SCHEDULE "A" TO BY-LAW No. 5277

AMENDMENT NO. 5 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENGARRY

Owner: 2747794 Ontario Inc.

Official Plan Amendment
Site Specific Redesignation from
Residential District to Commercial District

Municipality of South Dundas



UNITED COUNTIES OF STORMONT DUNDAS AND GLENGARRY

CERTIFICATION OF COMPLIANCE WITH PUBLIC INVOLVEMENT AND NOTICE REQUIREMENTS

I, Kimberley Casselman, Clerk, hereby certify that the requirements for the giving of notice and the holding of at least one (1) public meeting as set out in Subsection 17(15) of the Planning Act, R.S.O. 1990, and the giving of notice as set out in Subsection 17(23) of the Planning Act, R.S.O. 1990, have been complied with.

Signed

Kimberley Casselman, Clerk

Table of Contents

	<u>Page</u>
Statement of Components	1
PART A - PREAMBLE	2
PART B - THE AMENDMENT	3
PART C – THE APPENDICES	5

Appendices

Appendix A: Notice of Public Meeting Appendix B: Record of Proceedings Appendix C: Planning Rationale

STATEMENT OF COMPONENTS

PART A - PREAMBLE

Introduces the actual Amendment but does not constitute part of Amendment No. 5 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART B - THE AMENDMENT

Consists of the following text, which constitutes Amendment No. 5 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES

Do not form part of Amendment No. 5 but are provided to clarify the intent and to supply background information related to the Amendment.

PART A - PREAMBLE

<u>Purpose</u>

The purpose of Amendment No. 5 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry, being an amendment initiated by an individual pursuant to Section 22 of the *Planning Act*, is to redesignate approximately 0.945 hectares of land in the Municipality of South Dundas from the "*Residential District*" designation to the "*Commercial District*" designation, in order to permit the establishment and operation of a commercial building. The proposal entails the conversion of an existing church into multi-use commercial facility including a boutique hotel, event hall, café/bistro, catering business, and wellness clinic.

Location

The subject property is described as being part of Block C, Plan 39, in the former Township of Matilda, now the Municipality of South Dundas, located at 4 Elizabeth Drive in the Urban Settlement Area of Iroquois. The site is generally located on the west side of Elizabeth Drive, 220 metres south of SDG County Road No. 2, and 885 metres north the St. Lawrence River.

Basis

In the Official Plan for the United Counties of Stormont, Dundas and Glengarry, the property is presently designated as "Residential District". This designation permits a full range of low, medium, and high-density housing as well as neighborhood service uses such as convenience commercial and institutional. The subject property is the site of a former church and has sat vacant for the last few years. The applicant is proposing to convert the existing dwelling, church sanctuary and assembly hall building into a multi-use commercial facility.

The existing land uses in the immediate area include a Bell utility building, fire hall, library and community hall to the north, single detached residential dwellings to the west, parkland to the south, and an elementary school to the east. It is noted that all uses in the immediate area are zoned appropriately.

The proposed use would repurpose an existing building and property from a state of neglect to a functional part of the community. It would act as a suitable transitional property between the institutional uses and the residential dwellings, while also adding roofed accommodation to a community without.

The subject building and site are well suited to accommodate the intended commercial uses. The subject site is strategically located in the Urban Settlement Area of Iroquois and is located along the St. Lawrence River which offers waterfront enjoyment to the community and visitors

PART B - THE AMENDMENT

The Introductory Statement

All this part of the document entitled, Part B - The Amendment, consisting of the following text and Schedule "A", constitutes Amendment No. 5 to the Official Plan for the United Counties of Stormont, Dundas, and Glengarry.

Details of the Amendment

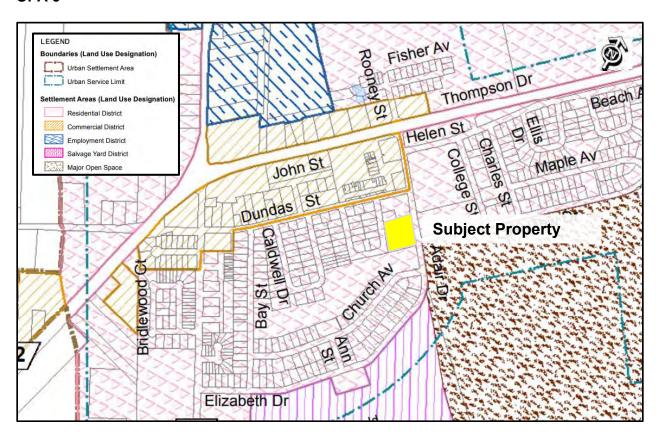
The Official Plan of the United Counties of Stormont, Dundas and Glengarry is amended as follows:

1. Schedule A2b: Land Use Plan, Urban Settlement Area of Iroquois is hereby amended by re-designating the lands shown on Schedule "A" to Amendment No. 5 attached hereto, from "Residential District" to "Commercial District".

Implementation

- 1. The existing policies of the Stormont, Dundas and Glengarry Official Plan respecting the Commercial District and other general policies are still applicable to the subject lands.
- 2. The Amendment shall be implemented through an amendment to the Municipality of South Dundas's Zoning By-law.

Schedule "A" OPA 5



PART C - THE APPENDICES

APPENDIX A: NOTICE OF PUBLIC MEETING

APPENDIX B: RECORD OF PROCEEDING

APPENDIX C: PLANNING RATIONALE

Appendix A: Notice of Public Meeting

December 24, 2020

VIA: E-MAIL (smorin@sdgcounties.ca)

Stephanie Morin
Planning Technician
Transportation and Planning Services
United Counties of Stormont, Dundas and Glengarry
26 Pitt Street Cornwall, ON K6J 3P2

RE: RECORD OF JOINT PUBLIC MEETING FOR OFFICIAL PLAN AMENDMNET AND ZONING BY-LAW AMENDMENT
2-4 ELIZABETH DRIVE

On Monday December 7th, 2020, under Sections 22 and 34 of the Planning Act, the Municipality of South Dundas held a joint public meeting for an Official Plan Amendment and Zoning By-law Amendment for the property identified as 2-4 Elizabeth Drive.

The Public Meeting was held virtually with the applications and any members of the public able to call into the meeting to speak to the application.

A copy of the statutory Notice of Public Meeting that was posted in the local newspaper can be found in Appendix A.

Between November 27th and November 30th ten (10) comments regarding the application from various members of the community were submitted to the Municipality. All comments were in support of the proposed Official Plan Amendment and Zoning By-law Amendment. A copy of those comments can be found in Appendix B.

The Public Meeting was attended by all members of Council. Christian Chan of C² Planning, the applicant's consultant, and Ky-Lee Hanson, the applicant, were also in attendance.

Mayor Byvelds provided the formal mandatory introductory statement regarding the Public Meeting, noting its purpose, procedure, and appeal rights as required by the *Planning Act*.

During the Public Meeting the Municipal Planning Consultant, Erin Reed from J.L. Richards & Associates Ltd. Provided an overview of the proposed Official Plan and Zoning By-law Amendment for 2-4 Elizabeth Drive. Ms. Reed then reviewed the comments received from members of the public.

Mayor Byvelds inquired if any members of the public wished to submit comments. No other comments were submitted.

Members of Council discussed impact on surrounding land uses, specifically the intended use of the clinic, and potential noise impact the commercial patio could have on the adjacent residential neighborhood. Christian Chan noted that the clinic is not intended to be a medical clinic, the request pertains to a wellness clinic. Additionally, it was noted the layout of the site works to direct noise away

from the residential area, and that the commercial patio is not on a yard abutting a residential zone or use.

A copy of the Meeting Minutes from December 7th can be found in Appendix C.

Following the Public Meeting the proposed Zoning By-law Amendment was brough forward for consideration by Council. Council expressed support for the proposed Official Plan Amendment under consideration by County Council and passed the By-law to implement the application for the Zoning By-law Amendment, subject to the passing of the Official Plan Amendment.

Erin Reed,
Acting Planner
Municipality of South Dundas

Appendix A: Notice of Public Meeting

THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS NOTICE OF PUBLIC MEETING CONCERNING A PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT 2 & 4 ELIZABETH DRIVE PART OF BLOCK C, PLAN 39 (FORMER GEOGRAPHIC TOWNSHIP OF MATILDA)

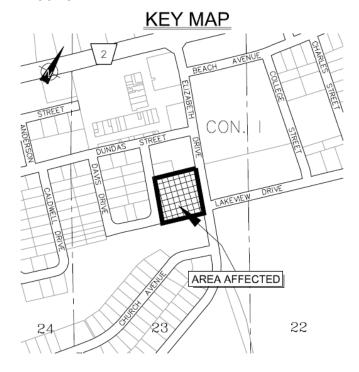
TAKE NOTICE that the Council of the Corporation of the Municipality of South Dundas will hold a Public Meeting on the 7th day of December 2020, at 6:00 p.m. at the Municipal Office, to consider a proposed Official Plan Amendment and Zoning By-Law Amendment under Section 22 and Section 34 of the *Planning Act* respectively.

The Official Plan Amendment is required to re-designated the above noted property from the Residential District designation to the Commercial District designation.

This By-law will change the zoning for the above noted property. This Zoning By-law amendment is being sought to re-zone the subject property from Institutional to Tourist Commercial Special Exception 3 (CT-3) to facilitate the conversion of a former church to a tourist commercial uses as well as to permit an assembly hall, catering establishment, commercial patio and clinic.

The Key Plan identifies the location of the affected land. This Zoning By-law Amendment is not related to any Minor Variance, Plan of Subdivision or Consent Application.

ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendments. If a person or public body does not make oral submissions at the Public Meeting or make written submissions to the United Counties of Stormont, Dundas and Glengarry or the Municipality of South Dundas before a decision is made on the Official Plan Amendment and the Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of County Council or the Council of the Municipality of South Dundas to the Local Planning Advisory Tribunal.



If a person or public body does not make oral submissions at the Public Meeting, or make written submissions to the United Counties of Stormont, Dundas and Glengarry before a decision is made on the Official Plan Amendment or the Municipality of South Dundas before a decision is made on the Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Advisory Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The By-law describing the lands, with a Key Map showing the location of the lands to which the application applies, are available for inspection at the Municipal Office during regular office hours. For additional information

about this matter, including information about appeal rights, please contact the Director of Planning via email at planner@southdundas.com.

DATED at the Municipality of South Dundas this 9th day of November 2020.

