
- The subject lands and proposed agricultural uses would appear to comply with the minimum provisions of Sections 10.1 & 15.1.

Z-2020-04 | Comments Received

- No submissions have been received as of October 5th, 2020

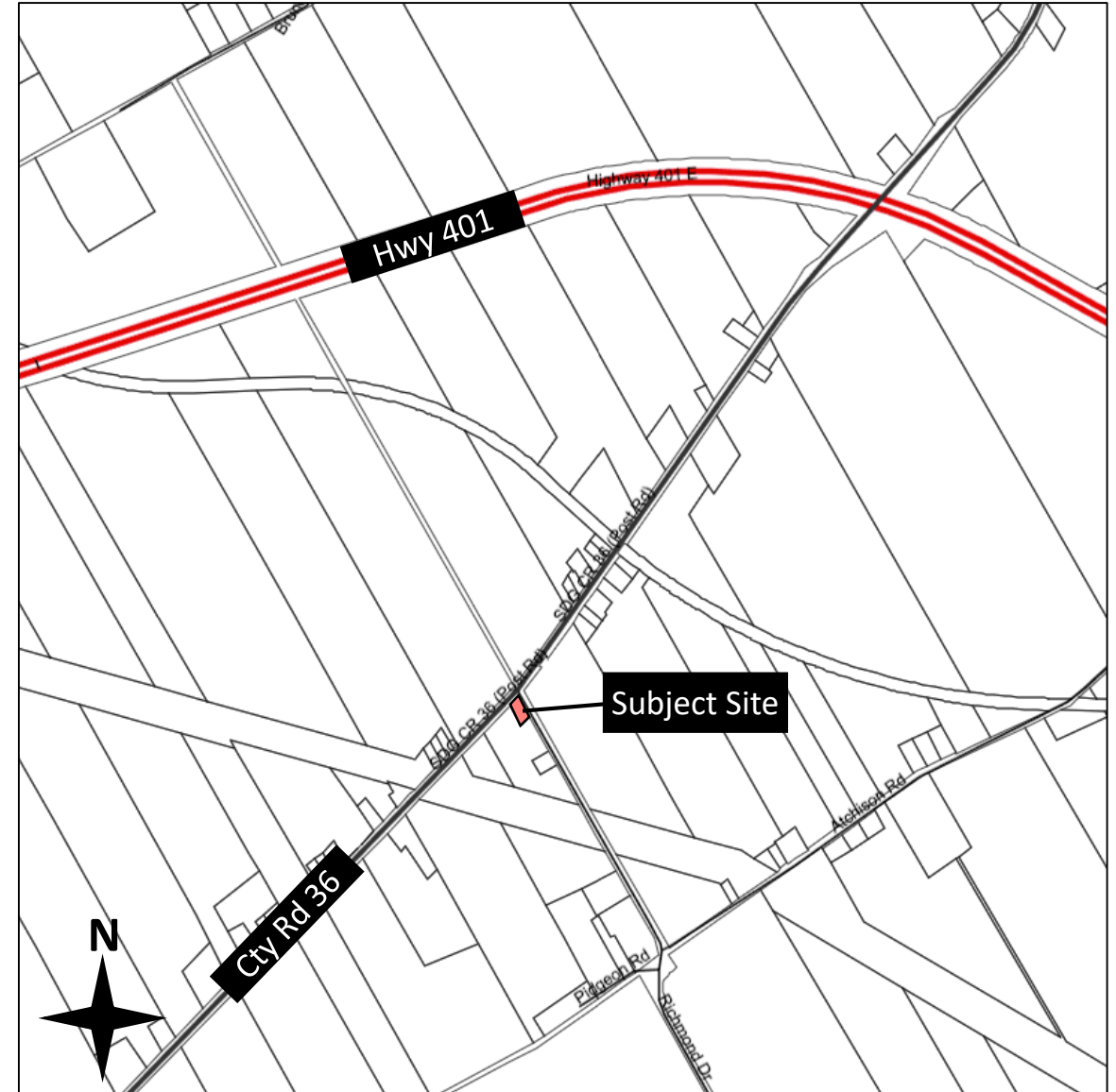
Z-2020-04 | Further Comment



APPLICATION Z-2020-05 (1947363 Ont Inc.)

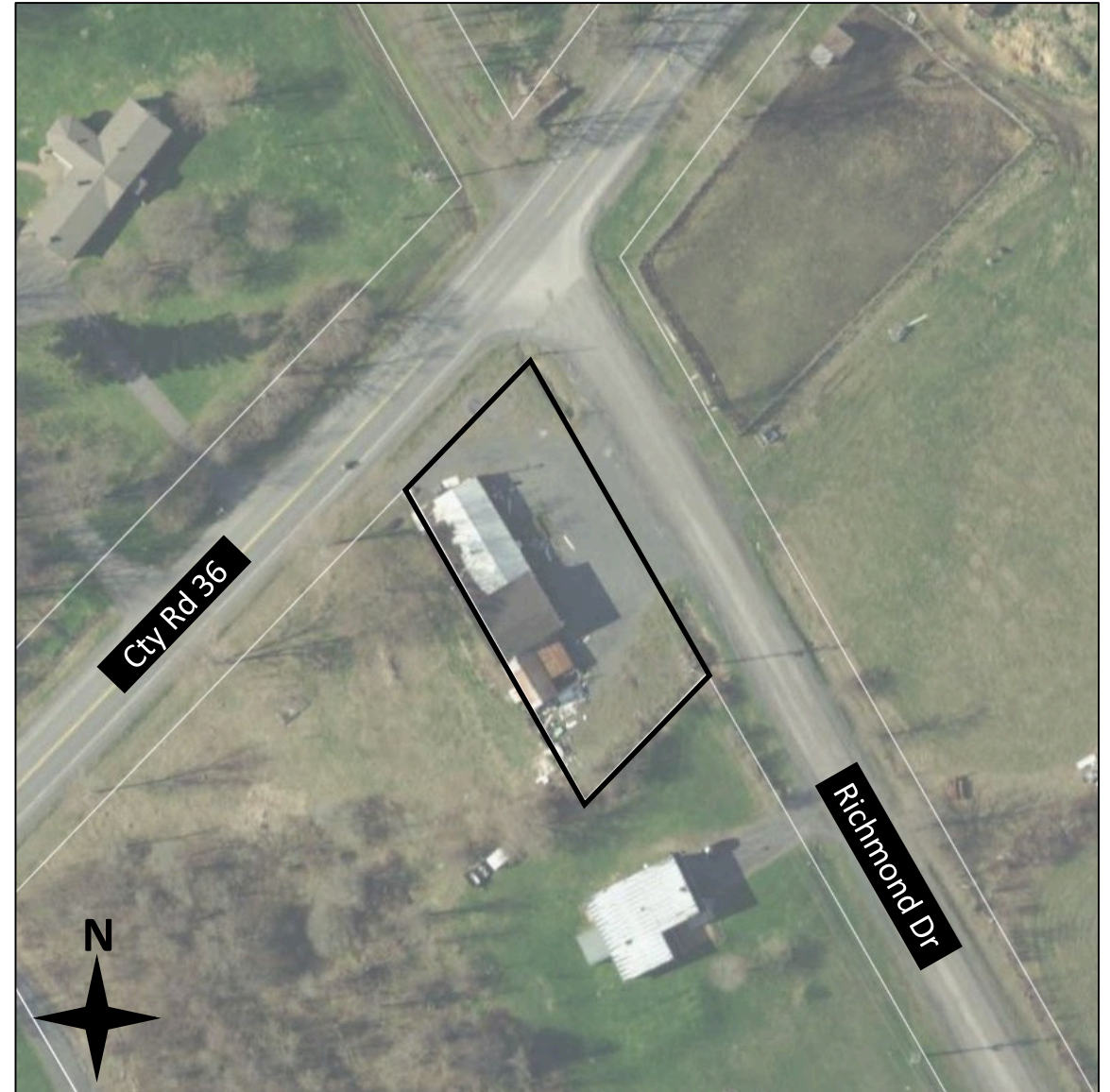
Z-2020-05 | Subject Property

- Concession 5, Part of Lot 25; Geographic Township of Cornwall, Township of South Stormont
- 5450 Richmond Dr., Long Sault
- 0.4 acres in size



Z-2020-05 | Subject Property

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- 5450 Richmond Dr., Long Sault
- 0.4 acres in size



Z-2020-05 | Current Designation & Zoning

Official Plan Designation

Rural District

Current Zoning

Highway Commercial (CH) Zone



Z-2020-05 | Background

- The subject site is currently zoned Highway Commercial (CH), and currently accommodates auto mechanic/sales-related uses
- The applicant has advised that the proposed zoning is required to permit the establishment of a paint shop and contractor's yard on the site
- The site is located along a main County Road corridor (County Road 36), and has maintained business activities for several years



Z-2020-05 | Proposed Amendment

The purpose of the proposed amendment is to rezone part of the lands:

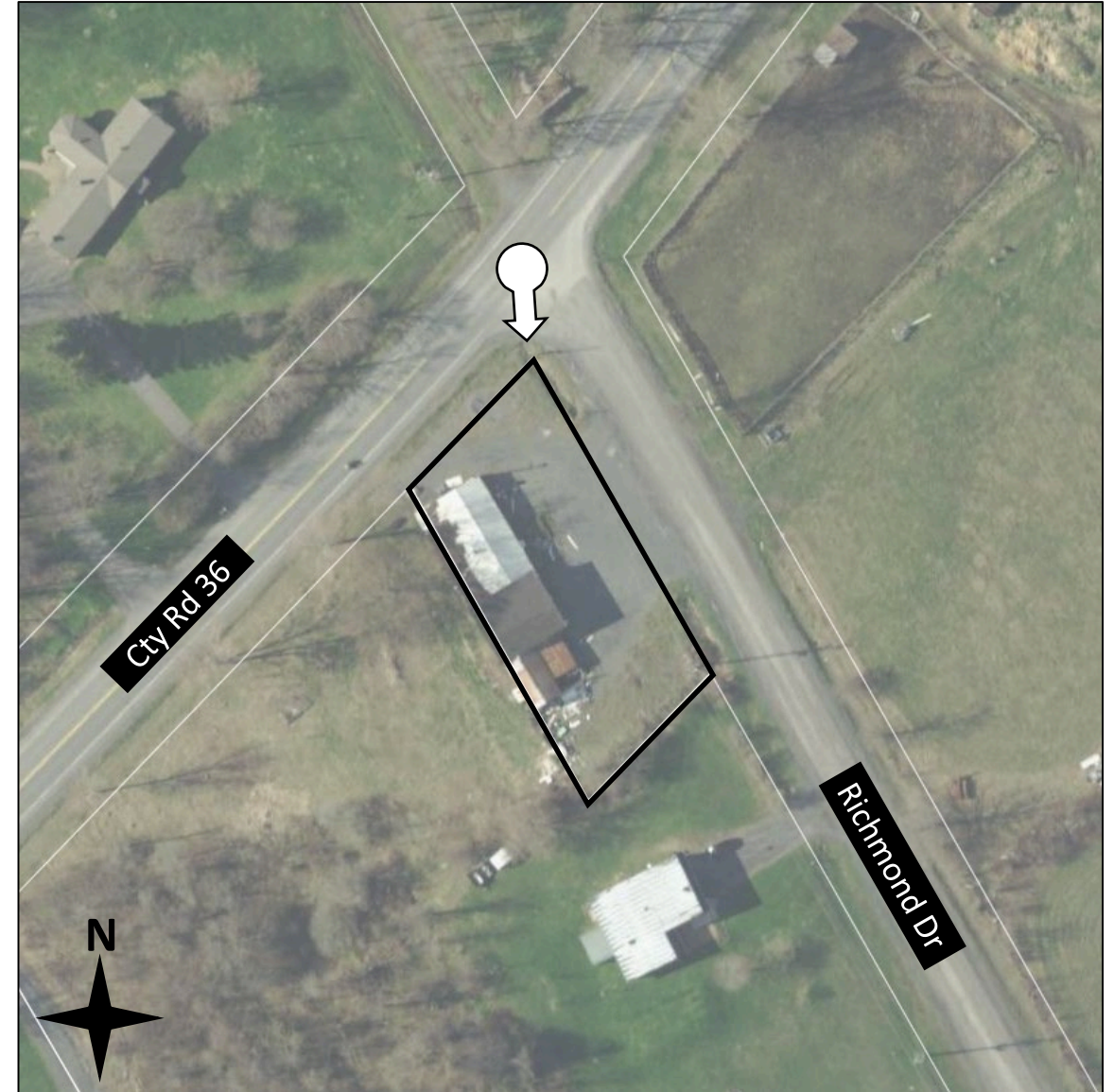
From: Highway Commercial (CH)