Brenda M. Brunt, CMO
Director of Corporate Services/Clerk
Municipality of South Dundas
34 Ottawa Street, P.O. Box 740
Morrisburg ON KOC 1X0
Telephone: (613) 543-2673

Helen Thompson
Director of Council Services/Clerk
Counties of Stormont, Dundas and
Glengarry
26 Pitt Street
Cornwall ON K6J 3P2
Telephone: (613) 932-1515

Appendix B: Record of Proceedings

Proposed Zoning Bylaw and Official Plan Amendment

Dianne Fawcett <dianne_fawcett55@icloud.com>

ri 11/27/2020 10:31 AN

To: Nicole Lowey <nlowey@southdundas.com>; Planner Consulting Firm <planner@southdundas.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

November 27, 2020

To: United Counties of Stormont, Dundas and Glengarry/Municipality of South Dundas

Attn: Nicole Lowery and Erin Reed

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of this county, and I live at Church Avenue, Iroquois, and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation.

The restaurant, catering, events, and tourism business proposed will offer increase employment opportunities. This facility will offer many different things to be enjoyed by local residents of the county.

I believe it would be a great addition to our community.

Sincerely, Dianne Fawcett Sent from my iPad Re: Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

Sasha Rose <roseregrowth@gmail.com>

ri 11/27/2020 11:00 AM

To: Planner Consulting Firm <planner@southdundas.com>; Nicole Lowey <nlowey@southdundas.com>

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To: United Counties of Stormont, Dundas and Glengarry / Municipality of South Dundas

Attn: Nicole Lowey and Erin Reed

Dated: November 27, 2020

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of Iroquois and I am in support of the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county!

Sincerely,

Sasha





BUILDING CONTRACTORS

P.O. BOX 438, IROQUOIS, ONTARIO K0E 1K0

TELEPHONE: (613) 652-2392

FAX: (613) 652-1563

November 27th, 2020

To: United Counties of Stormont, Dundas and Glengarry/ Municipality of South Dundas

Attn: Nicole Lowey and Erin Reed

RE: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E1K0

Swank Construction is a resident of S.D.& G. and we fully support the zoning By-Law amendment and Official Plan amendment for this particular property changing the designation from Residential to Commercial.

This Event Centre will be enjoyed by everyone and will increase employment opportunities for many years.

Sincerely,

Ron Swank

(No subject)

Patrick Clark < riversoundsystems@gmail.com>

Fri 11/27/2020 1:16 PM

To: Planner Consulting Firm <planner@southdundas.com>

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To: United Counties of Stormont, Dundas and Glengarry / Municipality of South Dundas

Attn: Nicole Lowey and Erin Reed

nlowey@southdundas.com planner@southdundas.com

Dated: November 27, 2020

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of this county and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county.

Sincerely, Patrick Clark 7 Island Park Drive Iroquois Ontario KOE 1KO Attn: Nicole Lowey and Erin Reed

Emily Fraser <emilyfraser8@gmail.com>

Fri 11/27/2020 7:44 PN

 $\textbf{To:} \ \ nlowey@sounthdundas.com < nlowey@sounthdundas.com >; Planner Consulting Firm < planner@southdundas.com >; Planner Consulting$

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To: United Counties of Stormont, Dundas and Glengarry / Municipality of South Dundas

Dated: November 27, 2020

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of this county and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county.

Sincerely

Emily Fraser

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

Edmond Marc du Rogoff <durogoff1@gmail.com>

Sun 11/29/2020 12:14 AM

To: Nicole Lowey <nlowey@southdundas.com>; Planner Consulting Firm <planner@southdundas.com>

CAUTION: This email originated from outside of the organiza on. Do not click links or open a achments unless you recognize the sender and know the content is safe.

As a resident of this county and of the village of Iroquois I wholeheartedly support the proposed Zoning By-law Amendment and Official Plan Amendment for the property bearing civic numbers 2 & 4 Elizabeth Drive, Iroquois from Residential District to Commercial District designation.

The activities proposed for the property, events, restaurant, catering and tourism business are either insufficient or inexistent within the village and to an extent in the Municipality, and will not only increase employment and economic activity but also cultural and social activity that will certainly be enjoyed by local residents and visitors

It must be noted that the property is located on a non residential street where only public facilities are located: schools, library, fire station, post office. Moreover, the previous use of the buildings on the property were not of a residential nature, since it was a church. Thank you for your consideration.

Prof. Edmond Marc du Rogoff,

--

Edmond Marc du Rogoff PhD, DScPo

12 Brouse Drive, Iroquois, Ontario, Canada K0E1K0 tel: + 613 800 9843 cell +613 410 5215 fax +781 394 0324

email: durogoff1@gmail.com

Polo Silhouette

Re. 2 and 4 Elizabeth Drive Iroquois, Ontario

Norene Hyatt-Gervais - StoneCropAcres <stonecropacres@outlook.com>

Mon 11/30/2020 12:16 PM

To: Planner Consulting Firm <planner@southdundas.com>; Nicole Lowey <nlowey@southdundas.com>

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To: United Counties of Stormont, Dundas, Glengarry and Municipality of South Dundas,

This email pertains to the property on 2 and 4 Elizabeth Srive in Iroquois, Ontario.

I am a resident and owner of StoneCropAcres Winery and Vineyard in this county and I support the Zoning By-Law Amendment and the Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment, enhance local tourism, and be enjoyed by local residents of the county.

I can be reached with any questions at: 613-330-5820 Stonecropacres@outlook.com

Yours Sincerely, Dr. Norene Hyatt-Gervais

Nicole Lowey <nlowey@southdundas.com>

To: Planner Consulting Firm <planner@southdundas.com> See below.

Regards,



From: Patrick Clark <riversoundsystems@gmail.com> Sent: November 27, 2020 1:16 PM To: Nicole Lowey <nlowey@southdundas.com> Subject:

CAUTION: This email originated from outside of the organiza on. Do not click links or open a achments unless you recognize the sender and know the content is safe.

To: United Coun es of Stormont, Dundas and Glengarry / Municipality of South Dundas

A n: Nicole Lowey and Erin Reed

nlowey@southdundas.com planner@southdundas.com

Dated: November 27, 2020

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, KOE 1KO

I am a resident of this county and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residen al District designa on to the Commercial District designa on. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county.

Patrick Clark, 7 Island Park Drive Iroquois Ontario KOE 1KO Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

Norma Jean <normajeansmith53@gmail.com>

Fri 11/27/2020 11:10 AM

 $\textbf{To:} \ \ nlowey@sounthdundas.com < nlowey@sounthdundas.com >; Planner Consulting Firm < planner@southdundas.com >; Planner Consulting$

CAUTION: This email originated from outside of the organiza on. Do not click links or open a achments unless you recognize the sender and know the content is safe.

To: United Counties of Stormont, Dundas and Glengarry / Municipality of South Dundas Attn: Nicole Lowey and Erin Reed nlowey@sounthdundas.com planner@southdundas.com Dated: November 27, 2020 Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0 I am a resident of this county and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county. Sincerely,

Norma Smith

613-213-4006

2 & 4 Elizabeth Drive , Iroquois , On

Cindy <cindyshaver_@hotmail.com>

To: Nicole Lowey <nlowey@southdundas.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attn: Nicole Lowey and Erin Reed Dated: November 27, 2020

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of this county and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county.

Sincerely.

Robbie and Cindy Shaver 2 Billings Ave W Iroquois , On

Appendix C: Meeting Minutes



MINUTES

SIXTY-NINTH MEETING OF THE SEVENTH COUNCIL OF THE MUNICIPALITY

OF SOUTH DUNDAS

Monday, December 7, 2020, 5:00 PM

Present: Mayor Byvelds

Deputy Mayor Gardner

Councillor Wells Councillor Lewis Councillor Mellan

Staff Present: CAO Geraghty

Clerk Brunt

Also Present: Treasurer, Deputy Treasurer, Director of Environmental

Services, Director of Transportation, Chief Building Official, Municipal Planning Consultant, Supervisor of Water/Wastewater, Campground and Marina Supervisor,

Deputy Clerk

CALL TO ORDER

Mayor Byvelds called the meeting to order, noting that Council and Staff were meeting in person following all social distancing guidelines, and that a recording of the proceedings would be available on the Municipality of South Dundas's YouTube channel.

2. CONFIRMATION OF AGENDA

a. Additions, Deletions or Amendments

Amendments: Consent Item 10.h to Discussion Items

Additions: Committee Appointment, Closed Session Item: Personal matters about an identifiable individual, including

municipal or local board employee Re: Staff

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Nil.

4. ADOPTION OF MINUTES

a. November 16, 2020 - Regular Council Meeting

Resolution No. 18-22-762 Moved By Councillor Lewis Seconded By Deputy Mayor Gardner

That the minutes of the Sixty-Eighth Regular meeting of the Municipality of South Dundas be adopted as circulated.

CARRIED

5. CLOSED SESSION

a. Pursuant to Section 239 (b) of the Municipal Act, 2001, personal matters about an identifiable individual, including municipal or local board employee Re: Staff

Resolution No. 18-22-763 Moved By Councillor Mellan Seconded By Councillor Wells

THAT the Council of the Municipality of South Dundas proceed In Camera Pursuant to Section 239 (b) of the Municipal Act, 2001, concerning personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

Resolution No. 18-22-764 Moved By Deputy Mayor Gardner Seconded By Councillor Lewis

THAT the Council of the Municipality of South Dundas rise and reconvene and authorize Staff to proceed as directed.

CARRIED

6. PUBLIC MEETING

Resolution No. 18-22-765 Moved By Councillor Wells Seconded By Councillor Mellan

THAT the Public Meeting to consider two Zoning By-law Amendments, be opened at 6:14 p.m.

a. Zoning By-law Amendment - 2-4 Elizabeth Drive

Erin Reed, Municipal Planning Consultant, provided an overview of the proposed Zoning By-law Amendment for 2-4 Elizabeth Drive. She noted that the proposed amendment rezones the subject property from Institutional to Tourist Commercial Special Exception 3 (CT-3) to facilitate the conversion of a former church to a tourist commercial use as well as to permit an assembly hall, catering establishment, commercial patio and clinic. She noted the proposed amendment is not related to any Minor Variance, Plan of Subdivision or Consent Application.

Members of Council asked questions regarding associated noise and clinic designation.

Mayor Byvelds inquired if the applicant had any further comments. Christian Chan provided comments regarding noise and music and the purpose of the clinic designation within the amendment. He noted that there would be no medical clinic on the premise and that the clinic land use request pertains to a wellness clinic.