To: Rural Industrial (MR)

The proposal will allow for a Contractor's Shop or Yard and paint shop business to be established on the subject lands.



Z-2020-05 | Site Photos



Z-2020-05 | Applicable Policy - PPS

- **Sections 1.1.4/1.1.5** of the **Provincial Policy Statement** outlines the policies applicable to rural areas/lands.
- The PPS states that opportunities to support a diversified rural economy should be promoted and to direct development to areas where it will minimize constraints on agriculture/resource-related uses
- The PPS further states that development that is compatible with the rural landscape and can be sustained by rural services levels should be promoted

Z-2020-05 | Applicable Policy - OP

- **Section 3.4.6** of the **Official Plan** states that the intent of the “Rural District” designation is to accommodate a variety of land uses that are appropriate for a rural location and where it will not preclude continued agricultural/non-residential uses
- **Table 3.5** of the **Official Plan** outlines the specific permitted uses in the Rural District, which includes Highway Commercial uses on major roads. The proposed uses constitute a minor departure from the existing uses; however, they are only permitted under the rural industrial zone of the Zoning By-law
- The OP requires a zoning by-law amendment to permit new industrial and commercial uses, such as machine and truck repair shops, building products yards, or contractors

Z-2020-05 | Zoning By-Law (ZBL)

- **Section 7.4** outlines the permitted uses and requirements of the Rural Industrial (MR) Zone. The subject lands and proposed uses would appear to generally comply with the minimum provisions of Section 7.4, except for minimum lot size (0.98 acres).
- The rezoning would not constitute a major departure in activity/uses from the existing historical use of the site for highway commercial uses
- Any future improvements/major alterations to the site and/or buildings may require site plan control approval

Z-2020-05 | Comments Received

- SNC has requested information regarding the septic capacity to confirm the new uses can be supported with the existing system.
- No other submissions have been received as of October 5th, 2020

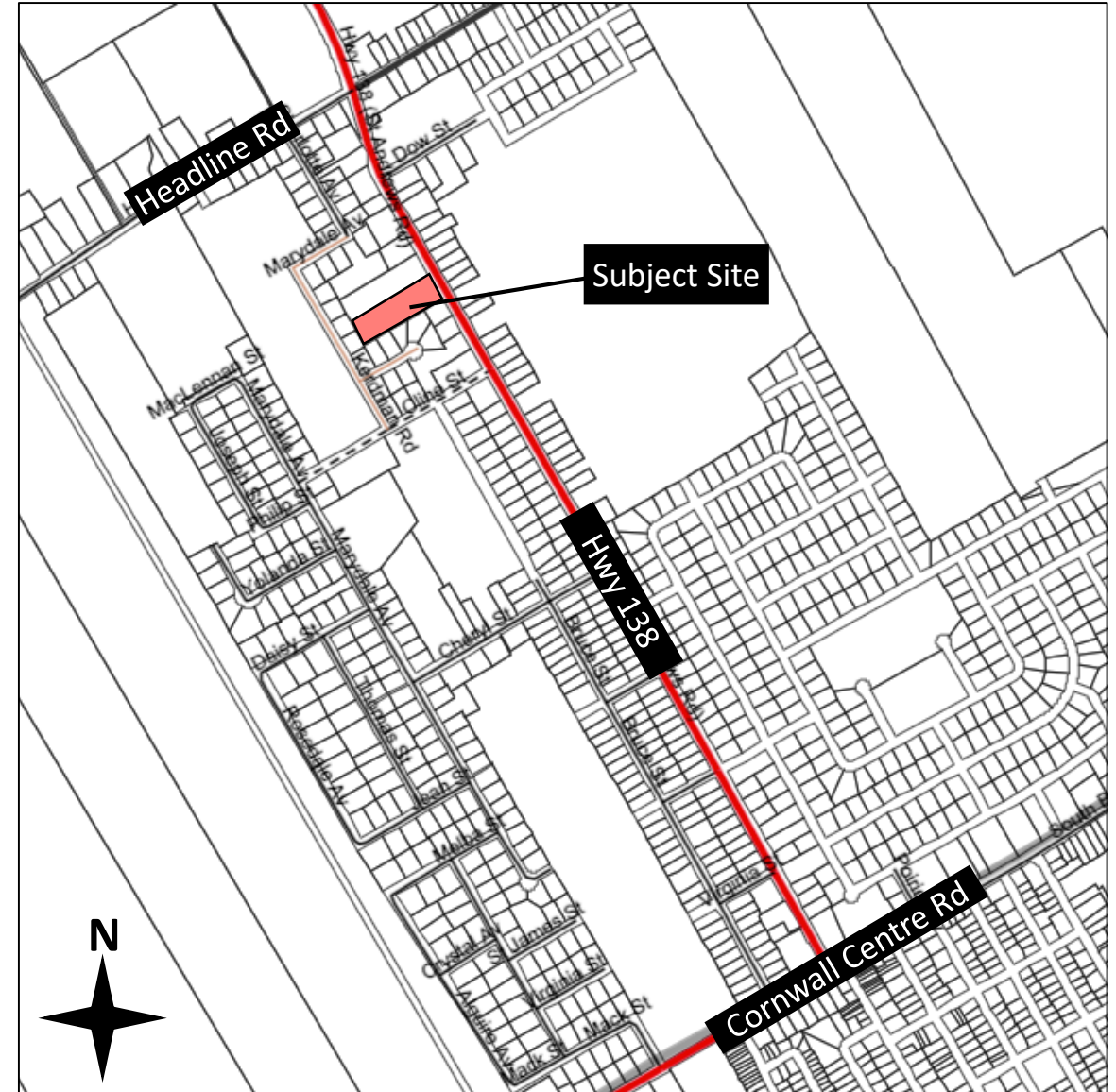
Z-2020-05 | Further Comment



APPLICATION Z-2020-07 (Fillion)