Mayor Byvelds inquired if any members of the public wished to submit comments. No one came forward.

b. Zoning By-law Amendment - 21 Bay Street

Erin Reed, Municipal Planning Consultant, provided an overview of the proposed Zoning By-law Amendment for 21 Bay Street. She noted the proposed Zoning By-law amendment would rezone the property from Institutional to Residential First density to permit a single detached dwelling as the primary use for the property. She noted that the Zoning By-law Amendment is not related to a Minor Variance, Official Plan Amendment or Plan of Subdivision.

Mayor Byvelds inquired if the applicant had any further comments. No one came forward.

Mayor Byvelds inquired if any members of the public wished to submit comments. No one came forward.

Members of Council did not have any questions or concerns.

Resolution No. 18-22-766 Moved By Deputy Mayor Gardner Seconded By Councillor Wells

THAT the Public Meeting to consider two Zoning By-law Amendments, be closed at 6:26 p.m.

CARRIED

7. DELEGATIONS/PETITIONS

a. Ann Banford and Pierrette Racine Re: Forward House Project Business Plan

Ann Banford and Pierrette Racine provided a presentation to Council regarding the proposed five-year plan for the restoration of the Forward House. They provided further details concerning required maintenance and upgrades, fundraising, obtaining charitable organization status, impact of COVID-19 and proposed operations for the Forward House. Members of Council discussed project and fundraising timelines, additional grants, and potential Heritage Designation. Members of Council accepted the five-year plan and requested that an update be provided in June of 2021.

8. ACTION REQUEST

a. ES2020-18 - Municipal Drain Maintenance 2021

Resolution No. 18-22-767 Moved By Councillor Wells Seconded By Councillor Lewis

THAT the Council of the Municipality of South Dundas accept Report ES2020-18 to direct the Drainage Superintendent to complete a new Engineers Report for the Fling Municipal Drain with the Drainage Engineer; to complete a new Engineers Report for the Don Hanes Drain with the Drainage Engineer;

AND THAT the Don Hanes Drain realignment proceed prior to the requested maintenance of the drain;

AND THAT all costs associated with the new Engineers Report for the Don Hanes Drain and Fling Municipal Drain be assessed through the watershed.

DEFEATED

b. TR2020-12 - Water Tower Rehabilitation Financing

Resolution No. 18-22-768 Moved By Councillor Lewis Seconded By Councillor Mellan

THAT the Council of the Municipality of South Dundas accept Report TR2020-12 to authorize Staff to submit a loan application through Infrastructure Ontario to finance the Morrisburg and Iroquois water tower rehabilitation project.

CARRIED

c. ADM2020-03 - Inclusive Community Grants

Resolution No. 18-22-769 Moved By Councillor Mellan Seconded By Deputy Mayor Gardner

THAT the Council of the Municipality of South Dundas accept Report ADM2020-03 to submit an application to the Inclusive Community Grants program for funding for the Matilda Hall Barrier-Free Upgrades project.

CARRIED

d. CLK2020-05 - Building Lot for Habitat for Humanity

Resolution No. 18-22-770 Moved By Deputy Mayor Gardner Seconded By Councillor Mellan

THAT the Council of the Municipality of South Dundas accept Report CLK2020-05 to declare the west half of the Winchester Springs Recreation property as surplus and proceed with the necessary preparations to donate land to Habitat for Humanity.

CARRIED

e. CLK2020-06 - Closed Meeting Investigator Extension

Resolution No. 18-22-771 Moved By Councillor Wells Seconded By Deputy Mayor Gardner

THAT the Council of the Municipality of South Dundas accept Report CLK2020-06 to extend the LAS Investigator Program Agreement for 2021.

f. CLK2020-07 - Emily 911 Program Funding Options

Resolution No. 18-22-772 Moved By Councillor Lewis Seconded By Councillor Wells

THAT the Council of the Municipality of South Dundas accept Report CLK2020-07 to approve option one regarding the funding for the Emily 911 program.

CARRIED

g. CAO2020-15 - Organizational Review - Recommendations Phase

Resolution No. 18-22-773 Moved By Councillor Mellan Seconded By Councillor Lewis

THAT the Council of the Municipality of South Dundas accept Report CAO2020-15 to authorize Staff to proceed with the recruitment of a full-time Drainage Superintendent, Building & Planning Technician, and an Administrative/Human Resource Coordinator as recommended by the Organizational Review completed by Pesce & Associates.

CARRIED

9. BY-LAWS

a. 2020-108- Ontario Power Generation Inc. Agreement

Resolution No. 18-22-774 Moved By Councillor Mellan Seconded By Councillor Wells

That By-Law No. 2020-108, being a By-Law to execute an Agreement with Ontario Power Generation Inc. to erect, maintain and operate an outdoor sign on land located immediately west of 83 Lakeshore Drive in Morrisburg, be read and passed in open Council, signed and sealed.

b. 2020-109 - Planning Fee Update

Resolution No. 18-22-775 Moved By Councillor Lewis Seconded By Deputy Mayor Gardner

That By-Law No. 2020-109, being a By-law to amend By-law No. 2020-20, be read and passed in open Council, signed and sealed.

CARRIED

c. 2020-110 - Parking By-law Amendment

Resolution No. 18-22-776 Moved By Deputy Mayor Gardner Seconded By Councillor Lewis

That By-Law No. 2020-110, being a By-law to amend By-law No. 2015-30, be read and passed in open Council, signed and sealed.

CARRIED

d. 2020-111 - Morrisburg Golf Club Inc. Agreement

Resolution No. 18-22-777 Moved By Councillor Wells Seconded By Councillor Mellan

That By-Law No. 2020-111, being a By-law to enter into an Agreement with Morrisburg Golf Course Inc., be read and passed in open Council signed and sealed.

CARRIED

e. 2020-112 - Zoning By-law Amendment 2-4 Elizabeth Drive

Resolution No. 18-22-778 Moved By Deputy Mayor Gardner Seconded By Councillor Wells

That By-Law No. 2020-112, being a By-law to amend Zoning By-law No. 2010-48, be read and passed in open Council, signed and sealed.

f. 2020-113 - Zoning By-law Amendment 21 Bay Street

Resolution No. 18-22-779 Moved By Councillor Wells Seconded By Councillor Lewis

That By-Law No. 2020-113, being a By-law to amend Zoning By-law No. 2010-48, be read and passed in open Council, signed and sealed.

CARRIED

10. CONSENT AGENDA

Resolution No. 18-22-780 Moved By Councillor Lewis Seconded By Councillor Mellan

THAT all items listed under General Consent section of the Agenda be adopted as presented, save and except Item 10.h be moved to Discussion Items.

CARRIED

a. Ministry of Municipal Affairs and Housing Re: Ontario Rebuilding and Recovery Act: Accelerating Infrastructure Initiatives Municipal Engagement

That Council receive and file.

b. Ministry of Municipal Affairs and Housing Re: Enforcement of Orders Under the Reopening Ontario Act, 2020

That Council receive and file.

c. Municipal Property Assessment Corporation Re: 2021 Values and COVID-19

That Council receive and file.

- d. Region of Peel Re: Property Tax Exemptions for Veteran Clubs

 That Council receive and file.
- e. Township of Amaranth Re: Aggregate Resource Properties Assessment

That Council receive and file.

f. Champlain Township Re: South Nation Conservation Levy Support

That Council receive and file.

g. Township of North Glengarry Re: South Nation Conservation Levy Support

That Council receive and file.

h. Howick Township Re: Proposed Amendments to the Tile Drainage Installation Act

Moved to Discussion Items.

 Township of South Frontenac, Township of Central Frontenac, Municipality of Grey Highlands, Town of Mono, Town of Shelburne, Township of Essa, City of Quinte West Re: Schedule 6 of Bill 229 Protect, Support and Recover from COVID-19 Act

That Council receive and file.

j. South Dundas Tourism Advisory Committee Minutes - October 13, 2020

That Council approve and file.

- k. Monthly Activity Reports
 - 1. Economic Development
 - 2. Transportation
 - 3. Environmental Services
 - 4. Water/Wastewater
 - 5. Building and Planning
 - 6. Fire and Emergency Services
 - 7. Finance
 - 8. Administration
 - 9. CAO

11. BOARDS AND COMMITTEES/DISCUSSION ITEMS

a. Council Representatives

Council members provided updates.

b. KIR - Proposed Recreational Fee Increase for 2021

Director Watson provided an overview of the proposed increases to recreation programming. Members of Council discussed youth and senior fees, comparable pricing from partner municipalities, public skating and swimming fees and impact on the budget. Members of Council provided direction to Staff regarding the proposed increases and to bring back a By-law for consideration.

c. Standard Operation Procedures for COVID-19 - Environmental Services, Water and Wastewater, Transportation

CAO Geraghty discussed the SOPs regarding COVID-19 operations. Council supported the proposed SOPs and directed Staff to implement the SOPs as outlined.

d. Lamplighter Hotel Correspondence Re: Relocation of the Sewer/Water Lines

CAO Geraghty provided an overview of the correspondence, noting relevant history and related Council decisions. Members of Council discussed property use, previous discussion regarding the underground infrastructure in the subject area, projected costs and potential solutions. Council provided direction to Staff to further investigate associated costs.

e. Howick Township Re: Proposed Amendments to the Tile Drainage Installation Act

Mayor Byvelds discussed the correspondence from Howick Township regarding tile drainage installations plans.

Resolution No. 18-22-781 Moved By Councillor Lewis Seconded By Councillor Wells

THAT the Council of the Municipality of South Dundas support the correspondence from the Township of Howick requesting amendments to the Tile Drainage Installation Act requiring tile drainage contactors to file farm tile drainage installation plans with the local municipality.

f. Tourism Advisory Committee Appointment

Clerk Brunt provided information regarding the new appointment to the Tourism Advisory Committee.

Resolution No. 18-22-782 Moved By Councillor Wells Seconded By Deputy Mayor Gardner

THAT the Council of the Municipality of South Dundas authorize the appointment of Sasha Hanson to the Tourism Advisory Committee.

CARRIED

12. NOTICES OF MOTIONS

Nil.

13. RATIFICATION BY-LAW

a. 2020-114 - Ratification

Resolution No. 18-22-783 Moved By Councillor Mellan Seconded By Deputy Mayor Gardner

THAT By-law No. 2020-114, being a By-law to adopt, confirm and ratify matters dealt with by resolution be read and passed, in open Council, signed and sealed.

CARRIED

14. ADJOURNMENT

Resolution No. 18-22-784 Moved By Deputy Mayor Gardner Seconded By Councillor Mellan

THAT Council now adjourn to meet again at the call of the Chair.

CARRIED

Mayor Boerda Bunt

CLERK

Appendix C: Planning Rationale



Oneida Grand Event Centre and Bistro, conversion of existing Church Site – 4 Elizabeth Drive South, Iroquois Ontario

Proposed Zoning By-law Amendment and Official Plan Amendment

Submitted to:

United Counties of Stormont, Dundas and Glengarry Municipality of South Dundas

Prepared by:

Christian Chan, B.U.R.PI MCIP (Provisional), Candidate Member OPPI.
Planner and Owner,
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October 2020

Prepared for: 2747794 Ontario Inc. (Oneida Grand Event Centre and Bistro)

TABLE OF CONTEN	TS	PAGE
1.0 Introduction		1
1.1 Description of t	he Site – The Existing Context	2
	iption, PIN and Tax Rolls	2
		2
1.2 Site Context an	d Subject Lands	
1.2.1	ite Context	2
1.2.2 F	olicy Context	4
1.2.3	urrounding Development Activity	5
	ransit and Transportation	5
1.2.5 T	able: Community Services	6
1.2.6	urrounding Area and Land Uses	7
	ubject Lands	7
	nd Proposed Land Use:	7
	ast Use and Structures	8
1.3.2	Current Use	8
2.0 The Proposed D	Development	9
2.1 Application	History	9
2.2 Description	of the Planning Application	9
2.3 Description	of the Proposal	
3.0 Planning Police	y Framework and Applicable Policy and Regulations — The Planned Context	1
	g Act, R.S.O 1990 (the "Act")	11
	ial Policy Statement, 2014 (the "PPS"):	12
	nties of Stormont, Dundas and Glengarry Official Plan (the "OP")	16
	ible: Designation of the Subject Lands in the OP:	16
	ible: Applicable OP Policies for the subject lands and the proposed development:	17
3.3.3 St	ımmary and Concluding Opinion of conformity to the OP	24
3.4 Zoning By-	aw 2010-48	24
	able: Existing Zoning Standards and Compliance	25
	posed Zoning Standards and Justification	28
	posed Zoning Amendment	36
	nmary and Concluding Opinion on Zoning Conformity	36
4.0 Conclusions a	nd Recommendations	37

TAB NUMBE
lα
1b
2a and b
3
4
5
6
7a and b
8
9
10
11a and b
12
13 a and b
14

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

1.0 Introduction

C2 Planning ("C2") has been retained by 2747794 ONTARIO INC. ("The Applicant") as Agent and Land Use Planners, the Applicant being the registered owner of the property municipally known as 2 and 4 ELIZABETH DRIVE, IROQUOIS ONTARIO KOE 1K0 (herein referred to as the "subject lands", the "Site"), located on the west side of Elizabeth Drive South forming the lot spanning the width of the block bounded by Elizabeth Drive South, Church Avenue, Dundas Street and Davis Drive in the Village of Iroquois, in the Municipality of South Dundas, Ontario (the "Municipality") in the United Counties of Stormont, Dundas and Glengarry (the "United Counties"). The existing residence on the lot is municipally addressed as #2 Elizabeth Drive South and the Church Sanctuary and Event Hall is addressed as #4 Elizabeth Drive South.

The purpose of this Planning Justification Report is to provide a planning analysis and opinion with respect to the proposed land use conversion and planned tourist lodging, café bistro, and event-hall redevelopment in the existing building of the subject Site called the Oneida Grand Event Centre and Bistro. Accessory catering, patio and wellness uses are also proposed. There are no exterior expansions proposed for the existing church and accessory detached home on the Site; only interior and façade alterations are proposed.

The existing lot consists of one (1) parcel measuring approximately lot area of approximately 9,473.15 sq. m. or 0.947315 hectares (101968.138 sq. ft. or 2.34 acres). The land use conversion proposal requires a Zoning By-law Amendment ("ZBLA") under Section 34 of the Planning Act from the Municipality of South Dundas Zoning By-law #2010-48 (the "Zoning By-law"), and an Official Plan Amendment ("OPA") under Section 22 of the Planning Act from the United Counties of Stormont, Dundas and Glengarry Official Plan (July 18, 2018 Consolidation) (the "Official Plan", "County Official Plan") to facilitate the adaptive re-use of the church sanctuary and existing event hall building on the subject lands.

The property that is currently designated as *Residential District* in the Official Plan is proposed in this Application to be amended to Commercial District to facilitate the rezoning. At the core of this application, a Zoning By-law Amendment is required to rezone the property from the existing *Institutional* ("I") Zone to a modified *Tourist Commercial Zone*, *Exception* ("CT-XX") in the Zoning By-law to permit the conversion of the existing underutilized church site to commercial uses and to reconstruct the existing interior floor areas to provide hospitality and commercial uses with accessory site-specific uses on the lot.

It is my opinion that the proposed Zoning By-law Amendment to the site-specific "Tourist Commercial" zone will conform to the amended Official Plan's Commercial District land use designation and is consistent with and conforms to the policies of the Provincial Policy Statement (2020) ("PPS"). The proposed zoning and development standards are appropriate, and represent compatible adaptive re-use of the property with the existing and planned context in Iroquois, and conforms to the policy goals as provided in the County Official Plan, and represents good planning and reinvestment into the village, Municipality, and the Untied Counties. Note: Visual exhibits and other documentation are referred to in this Report as Appendices; the Appendices are contained in a separate volume and are intended to be viewed while reading this Report.

Description of the Site - The Existing Context

1.1 Legal Description, Property Identification Number and Tax Rolls:

a) The Site is legally described as:

Part of Block "C", in Registered Plan 39, as in Instruments DRB9339; S/T DRB9339E; SOUTH DUNDAS. (PT BLK C PL 39 AS IN DRB9339; S/T DRB9339E; SOUTH DUNDAS)

- b) Registered Plan, Showing the New Iroquois Plan of Subdivision of Part of Lots 21, 22, 23, and 24 is provided in Appendix 1;
- c) The property identification number (P.I.N) is 66121-0257 (LT). A map describing the property from the Ontario Land Registry Office (ONLAND) is provided as Appendix 2 and
- d) The Tax Assessment Roll Number with the Municipality of South Dundas is Roll #: 0506008 00241200

1.2 Context, Policy, and Subject Lands:

1.2.1 Context

The Municipality of South Dundas (established on January 1, 1988) is one among five other municipalities in the United Counties ("County"). The Municipality contains within it a number of hamlets and villages that were once contained in the former Matilda and Williamsburg Townships, now amalgamated as South Dundas. The 2016 Census counted 10,833 residents, about 9.5% of the total population of the County. The population density per square kilometre was counted as 20.8 persons per square kilometer in 2016. The average and median age of the population was 45.7 and 50 years of age, respectively. The largest single age group across a broad category are those residents 50- 74 years old. The majority of the residents live in single-detached homes, which comprise 75% of the total dwellings in the Municipality. The majority of the homes contain 1 or 2 persons, with an average household size of 2.3 persons per household with an average of 2.7 persons in households with families. The median income for residents aged 15 and over was \$32,117. For the labour force data, the unemployment rate was 6.7%, with the largest ratio of occupations held by those that are employed in sales and service, and trades, transport, and equipment operators and related occupations. In 2016, 275 persons were counted as working in the accommodation and food services sector, and 185 persons in the arts, entertainment, and recreation sector – about 4% of workers in the Municipality. The main method of commuting is by private vehicle.

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

As mentioned on the Municipality's website, South Dundas is linked to urban hubs by three major highways, 401 (Kingston, Toronto, Montreal), 416 (Ottawa-Gatineau) and County Road 31 (Ottawa), and the USA at Cornwall and Johnstown. The CNR rail line serves the Municipality, and the St. Lawrence Seaway spans the entire southern boundary. Universal Terminals offers a full seaway draft dock, adequate turning basin and easy access to Highway 401, in proximity to the Port of Montreal downstream and Johnstown, upstream. There are two airfields at Iroquois and Morrisburg in the Municipality. In terms of international airport access, Ottawa MacDonald Cartier International Airport (YOW) is located about 1 hour away by car. There is no local commuter service, and a bus line provides commuter service daily from Morrisburg to Ottawa"

In 1857, Iroquois became an incorporated village and the first in the area to have water services. It was established along the Williamsburg Canal, overcoming the Galop Rapids with a lock of 20ft. At Carman House, on the south end of Carman Road, the old canal lock still exists. When the St. Lawrence Seaway and Hydro projects proceeded in the 1950's, and as seen on historical documents related to the subject property, the village was moved approximately 1.6km from the St. Lawrence River."

The Village of Iroquois is in the western section of the Municipality along the St. Lawrence River, and among a number of other villages in the former Matilda and Williamsburg Townships. County Road 2 is the main street traversing east-west through The Village of Iroquois, with good access to Highway 401 via County Road 1 (Carman Road). The Village contains an unattended grass Airfield (The Sponge), and Golf Course. The Village of Iroquois is also adjacent to the first upstream lock of the St. Lawrence Seaway from Lake Ontario and on the St. Lawrence River, and nearby to a water level control facility spans the St. Lawrence River. The Village is developed with a commercial plaza, low-rise residential detached areas, and a number of employment uses along the main road access to Highway 401.

The Site is located within Part of Block "C", in Registered Plan 39 for South Dundas. The New Iroquois Plan of Subdivision was issued on August 9th, 1955 in response to the St. Lawrence Seaway project. All existing and planned development was to be situated at least 1 mile (1.6km) inland from the shores of the new canal. Block "C" appears on the upper north-east corner of Sheet No. 2 of Registered Plan 39, and was originally designed as a large lot to ostensibly accommodate a larger building, or open spaces such as community parks. Registered Plan 39 shows few buildings had been already constructed at the time of the registration of the Plan of Subdivision, indicating that the nearby community developed at or around the same time of the construction of the new Iroquois United Church on the subject lands. In addition, a survey and deed completed on May 14, 1957 shows that the Hydro Electric Commission of Ontario was permitted to sell the lot, or a portion of the lot.

An Aerial Photo of the subject lands are provided in Appendix 4, a context aerial map of the subject lands is provided in Appendix 5, and Site Photos are provided in Appendix 6.