Z-2020-07 | Subject Property

- Concession 4, Part of Lot 11; being Part 1 on 52R60-91, Geographic Township of Cornwall, Township of South Stormont
- 5566 Highway 138, Long Sault
- 2.4 acres in size



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- 5566 Highway 138, Long Sault
- 2.4 acres in size



Z-2020-07 | Current Designation & Zoning

Official Plan Designation

Urban Settlement Area – Residential District

Current Zoning

Residential Single Services – First (RSS1) Zone



Z-2020-07 | Background

- The applicant wishes to keep chickens and other small livestock on the subject lands, which is not permitted under the current zoning
- The proposal is considered an Agricultural Use in the Zoning By-law, which includes the keeping of livestock
- The applicant wishes to keep the animals at the west half of the property, which is generally surrounded by vacant residential lands



Z-2020-07 | Proposed Amendment

The purpose of the proposed amendment is to rezone part of the lands:

From: Residential Single Services – First (RSS1)

**To: Residential Single Services – First -
Special Exception 19 (RSS1-19)**

Will permit relief from Section 3.26 of the Zoning By-law and allow an “Agricultural Use, Small” to be established on the subject lands, subject to compliance with Minimum Distance Separation (MDS)

The Township may outline other minimum standards (i.e. number of animals, location of shelters) in the exception.



Z-2020-07 | Site Photos



Z-2020-07 | Applicable Policy

- **Sections 1.1.1 & 1.1.3** of the **Provincial Policy Statement** outlines the policies applicable to sustaining healthy, liveable, and safe communities through land use compatibility and efficiency, and generally outlines that Settlement Areas shall be the focus of growth and development in municipalities.
- **Table 3.5** of the **Official Plan** outlines the permitted uses in the Residential District, which does not include Agriculture. **Table 3.5.1** however does permit accessory uses to any main use permitted – in which this case the applicant is proposing.
- **Section 3.5.1** of the **Official Plan** outlines the set of planning principles that municipalities shall apply to the review of planning applications, including include careful consideration for appropriate lot size, land use compatibility, and (in cases involving livestock) compliance with Minimum Distance Separation Formulae (MDS)

Z-2020-07 | Zoning By-Law (ZBL)

- **Section 5.4** outlines the permitted uses and requirements of the Residential Single Services – First (RSS1) Zone. The proposal would fall under the requirements for an “Agricultural Use, Small” which is not a permitted use in the zone.
- **Section 3.26** prohibits the keeping or raising of livestock (including poultry) in any residential zone or in any building or structure in any zone unless otherwise stated
- **Section 3.17** outlines the applicability of the Minimum Distance Separation (MDS) Formulae, and states that no new buildings used for keeping livestock shall be erected unless it complies with the MDS II setback from neighbouring dwellings and sensitive uses.
- The applicant proposes to shelter the chickens within a building that would be considered an accessory structure to the dwelling. If permitted, the building would be subject to compliance with MDS II setbacks from neighbouring dwellings.

Z-2020-07 | Comments Received

- No submissions have been received as of October 5th, 2020

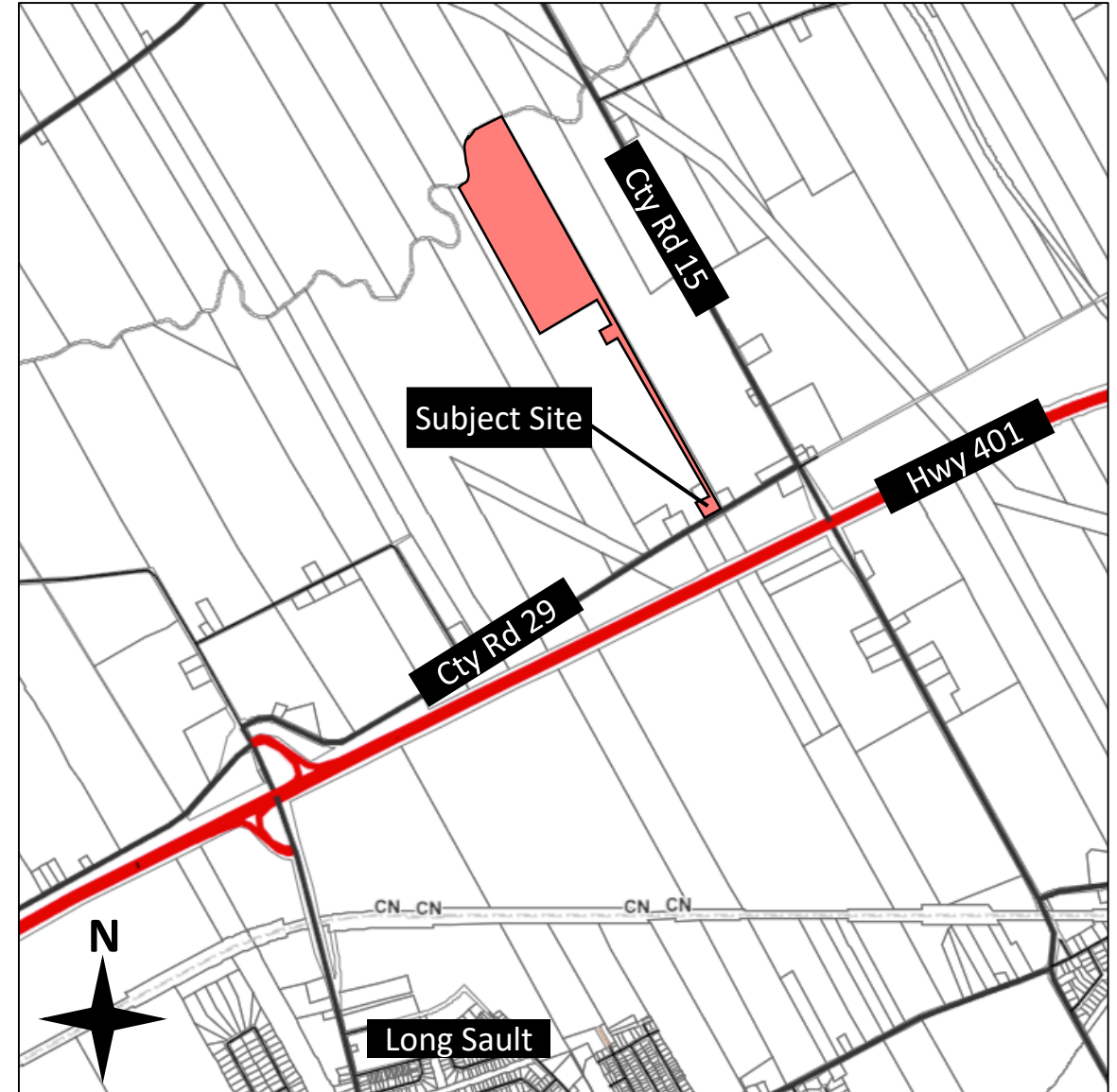
Z-2020-07 | Further Comment



APPLICATION Z-2020-08 (2463524 Ont Inc.)

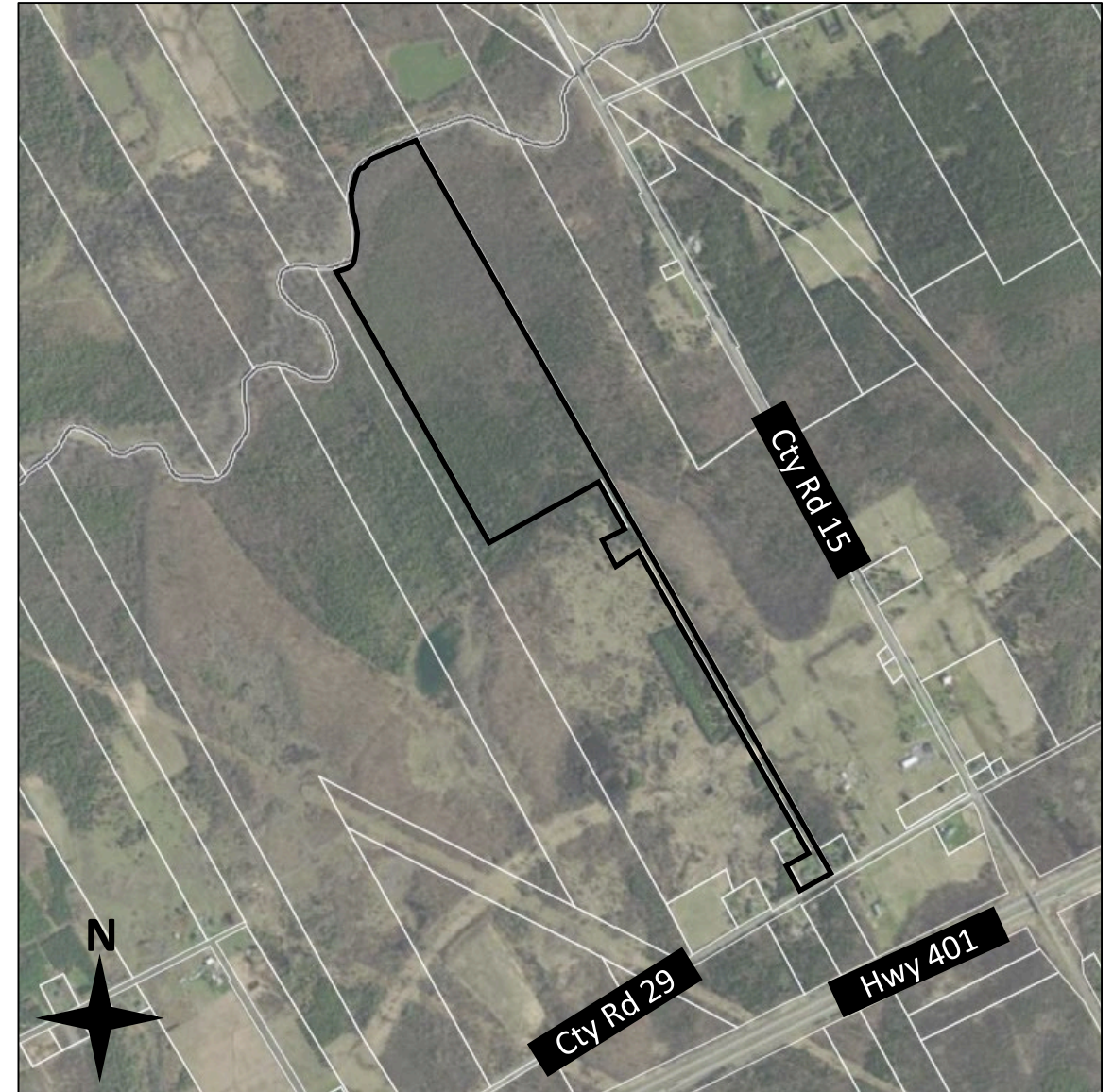
Z-2020-08 | Subject Property

- Concession 6, Part of Lot 32; being Parts 1 to 5 on 52R-0424, and Part 1 on 52R-1064; Geographic Township of Cornwall, Township of South Stormont
- 16267 County Road 29, Long Sault
- 73.3 acres in size



Z-2020-08 | Subject Property

- Concession 6, Part of Lot 32; being Parts 1 to 5 on 52R-0424, and Part 1 on 52R-1064; Geographic Township of Cornwall, Township of South Stormont
- 16267 County Road 29, Long Sault
- 73.3 acres in size