1.2.2 Policy Context:

Below is a list of the Policies, Mapping, Guidelines, Documents and Studies that have been reviewed in my evaluation and analysis of this Planning Act Application:

Planning Act R.S.O. 1990 c. P.13vi

Provincial Policy Statement, 2020vii

United Counties of Stormont, Dundas and Glengarry Official Plan^{viii}

Municipality of South Dundas Zoning By-law 2010-48^{i×}

Upper Canada Region Historical Brochure^x

Upper Canada Region Tourist/Visitor's Mapxi

Township of South Dundas War of 1812 Signs^{xii}

Municipality of South Dundas Community Infoxiii

South Dundas Community Improvement Plan, 2018×iv

United Counties of Stormont, Dundas and Glengarry Regional Incentives Program 2020**

United Counties of Stormont, Dundas and Glengarry GIS Mapping Resources^{xvi}, ^{xvii}

1.2.3 Surrounding Development Activity

There are no active Planning Act applications adjacent to the subject Site or in the Village of Iroquois. There one instance of development activity in the Municipality according to the County development tracker for the *Dutch Meadows* Subdivision in Morrisburg.xviii Some portions of the County's Official Plan remain under appeal, with the matter proceeding through a series of pre-hearing conferences at the Local Planning Appeal Tribunal ("LPAT") as part of Case No. PL180202.

1.2.4 Transit and Transportation

1.2.4.1 Vehicular Transportation and Parking

All of the roads adjacent to the Site (Elizabeth Drive and Davis Drive, as well as Lakeview Street) currently have two-way traffic with a stop sign for vehicles turning from Lakeview Street to Elizabeth Drive. A cross walk is marked from the southwest corner of Lakeview and Elizabeth to the Iroquois Public School. Another cross walk traverses Elizabeth Drive from the Public School to the walkway leading to the Church Sanctuary on the Site. There is no parking permitted on the section of Elizabeth Drive that fronts the subject Site, however parking is provided on the Public School lands on the private driveway on the Site that is used for parking, and as a drive-aisle to Davis Drive.

1.2.4.2 Local Transit

The Village of Iroquois, nor the Municipality or the United Counties provides nearby local transit service, accessible to the Site.

1.2.4.3 Regional Transit

As discussed above, regional transit is provided by a private operator from Morrisburg to Ottawa, but does not currently have stops in Iroquois.xix

1.2.4.4 Other Transit and Transportation Options

Taxis and ride-share programs are also alternative transportation options from the Site to nearby areas and the United Counties. An online search provides that there are some taxi operators that serve the Municipality.*x

1.2.5 Table: Community Services

The Site and proposed development is located in a built-up settlement area where, a range of public, private and religious community services and associations are provided nearby. The chart below list those services located nearby to the subject Site, as provided by the Municipality's and Counties' Community Services Maps and other resources:

Type of Community Facility(s)	Name	Location	
Library	Iroquois Branch Library	Dundas Street	
Community Centre	Community Centre Royal Canadian Legion Branch 370		
Community Centre	Iroquois Civic Centre	Dundas Street	
Emergency Community Services	Iroquois Fire Hall	Dundas Street	
Parks and Open Space	Bayview Park	Saver Road	
Parks and Open Space	Bridlewood Park	Bridlewood Cres,	
Parks and Open Space	Carman-Galop Park	Carman Road	
Parks and Open Space	Iroquois Point Cemetery	Iroquois Point	
Parks and Open Space	Haldane Park	Caldwall Drive	
Parks and Open Space	Iroquois Soccer Fields		
Parks and Open Space	Meadowbrook Park	Meadowbrook Drive	
Parks and Open Space	Render Park	Maple Avenue	
Education	Iroquois Public School	Elizabeth Drive and Lakeview Street	
Education Seaway District High School		Beach Avenue	
Museum Carman House Museum		Carman Road	
		Lakeview Drive	
Funeral Home Marsden and McLaughlin Funeral Home		Beach Avenue	
Post Office Canada Post Office Helen Street		Helen Street	
Religious	Knox Presbyterian Church	Church Avenue	
Religious	St. Cecelia's Church	College Street	
Sport and Recreation	Iroquois Marina	Boat House Road	
Sport and Recreation	Iroquois Campground	Carman Road	
Sport and Recreation Iroquois Beach		Adair Drive	
Sport and Recreation Iroquois Golf Club		Golf Club Road	
Sport and Recreation	Iroquois Outdoor Rink	Caldwell Drive	
Sport and Recreation Thousand Islands Yacht Club County Road 2		County Road 2	
Medical / Health Chiropractor Plaza Drive		Plaza Drive	
Medical / Health	Pharmacy	Plaza Drive	

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

1.2.6 Surrounding Area and Land Uses:

The subject lands are bounded on the east and west sides by public rights of way, namely Elizabeth Drive and Davis Drive. To the south, is Haldane Park which contains a war memorial facing Elizabeth Drive and immediately south of the Site. As seen on the Zoning Map in Appendix 7, the lots across from the subject site to the west consists of detached residential buildings zoned "R1" (Residential First Density). To the east is the Iroquois Public School and school yards zoned as "I" (Institutional). The northerly adjacent and nearby lots on the same block as the Site contains the Fire Hall, Library, and Community Centre, and is also zoned as "I" (Institutional). The broader context is characterized by a set of blocks containing detached homes to the west, commercial areas to the north, and recreational and open space zones to the south and south-east.

1.2.7 Subject Lands:

A Registered Plan of Subdivision and a Deed showing the lot boundaries is provided in Appendix 1 and 8. The property is a large lot containing a church sanctuary with a bell tower, an event hall and an accessory 2-storey detached home that was previously used as the priest's residence. The lot is centrally located in the Village of Iroquois, in the Municipality of South Dundas, in the United Counties of Stormont, Dundas and Glengarry.

The existing lot has a frontage on Elizabeth Drive of 100.95m (331.20 ft.) and a lot depth of 93.84m (307.87 ft.), with a lot area of approximately 9,473.15 sq. m. or 0.947315 hectares (101968.138 sq. ft. or 2.34 acres). The existing grading of the lot is generally flat. There are 10 large mature trees on the lot, with 4 smaller trees near the Event Hall. No injury or destruction of the existing trees is proposed. The landscaping is primarily soft landscaping with a driveway and parking area leading to the residence, walkways leading to the residence and to the Church Sanctuary and the Event Hall, and a private asphalt driveway and lay-by aisle containing parking spots on the north side of the property. In terms of surrounding public infrastructure, there are sidewalks on only on the west side of Elizabeth Drive adjacent to the east lot line;

1.3 Past and Current Land Use:

1.3.1 Past Use and Structures

As seen on the Registered Plan of Subdivision 39, the lands subdivided had been done so for residential purposes. The *Iroquois United Church* was opened in 1958, and was constructed as a replacement church for the original Iroquois United Church which was located closer to the St. Lawrence River. The old church demolished as it was in the path of the St. Lawrence Seaway canalization project.

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

A more fulsome history of the Church is provided in Appendix 9. This information was provided by the Iroquois-Matilda Pastoral Charge.xxi The United Church vacated the property and put it up for sale and was bought by the Applicant in early 2020. Church leaves behind the cemetery associated with the former congregation at 6013 Carman Road (Iroquois Point Cemetery).

The Church Lot was previously used for religious services, offices, community purposes (basement Sunday Schools and social programs, and childcare); for marriages, receptions and concerts (as evidenced by the stage and event hall); as a catering kitchen for those events, and contained an accessory residence.

1.3.2 Current Uses, Structures, Floor Areas, Lot Coverage and Landscaping

The Site currently maintains the existing buildings, namely the Church Sanctuary comprising two levels and a mezzanine; an Event Hall attached to the Church Sanctuary that has a stage and large hall for dining and socializing with an accessory kitchen; a two-storey detached home with an attached two car garage. The buildings remain vacant, except for the detached home, which is occupied by the Applicant's family.

As such, the Event Hall and Church Sanctuary buildings remain underutilized. The Applicant has begun to improve the interior of the buildings, installing new flooring, plumbing, lighting, fixtures and appliances. The Site is currently zoned for institutional "I" Zone uses in the Zoning By-law, and is designated as "Residential Districts" and in the Official Plan. A Site Plan showing floor areas is provided in Appendix 10. Floor Areas and Lot Coverage are broken down for the following uses and lot characteristics as follows:

Structure	Existing Floor Area	Storeys	Lot Coverage (%)	
Main Structures				
Existing Detached Residence	219.65 sq. m	2	21.24 sq.m (0.22%)	
Existing Vacant Event Hall	278.66 sq.m	1	878.73 sq.m (9.28%)	
Existing Vacant Church Sanctuary, Offices, Lower level and mezzanine	1128.20 sq.m	Basement and Main Floor; Offices an Mezzanine on upper floor		
TOTAL	1406.86 sq.m Religious and Assembly Uses 278.66 sq.m. Residential		9.5%	
Ancillary Structures				
Existing Garage	18.71sq.m.	1	18.71 sq.m (0.20%)	
TOTAL	18.71 sq.m.	1	0.20%	
Hard Landscaping				
Driveways and Parking Areas	1505.11 sq.m.		16%	
Walkways	150.19 sq.m.		2%	
TOTAL	1655.30 sq.m.		18%	

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

2.0 The Proposed Development

2.1 Application History

In April 2020, I discussed the nature of the proposal with the Applicant, and performed a Site Visit. We discussed where the proposed uses internal to the existing building and in the Church Property would logically occur, and to what extent. Mayor Byvelds was apprised of a pending proposal at the end of May and advised that the proposal would, in his view, proceed by ways of a rezoning. Also in May 2020, discussions were had with the Municipality's planner, Ms. Morphet. Ms. Morphet advised that the application would also proceed through an Official Plan Amendment due to the scale of the commercial uses proposed and that a commercial land use designation is necessary and would have to be sought by an amendment to the County Official Plan.

In June 2020, a pre-consultation meeting was attended by me, Ms. Lowey (the Building Chief for the Municipality) as well as the planners from the Municipality and the County, Ms. Morphet and Ms. Morin, respectively. Since then, the Applicant has been improving the interior of the Church and Event Hall in anticipation of its adaptive-reuse, with the intention of providing a catering kitchen and a café bistro as the first uses in advance of the future.

As part of the County Regional Incentives Program, a Grant Application was submitted in advance of this Planning Act Application to adhere to the September 2020 deadline for submission. With COVID-19, the Applicant strongly considered and now wishes to propose outdoor dining and a patio area in support of the proposed uses and to maintain physical distancing for future patrons. This Planning Rationale is also submitted in support of the Grant Application, and supports my client's intent to repurpose the Church property for tourist commercial uses in support of the County economic development goals.

Recently, further discussions with the Municipal and Counties' planners have resulted in the determination of the requirements of this Planning Rationale to be submitted in support of the ZBLA and OPA, as well as the identification of the appropriate zoning and land use designation that is to be sought for the range of the proposed uses. Documents and information was provided to the Municipality's planner, and together it was determined that a Commercial District land use designation would be sought for the OPA, and a modified "CT" Tourist Commercial Zone classification would be sought for the ZBLA.