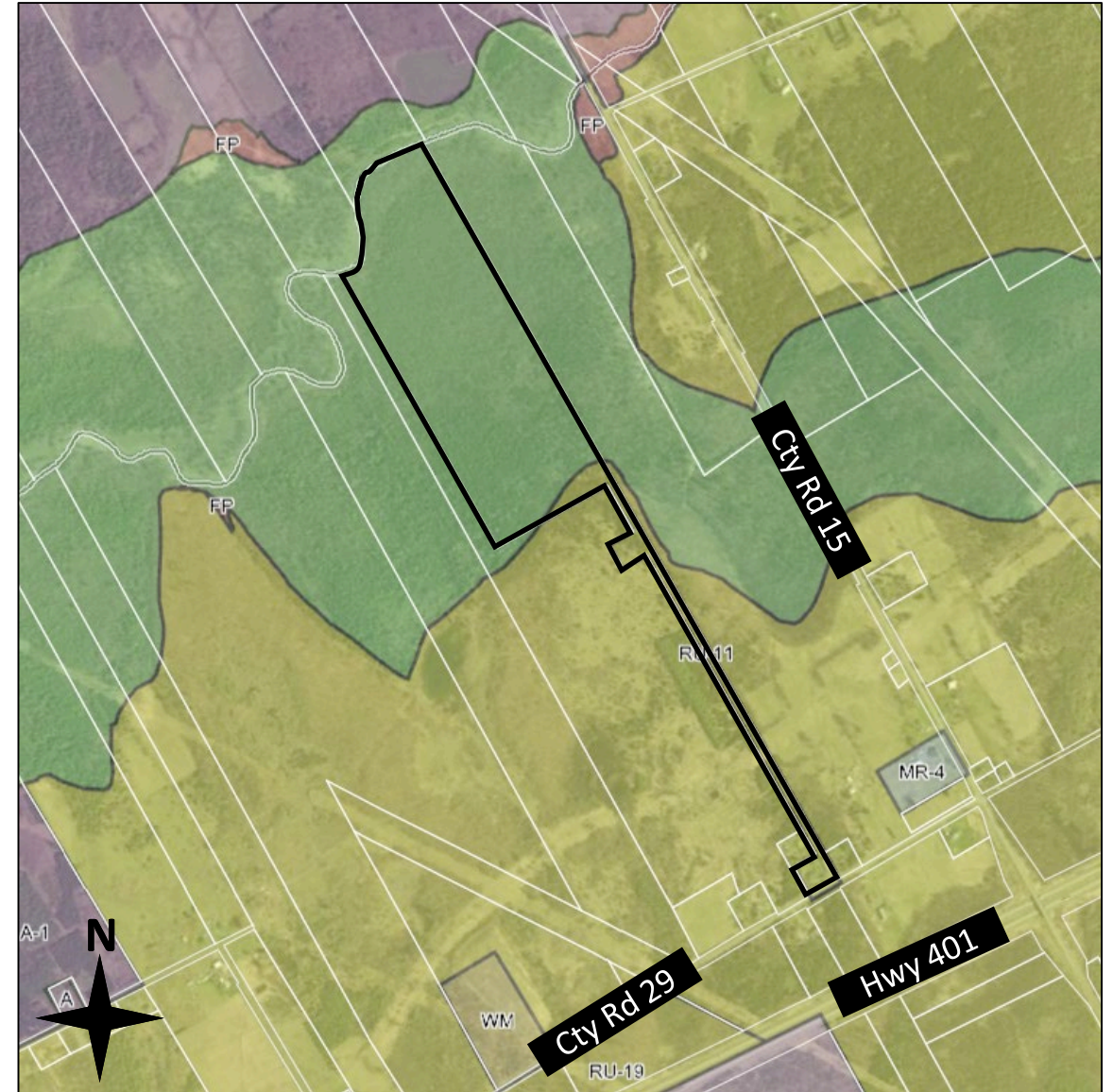
Z-2020-08 | Current Designation & Zoning

Official Plan Designation

Provincially Significant Wetland (PSW) &
Rural District

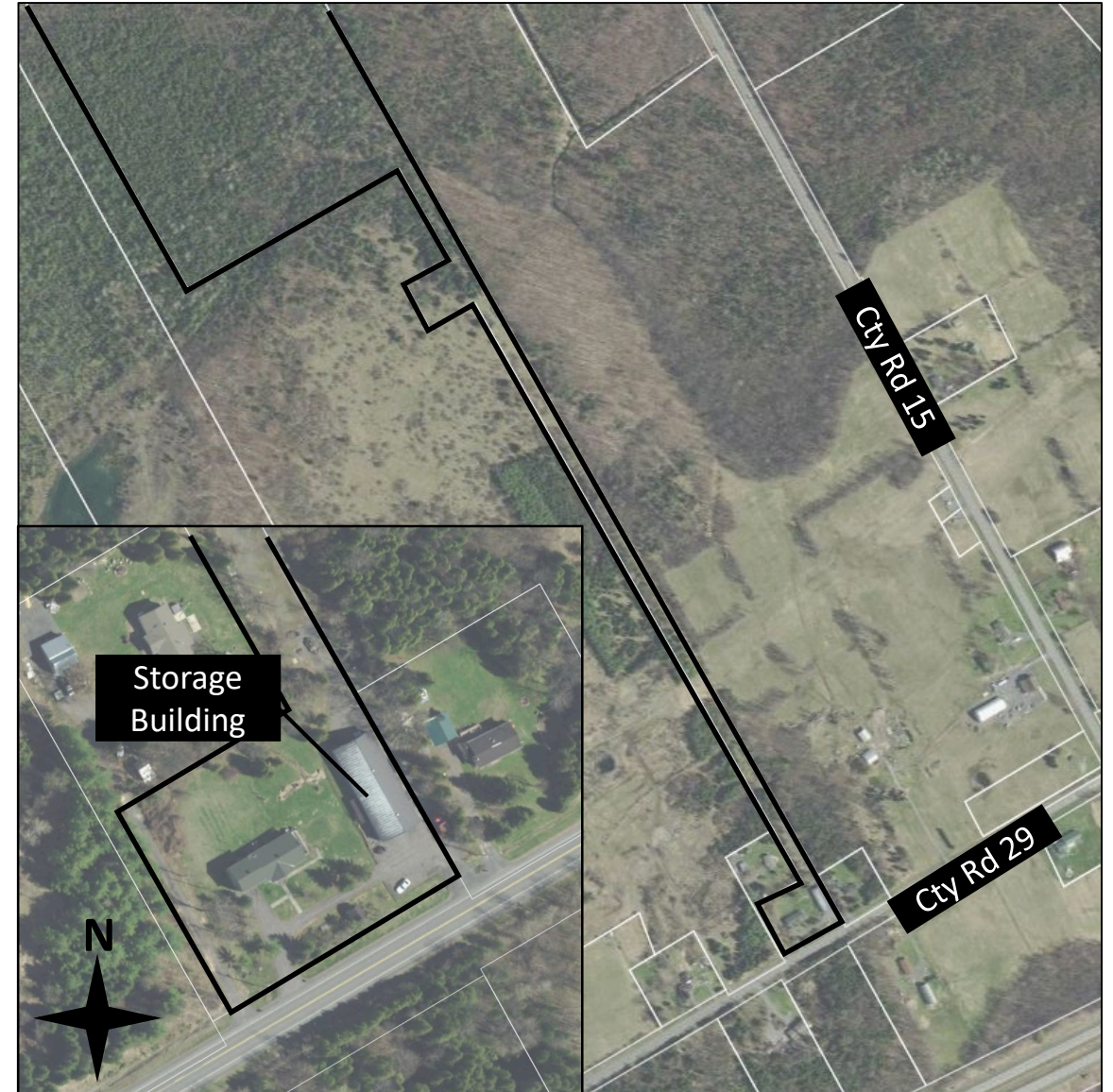
Current Zoning

Provincially Significant Wetland (PSW) Zone &
Rural – Special Exception 11 (RU-11) Zone



Z-2020-08 | Background

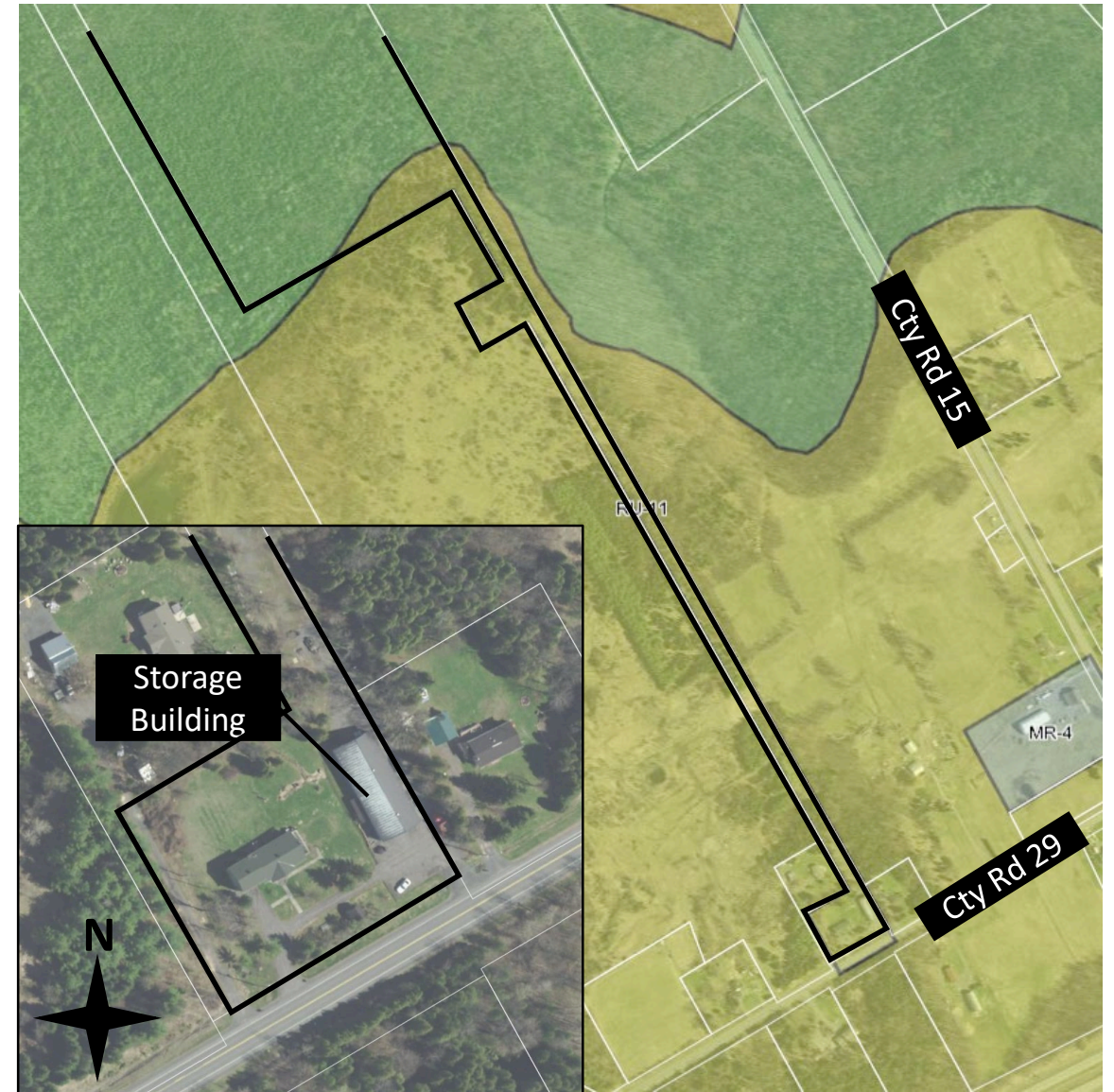
- The special exception 11 permits a “Contractor’s Shop or Yard” as a permitted use in the RU Zone, in addition to the other RU uses
- An existing building on the subject lands is used for the storage of tires; however, a number of code violations were identified by the Township’s Fire Department and requested to be rectified following inspection
- Upon further review, it was determined that the storage/warehouse activity is not a permitted use under current zoning