2.2 Description of the Planning Application

The proposed Draft Zoning By-law Amendment seeks certain site-specific use to permit the proposed land uses in the existing Church and Event Hall, as there are no exterior alterations proposed, and as such no relief from the exterior side yard setback, maximum building area, minimum landscape area, and building heights.

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

As the land uses proposed are commercial land uses, a concurrent OPA Application is also submitted with this Zoning Amendment application. The purpose of the ZBLA will bring the zoning of the Site into conformity with the concurrent OPA land use designation sought for the Site, requesting the re-designation of the lands from "Residential Districts" to "Commercial Districts" in the Official Plan, as provided on Schedule A2b of the Official Plan.

The proposed development seeks to re-zone the subject lands from "I" – Institutional Zone to a modified and site-specific "CT" – Tourist Commercial zoning category in the Municipality of South Dundas' Zoning By-law 2010-48. The proposed land uses do not conform to the permitted uses of the existing "I" Institutional Zone classification in the Zoning By-law nor will some of the proposed uses conform to the uses permitted in the Zoning By-law's "CT" Tourist Commercial Zone. As such, a Zoning By-law Amendment (ZBLA) is required to rezone the lands which will provide certain site-specific land use permissions to the subject lands.

2.3 Description of the Proposal

The proposed use of the subject lands are for a conversion of the existing vacant church sanctuary and assembly space to commercial land uses, the primary uses being a boutique hotel and an event centre containing multi-purpose rooms. The proposed use of the event centre is similar to the previous (non-profit) use of the event spaces, as an event hall. A café bistro and accessory catering kitchen and is also proposed, as are dining areas, and an outdoor patios. The existing detached 2-storey residence on the Site will be maintained.

The proposed event hall, reception areas and multipurpose rooms are consistent with the previous uses of the Church property; however a rezoning is still required, as the adaptive re-use and the newly-proposed uses will be of a commercial, for-profit nature. The zoning standards sought relate entirely to the proposed uses, and are described further in this Report.

In my opinion, the proposal contemplates uses that are in conformity with the provisions of "Commercial District" development in the Official Plan, and in some respects carry forward the previous event and assembly uses in the Church property, and as more specifically provided for in the implementing ZBLA, additional commercial uses. The overall intent of the proposal would be to facilitate the appropriate adaptive reuse and reinvestment of an underutilized and vacant property. Further details and my rationale vis-à-vis the Official Plan and Zoning By-law permissions are set out in the Official Plan and Zoning By-law sections of this Report, below.

3.0 Planning Policy Framework and Applicable Policy and Regulations - The Planned Context

The following sections outline the applicable planning policies and by-law regulations and provide an evaluation of the proposed ZBLA and OPA to seek permission for the proposed use of the lands in the context of the existing policy framework. The following policies have been considered in this report:

3.1 The Planning Act, R.S.O 1990 (the "Act")

The Province of Ontario sets out rules and regulations in the Planning Act which describe requirements for planning processes, how land uses may be controlled and by whom. The Planning Act gives the Town of Caledon the power to create Official Plans and Zoning Bylaws which in turn provide direction to the various officials, staff members and other authorities involved in the planning and development decision making process.

In Section 2 of the Planning Act lists the matters that are of provincial interest and these matters must be considered as it provides the general direction to all land use planning decisions made in the Province of Ontario. In my opinion the proposed development has regards to applicable matters of provincial interest, namely:

- (h) the orderly development of safe and healthy communities;
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (k) the adequate provision of employment opportunities;
- (I) the protection of the financial and economic well-being of the Province and its municipalities;
- (p) the appropriate location of growth and development;

In my opinion, the proposal will provide:

- Continued orderly development of a safe and healthy community;
- Increase the Municipality's social, cultural and recreational facilities:
- Provide increased employment opportunities in Iroquois;
- Contribute to the economic well-being of the Municipality;
 and
- Is a location appropriate for the development of an adaptive re-use of a property.

Section 16 and Section 34 of the Planning Act requires that Official Plans and Zoning By-laws are required to be consistent with the PPS, and that the Zoning By-laws are to conform to the applicable Official Plan. The Applicant is seeking a designation to "Commercial Districts" for their property in the Official Plan, which will enable the proposed zoning to conform to the lands newly designated as such in the Official Plan.

3.2 The Provincial Policy Statement, 2020 (the "PPS")

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement sets the policy foundation for regulating the development and use of land. The policies of the PPS support the goal of enhancing the quality of life for all Ontarians. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that provincial interests are addressed.

Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term. Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Zoning By-laws are also recognized as being important to the implementation of the policies of the PPS.

The proposed County Official Plan Amendment, to re-designate the lands from "Residential Districts" to "Commercial Districts" to enable the lands to be concurrently amended in the Municipality of South Dundas Zoning By-law 2010-48 to "Tourist Commercial" to permit the aforementioned proposed land uses.

The PPS provides direction for managing and directing land use to achieve efficient and resilient development and land patterns. The PPS policies promote an appropriate range and mix of residential, employment, institutional, recreation, park and open space and other uses to meet long term needs. Development applications for OPA's and ZBLA's must be consistent with the applicable policies of the PPS, and the PPS directs that it is to be read in its entirety and the relevant policies are to be applied to each situation.

Relevant Policies of the PPS:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

a)promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b)accommodating 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), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

c)avoiding development and land use patterns which may cause environmental or public health and safety concerns;

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of mycommunities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

- 1.1.3.1 Settlement areas shall be the focus of growth and development.
- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
- a)efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for the irunjustified and/or uneconomical expansion;
- c)minimize negative impacts to air quality and climate change, and promote energy efficiency;

1.3 Employment

- 1.3.1 Planning authorities shall promote economic development and competitiveness by:
- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4;

1.7 Long-Term Economic Prosperity

- 1.7.1 Long-term economic prosperity should be supported by:
- a) promoting opportunities for economic development and community investment-readiness;
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- h) providing opportunities for sustainable tourism development;

The relevant policies of the PPS have been identified above and have been reviewed in relation to the proposed adaptive re-use. In my opinion, the proposed OPA and Rezoning is consistent with the PPS. As mentioned above, the proposed Official Plan Amendment and Rezoning must demonstrate that it is consistent with the relevant policies. As the proposed designation is "Commercial Districts" and "Tourist Commercial", the following sets out that the proposal is consistent with the PPS.

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Redevelopment is defined in the PPS as the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. The adaptive re-use of the church property into a boutique hotel, café bistro, event hall and accessory uses such as a commercial patio constitutes a "redevelopment" of the Site.

In my opinion the proposed OPA and ZBLA will promote efficient development and enhance the land use patterns that will sustain the Municipality of South Dundas and the United Counties for the long term. The Applicant has already begun to invest heavily in the reconstruction of the interior of the building, and has retained local companies for the work that has been done and that will arise from an approval for the proposed land uses. The Applicants further investment into the conversion of the Church Sanctuary into a boutique hotel will drive more economic development at the local and regional level. A market-based mix of commercial employment uses will be provided that will also meet the long-term needs of Iroquois, the Municipality and the United Counties.

In my opinion, the commercial land uses proposed are compatible with the surrounding residential and institutional land uses, and will not cause adverse impacts to the environment, public health and safety. The lot is located in close proximity to existing commercially-zoned areas in Iroquois, some of which directly abuts low-density residentially zoned and designated areas. The lot is large, and provides more than adequate building setbacks from the abutting residential zones. In my opinion, there would be no land use conflicts, given that a more intensified and permissive "General Commercial" zone directly abuts the same Residential First Density Area to the west of the Site.

The proposed OPA and ZBLA will add to the Municipality's economic activity, diversity of land uses, and contribute more opportunities for the vitality and regeneration in the United Counties. In my opinion the proposed OPA and ZBLA is one critical part that will contribute to the long-term economic prosperity of the County's communities, while using these vacant lands wisely and is an effective use of public service facilities.

Settlement areas are defined in the PPS as urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are built-up areas where development is concentrated and which have a mix of land uses. The proposed OPA and ZBLA applications focuses redevelopment in a settlement area, as envisioned in the PPS. Again, settlement areas are the focus of vitality and regeneration, and the proposal, in my opinion, does exactly that. Reinvestment is proposed for a vacant property that will have many positive effects on the community, and will contribute to the long-term economic prosperity of Iroquois.

Since the proposed uses are commercial in nature, and aligned with the "Commercial Districts" land use designation sought in the Official Plan and the modified "Tourist Commercial" zoning classification sought in the Zoning by-law, the employment policies of the PPS are applicable to this Application. In my opinion, should the planning departments and the Municipal and County Councils be supportive of the proposed OPA and ZBLA, they would be supporting economic development and competitiveness of the Village, Municipality and County while providing an increased range of employment uses that will meet long terms needs.

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

The proposal will also provide for an increased and diversified economic base and will support other economic activities and ancillary uses, such as the local shops and restaurants, golf course and marina. The uses proposed on the Site and the OPA and ZBLA's sought to facilitate them will advance compatible employment uses to support a liveable community on a strategic and market-ready site. The approval of the OPA and ZBLA will remove a barrier to investment on the lands and promote an opportunity for economic development and community-investment readiness. The proposal will optimize the use of the Municipality's land, resources, and infrastructure and public service facilities, while enhancing the vitality of Iroquois downtown and main streets, just a short walk from the subject Site.

In my opinion, as the exterior character of the Church is being maintained, the proposal further encourages and promotes a sense of place by conserving a church structure that helps define the Village's character, and most definitely provides an opportunity for tourism development for the United Counties.

The proposed development represents an appropriate intensification of a underutilized lot within the built boundary of the municipality where adequate infrastructure and public service facilities are available. The existing residential use will continue to contribute to an appropriate range and mix of residential uses in the neighbourhood to meet long-term needs, while making efficient use of serviced land within the settlement area. Moreover, adequate development standards are proposed for the site specific zoning to ensure compatibility with the surrounding residential neighbourhood.

The Site is also in proximity of commercial uses; existing parks, recreation facilities, and places of worship; and has access to roads and Highway 401. Given the mix of existing and planned uses in the Village, the proposal will promote active transportation and support the use of existing and proposed active transportation, such as the bike lane on Elizabeth Drive and the bike paths throughout the community.

In my opinion and for the reasons discussed above, the adaptive re-use of the Church property achieves the policies of, and is consistent with, the Provincial Policy Statement and has regard for matters of Provincial interest as identified in Part 2 of the *Planning Act*.