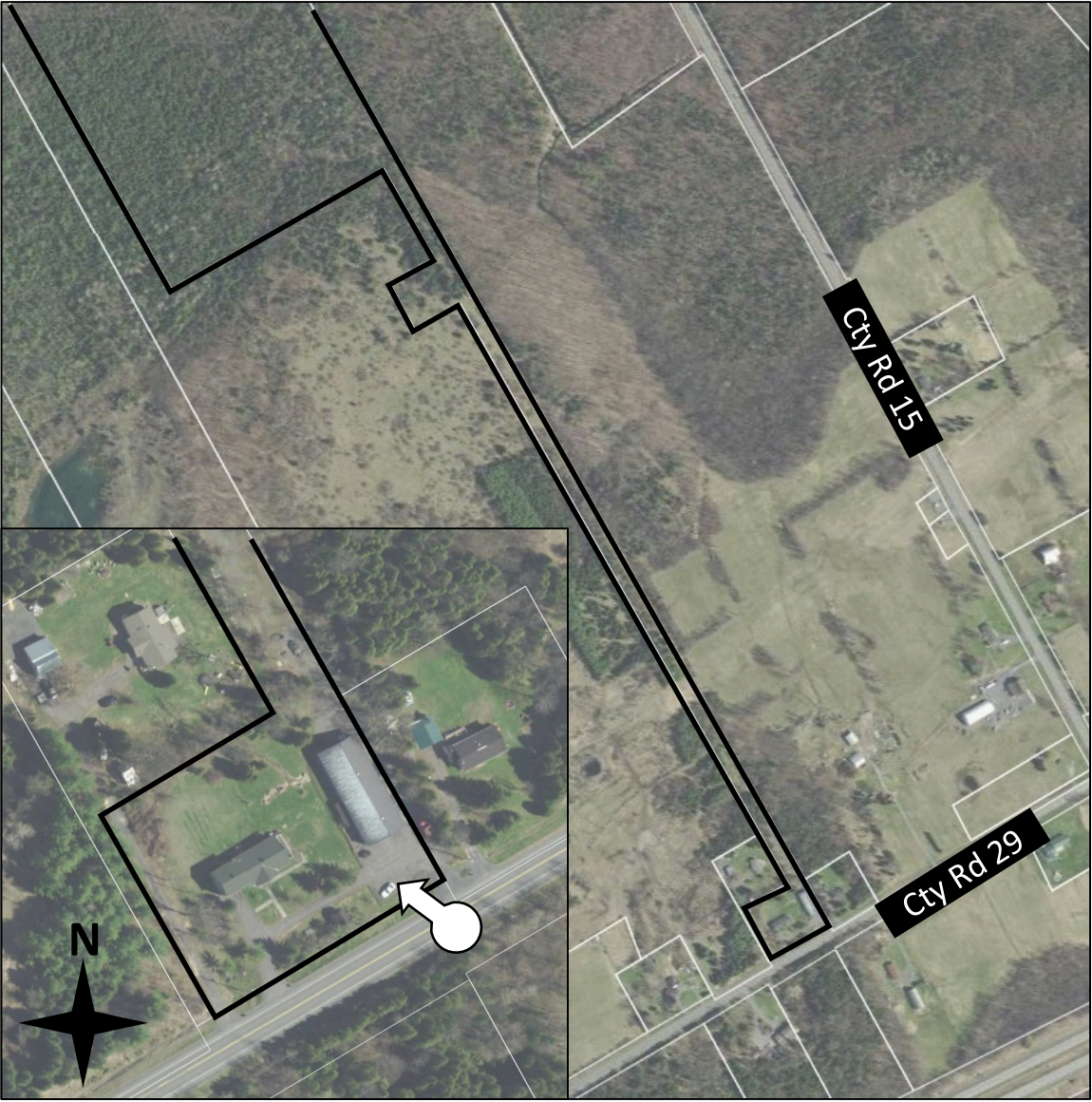
Z-2020-08 | Proposed Amendment

The purpose of the proposed amendment is to **amend the text of the “Rural – Special Exception 11 (RU-11) Zone to permit a “Warehouse” use** on the subject lands, in addition to the “Contractor’s Shop or Yard” and other RU uses

The proposal will permit the storage of tires within the existing storage building(s) on the site, in accordance with the instructions of the Township’s Fire Department



Z-2020-08 | Site Photos



Z-2020-08 | Applicable Policy

- **Sections 1.1.4/1.1.5** of the **Provincial Policy Statement** outlines the policies applicable to rural areas/lands.
- The PPS states that opportunities to support a diversified rural economy should be promoted and to direct development to areas where it will minimize constraints on agriculture/resource-related uses
- The PPS further states that development that is compatible with the rural landscape and can be sustained by rural services levels should be promoted

Z-2020-08 | Applicable Policy - OP

- **Section 3.4.6** of the **Official Plan** states that the intent of the “Rural District” designation is to accommodate a variety of land uses that are appropriate for a rural location and where it will not preclude continued agricultural/non-residential uses
- **Table 3.5** of the **Official Plan** outlines the specific permitted uses in the Rural District, which includes Highway Commercial uses on major roads. The proposed use is very similar and incidental to the existing uses permitted under the current zoning
- The OP requires a zoning by-law amendment to permit new or expanded industrial and commercial uses

Z-2020-08 | Zoning By-Law (ZBL)

- **Section 11.1** outlines the permitted uses and requirements of the Rural (RU) Zone, including those applicable to the special exception zones. The RU-11 zoning of the property currently permits a Contractor's Shop or Yard in addition to other permitted RU uses. The proposed use will be located within an existing building on the site.
- The subject lands and proposed use of the existing building on the property would appear to comply with the minimum provisions of the Zoning By-law, and would satisfy the requirements of the Township's Fire Department

Z-2020-08 | Comments Received

- No submissions have been received as of October 5th, 2020

Z-2020-08 | Further Comment