3.3 United Counties of Stormont, Dundas and Glengarry Official Plan, Office Consolidation July 18, 2018

The Official Plan is a long-term plan that was approved by the Ministry of Municipal Affairs and Housing on February 4, 2018. The Official Plan is used to manage long-term growth and development from 2017 - 2037. It gives the County Council and Planning Department a policy framework and a set of procedures and goals they can use to make decisions or manage other policies. The Official Plan guides how the County grows and develops, while protecting the environment, managing resources and setting a structure to efficiently manage growth. The Official Plan was reviewed to ensure it is consistent with the 2014 Provincial Policy Statement, and will be reviewed again in its consistency with the 2020 Provincial Policy Statement, released in May 2020. On approval in 2018, the Official Plan was subject to a range of appeals from various parties, the County and its municipalities.**xxii PL180202 is a matter that is still before the LPAT and two pre-hearing conferences have been held, and ostensibly, another one was held on November 20, 2019*xxiii

The *Planning Act* requires updating of the Official Plan every 5 years. This requirement ensures that the Official Plan corresponds with provincial plans, and is consistent with policy statements issued under the Act.

The applicable policies of the Official Plan in this Application are identified by consulting the Schedules in relation to the subject Site. To note, there are other policies that may apply to the subject lands that are not outlined in the Official Plan maps. The table below lists the land use planning destinations of the Official Plan for the subject lands, the Land Use Maps are provided in Appendix 11:

3.3.1 Table: Designation of the Subject Lands in the Official Plan:

Designation	OP Schedule	Notes
Urban Settlement Area	Schedule A2xxiv	Site is in Iroquois, an Urban Settlement Area
		and on a Township Road.
Residential District	Schedule A2b:	Site is in the Residential Districts designation in
	Iroquois××v	the Urban Settlement Area and within the
		Urban Service Limit.
N/A	Schedule B2: Constraints	No constraints
	Planxxvi	

3.3.2 Table: Applicable Official Plan Policies for the subject lands and the proposed development, and Rationale:

Policy	Text	Rationale / Justification
1.2 The County Role in Land Use Planning	Pre-consultation with applicants and the Local Municipality is required by the County prior to	A pre-consultation was held with the Municipal and County Planners in June 2020.
in Land Ose Flaiming	accepting a planning application.	Later in the summer of 2020, further discussions led to determining that a
		Planning Rationale was to be submitted in support of the ZBLA and the OPA.
1.7 Amendments to the Plan	Applications for amendments to this Plan by the public, a public body, or by County Council or a Local municipality will be considered in accordance with the requirements of the Planning Act. Applications submitted by the public or a public body must be complete and where required by this Plan, shall include technical studies, reports or other information to enable the County to determine conformity with the policies of the Plan (see also Section 8.12.1). Amendments will be required for a change in a land use designation as shown on the Land Use Plan Schedules or for a change in the substance	The proposed land uses require an amendment to the County Plan as the proposal is for a change in a land use designation as shown on Land Use Plan Schedule A2b.
1.8.5 Permitted Uses	of the policy or text of the Plan. Examples of permitted uses provided in the land use policies of this Plan indicate the possible range of appropriate uses and are not all-encompassing unless otherwise stated; however, any proposed uses not listed shall only be permitted where they are in conformity with the general intent and policies of the land use designations of this Plan. Zoning By-laws of a Local municipality or	The proposed uses are in conformity with the general intent and policies of the "Commercial Districts" land use designation sought as explained in further detail below. The subject Site is proposed to be zoned for a zoning classification and site-
	amendments thereto, shall be brought into conformity with the Official Plan in accordance with Section 26 (9) of the Planning Act.	specific by-law that will permit uses that are in conformity to the Official Plan land use designation sought ("Commercial Districts")
2.1.2 Historic Growth	As of the 2011 census there were 19,800 jobs in the County. Employment in the County declined from 2006 to 2011 and, like most of Eastern Ontario, the economy has seen a shift away from traditional manufacturing and primary sectors to public administration and service sector industries.	The proposed land uses will provide for jobs in the service sector industries.
2.1.3 Population, Housing and Employment Forecasts	Table 2.6 – Projected Employment Growth, 2016 - 2036	The projected employment numbers and persons with jobs in South Dundas are expected to decline. This could be a prediction due to an ageing population in the Municipality. The proposed land uses will facilitate the provision of more jobs in the Municipality and County. In my opinion, it is in the public interest to redevelop the Site for the proposed uses, which will bring more jobs and also

Policy	Text	Rationale / Justification							
		further econon			n the Cou	inty.			
		Table 2.6 Proj	ected Em	ploymen	it Growth	, 2016 -	2036		
		Municipality	2016	2021	2026	2031	2036	Net Change	Compound Annual Growth
		South Dundas	4097	3968	3870	3673	3562	-532	-0.7%
2.2 Public Services and Infrastructureq	Focus will be on redevelopment, intensification, revitalization and contiguous development that best uses existing or planned infrastructure.	The proposed be using exist services.		-					
2.5 Heritage	The conservation of buildings, landscapes, monuments and resources from the County's history is important to present and future cultural identity.	The proposed existing Churc will be maint maintaining the	h buildin tained c	g and E nd enho	vent hall anced wi	. The pr	operty's oroposal.	heritage o	and character
3.1.3 Objectives	To designate land uses in settlement areas and rural lands to accommodate development and redevelopment having regard for the health, safety, convenience and needs of the present and future population.	The subject Sit designated to uses. Redesig	"Comme nation c	ercial Dis f the lo	trict" to a	facilitate the settl	the ZBL/ ement a	A seeking rea will o	the permitted accommodate
3.1.6 Objectives	6. To achieve balanced growth and settlement across the County including a mix of residential, employment, institutional, and recreation uses to meet long-term needs.	redevelopmen future populat next generation	ion, espe	cially in	-	-			•
3.1.7 Objectives	To promote development where it can be adequately serviced with existing capacity or planned expansion of public service facilities and infrastructure and to ensure development is financially viable	The proposed		-					
3.18 Objectives	To protect sensitive land uses (e.g. dwellings, health care and educational facilities) from incompatible land uses and to avoid or resolve existing land use conflicts.	meeting its lor existing capac	-			-		-	
3.1.10 Objectives	To design a land use planning framework that sustains existing employment and encourages economic development.	The nearby d	_						-

Policy	Text	Rationale / Justification
		proposed uses that will provide more employment and will sustain and support
		existing jobs in the County, as well as encourage further economic development.
3.2.1.2 Characterization of Urban Settlement Areas 3.4.2 Settlement Areas	Urban Settlement Areas are communities with a diverse mix of land uses and full or partial municipal sewage and water services. These communities are the primary settlement areas for future development. Land division will primarily be by plan of subdivision. Within Urban Settlement Areas, the Residential, Commercial and Employment Districts are areas where the primary permitted land uses are residential, commercial and industrial, respectively. Commercial Districts may include mixed uses such as commercial, residential, public service facilities and institutional uses. The use of commercially designated lands for standalone residential shall be strongly discouraged.	Iroquois has a diverse mix of land uses, however it does not contain any "Tourist Commercial" Zone classifications. The proposed rezoning and Official Plan Amendment to facilitate the proposed uses will contribute to a further diversification of the land uses in the Municipality. The proposed land uses require a redesignation from "Residential Districts" to "Commercial Districts". The existing designation permits the previous institutional uses on the Site, and in the Church building and event hall. As the proposed uses are more regional in nature and not contemplated to be uses that would only draw locals as customers, a Commercial District designation is necessary. As stated above, the proposed Commercial District designation and Tourist Commercial Zoning for the Site is in my opinion consistent with the relevant policies of the PPS.
3.5 Permitted Land Uses	Table 3.5: Commercial District Full range of retail, service commercial, automotive, recreational and resort commercial and personal service uses - Residential uses (mixed or standalone)	The Commercial District is the appropriate land use designation that will provide permissions for the proposed Boutique Hotel, Café Bistro and Event Hall uses to be developed on the Site.
	Table 3.5.1 – General Permitted Uses: Accessory uses to any main use (e.g. bed and breakfast establishments, garages, marine structures, administrative uses, home based businesses)	The proposal is for a resort-commercial type use and the accessory uses are covered by the service commercial uses permitted in the Commercial Districts. The proposed ZBLA and site-specific uses for a modified "CT" Tourist Commercial Zoning will conform to the proposed Commercial District land use designation sought for the subject lands.
		The General Uses are permitted. This includes accessory uses to the main use of the Boutique Hotel, Event Hall and the Café Bistro. The proposed accessory use is a commercial patio, and this requested use in the zoning by-law conforms to uses permitted in the Official Plan.

Policy	Text	Rationale / Justification
3.5.1.1 Adequate Lot Size	The lot size shall be adequate for all existing, proposed, or potential future land uses including the expansion of buildings and structures above and below ground and any associated private water and sewer services. The lot shall meet all requirements for setbacks, including setbacks from natural hazards such as flood plains, parking and loading facilities, storage and display areas, signs, lighting, landscaping, buffering or screening, infrastructure and safe access and egress, where these requirements apply.	The lot has a lot area of over 9000 sq.m. It is an adequately sized lot that is proposed to contain the required parking and loading facilities, storage, landscaping and safe access and egress for all of the proposed uses. The existing building has generous setbacks, which are proposed to be maintained. A fire hall is located nearby, and has adequate access to all sides of every structure on the Site, if need be.
3.5.1.3 Frontage and Access	All uses shall have frontage on, and direct access to, an open and maintained public road. Exceptions may be made for existing lots of record on private roads, condominium development, islands (water access), for infrastructure uses and utilities, and for resource lands where deemed appropriate.	The proposed uses in the Church building and Event Halls have frontage on and direct access to two public roads, namely Elizabeth Drive to the east, and Davis Drive to the west. Considering the range of uses, two frontages are ideal for Site and emergency access.
3.5.1.4 Measures for Landscaping, Buffering, Screening and Land Use Compatibility	This Plan promotes land use compatibility and encourages compatible land uses adjacent to each other. Where this is not possible or where development involves the expansion of existing adjacent incompatible uses, landscaping, buffering and screening techniques should be used to mitigate adverse effects, noise, visual impacts and conflicts between land uses and may also be used to improve aesthetics or to enhance the quality of development in urban or rural areas.	In my opinion, the proposed land uses are entirely compatible with the surrounding residential and institutional land uses. There are other instances in Iroquois where commercial zones with more permissive commercial zoning classifications (that permit a wider range of commercial uses that those sought) abut residential districts, including the Residential Density First zone. Should there be any perceived or actual adverse impacts arising from the
	Site planning will also promote compatibility. This can be achieved by placing parking, loading, open storage or noisier or other objectionable areas away from adjacent or nearby residential uses (e.g. locating access points so that traffic to commercial/industrial areas will be diverted from residential streets).	proposed or developed land uses, the Applicant is prepared to ameliorate any impacts in any reasonable way with mitigation of noise, visual impacts or to improve aesthetics with landscaping, buffering, or screening with vegetation and/or fencing.
		Regarding site planning, the existing parking configuration will remain the same. In my opinion, there will be no increased impacts from parking that what would have already normally occurred from the previous Church and Event Hall use.
		Traffic to the site will be encouraged to utilize the Elizabeth Drive driveway entrance to limit the impact of vehicular traffic upon the adjacent westerly residential neighbourhood.
3.5.1.7 Zoning	Provisions shall be made in any implementing zoning by-law to classify types of land use in one or more zones, and to set out the zone requirements for development (e.g. lot size,	The proposed "CT" Tourism Commercial Zoning with site specific land use permissions will implement the requested re-designation of the lands to "Commercial Residential". Provisions in the implementing site specific zoning are

Policy	Text	Rationale / Justification
	frontage, setbacks, density, height, building coverage, access, parking and loading etc.).	intended to provide avoidance to any land use conflicts with adjacent land uses.
3.5.1.11 Complete Communities	Complete communities integrate a mix of uses and include a wide range of transportation options and housing choices. This means local access for people at all stages of life to options for food, transportation, housing, recreation, education, retail, and employment. Achieving complete communities requires a diverse range of housing options, opportunities for recreation and education for people of all ages, protecting cultural heritage, and creating inclusive public spaces with community identity. This Plan supports the creation of complete communities through the planning process and encourages long-term financial viability for infrastructure and public services. The County supports compact mixed-use development that integrates residential, commercial, employment, community, and recreational uses.	In my opinion, the redevelopment of the Site and the proposed uses will contribute to a complete community. The proposal will provide local access for food, recreation, and employment. The proposal protects cultural heritage, and encourages long term financial viability for the Municipality's infrastructure and public services. The proposal is also an example of compact, mixed use development integrating the existing residential dwelling on the Site with employment uses.
3.5.2.1 Community Structure	As communities grow and evolve, land use areas or districts shall be tailored to the character, function and servicing of specific land uses or mix of uses.	In my opinion the proposed Commercial District land use designation will be and evolution and adaptive re-use of the unique character and function of the church property.
3.5.2.3 Commercial Areas, Main Streets and Downtowns	Intensification of existing buildings will be encouraged (e.g. use of upper storeys for residential uses). Commercial design should be sensitive to adjacent properties which are zoned or are exclusively used for residential purposes or other sensitive land uses using screening or buffering and by locating or limiting outside storage, display, waste storage and access points for parking and loading away from sensitive land uses. Access	Intensification is defined in the PPS as the development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites; b) the development of vacant and/or underutilized lots within previously developed areas; and d) the expansion or conversion of existing buildings. As such, the proposal represents intensification of the existing property.
	points for commercial uses will be directed to major streets, wherever possible and shall be set back a safe distance from intersections. Redevelopment and revitalization of downtowns and main streets shall be encouraged through measures such as facade improvements, beautification programs, conversions and commercial intensification, and investments in public infrastructure.	The proposal is for intensification of a adaptive commercial conversion of and existing underutilized lot in a developed area. This Official Plan encourages the intensification of the Site. In my opinion the commercial design which proposed no exterior alterations to any of the existing buildings on the Site maintains sensitivity to the adjacent properties which are zoned for residential purposes. The access point for the commercial uses will be via the front of the Church building on Elizabeth Street and the private driveway to the north of the Church Sanctuary.
	Tourist and recreational commercial uses should be strategically located to take advantage of and conserve natural features and land forms, shorelines, water bodies or	As part of the conversions, façade improvements are proposed, and are being designed. Grant Applications have been made to the Regional Incentives

Policy	Text	Rationale / Justification
	other attributes that complement the characteristics of the business.	Program seeking financial support for the Applicant's reinvestment into the property.
	The spread of commercial uses into established or planned residential neighbourhoods shall not be permitted except for neighbourhood serving uses.	The proposed uses, which can be considered as touristic in nature, are strategically located to conserve the existing character and buildings.
	Where the intensification, expansion or conversion to a commercial uses(s), or a non-residential use to a residential use occurs, the planning review shall ensure that the lot size is adequate for all requirements including parking, water supply and sewage disposal systems, that access will be safe, and that the change will be compatible with adjacent uses.	The proposed Boutique Hotel, Event Hall and Café Bistro in the existing building are commercial uses that are not considered as neighbourhood serving uses, with the exception of the Café Bistro. The policy expressly prohibits the spread of these uses into the established residential neighbourhoods, however, in my opinion, the intent of the policy is such that the spread of commercial uses should not occur on a lot that is part of a contiguous row and/or grouping of residential lots either at the edge of an established neighbourhood, or interior to it.
		As seen on the Official Plan Schedule A2b, the Zoning by-law maps, and on the online County maps, neither the lotting pattern or the context of the subject property lends itself to that the proposed commercial designation will provide any "intrusion" of commercial uses into an established residential neighbourhood in Iroquois. The lot is situated along a contiguous row of lots zoned "I" Intuitional, and are not residentially-zoned. The context of the lot provides that it is adjacent to an established residential neighbourhood to the west and to the south, across a park.
		In my opinion, permitting the proposed redesignation of the Site to Commercial Districts and the implementing Tourist Commercial zoning does not compromise the integrity or land use pattern of the adjacent established residential neighbourhoods.
		In my opinion, proposed commercial designation and zoning for the Site will maintain the intent and purpose of both the Residential Districts and Commercial Districts in the Official Plan and maintain the integrity of the nearby neighbourhoods.
		As mentioned before, an analysis of the zoning by-law maps provides that Commercially-zoned areas in Iroquois can exist in harmony and without land use conflicts on adjacent sites. Examples of Tourist Commercial Zones adjacent to Residential Waterfront zoning exists on Schedule 8 of the Zoning By-law.xxvii

Policy	Text	Rationale / Justification
		More central to the Village, other examples of commercial zones on the edge of established residential areas are seen on Dundas Street (CG Zone to R1, R4, and R3, zones), and on County Road 2 (CH Zone to the R1 zone)
3.5.2.6 Infill and Instensification	Infilling and redevelopment can occur on vacant lots of record or 'brownfields', on underutilized sites (e.g. surplus municipal properties, railway properties, church sites, school or other institutional sites), or by expanding or converting existing buildings. This will consolidate development and optimize	Pursuant to the intensification definition provided in the PPS, this policy promotes the conversion of the existing underutilized site to the proposed land uses. The policy also explicitly identifies church sites as sites that are to be strategically redeveloped in the Municipality.
	the use of existing services. Non-residential intensification is encouraged by making better use of floor space in existing industrial, commercial or institutional buildings.	In my opinion, the proposed ZBLA to facilitate the adaptive re-use of the Church and Event Hall is in complete conformity with this Official Plan policy. On top of that, the policy is supported in that the proposal is for non-residential intensification of an existing institutionally zoned building.
8.12.6Zoning By- laws Section 34	A zoning by-law shall reflect the principles, policies and land use descriptions in this Plan and shall be in conformity with this Plan. The By-law shall zone land and establish regulations to control the use of land and the character, location and use of buildings and structures (e.g. retaining walls, fences, signs,	In my opinion, the proposed ZBLA is in absolute conformity with the Commercial Districts land use designation sought for the Site. The proposed ZBLA will implement a site-specific by-law exception to the "CT" Tourist Commercial zone that establishes the permitted land uses in the building.
	communication towers, sewage disposal systems, recreation vehicles, swimming pools, docks, wharves, manure storage facilities etc.) and recognize existing legal non-conforming uses in accordance with this Plan.	There are no exterior expansions to the existing building proposed, which means that other than the proposed land uses, the proposal is in compliance with all of the other performance standards contained in the Tourist Commercial zone.
8.12.10.1 Site Plan Control Section 41	For the purposes of this Plan, the following land use designations and land uses shall be subject to Site Plan Control: 1. Any industrial, commercial or institutional use; 4. All conversions and redevelopment within any of the above categories;	I recognize that Staff have the option to subject the development application to Site Plan Control because the land uses and designations proposed are for commercial uses, and is a conversion and redevelopment of an existing institutionally zoned property.
9.2 Special Land Use Districts	This section of the Plan recognizes past land use decisions and potential land use developments on a site-specific basis.	In my review, and as part of the redesignation, a Special Land Use District may apply to the subject site, should the proposed redesignation be approved by the Planning Authority.

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro – Iroquois, ON

3.3.3 Summary and Concluding Opinion of conformity to the County Official Plan:

The proposal is for an OPA to a Commercial District designation of the lands, and also for an implementing zoning amendment. Currently, the zoning by-law will not permit the planned uses in the land use designation of a *Residential District*. In my opinion, and pursuant to my commentary in the columns above, my concluding opinion is that the proposed development and Zoning By-law Amendment and land use permissions are in conformity with the relevant objectives and policies of the County Official Plan and recommend its support from Municipal and County Staff and the County Council.

3.4 Municipality of South Dundas Zoning By-Law 2010-48 ("Zoning By-law")

The property is currently zoned "I" – Institutional in the Municipality of South Dundas Zoning By-law 2010-48. To implement the proposed redevelopment, the proposed zoning by- law amendment zones the property "CT" - Tourist Commercial with permissive exceptions (CT-X) as shown on the draft Zoning By-law Map in Appendix 12. The Draft Zoning By-law Amendment is provided in Appendix 13.

Zoning By-law 2010-48 Schedule A2b (Appendix 7) shows that the zoning for the subject Site is part of a group of institutional zones that currently provide for community facilities. The properties on the west side of Davis Drive and facing the subject lands, are zoned "R1" – Residential First Density; the property to the north is zoned "I"; and the property to the east is zoned "I". To the south, is an "OS" – Open Space zone.

The table on the following pages summarizes the existing zoning for the lands and buildings, and the proposed zoning standards for the redevelopment, in the order in which they appear in the Zoning By-law.

3.4.1 Table of Existing Zoning Standards and Zoning Compliance:

Development Standard (By-law 2010-48)	Existing "I" Zone Provisions	Compliance?
3.27 (a) Parking Requirements: In all zones except the General Commercial Special (CGS) Zone, the owner or occupant of any building or structure erected, enlarged or changed in use after the passing of this By-law, shall provide off street parking in accordance with the following provisions: Any building containing 1 or 2 dwelling units: 2 parking spaces or 2 garages, or 1 space and 1 garage per unit. Religious institutions: where there are fixed seats, 1 parking space for every 5 seats of 6m of bench space; where there are no fixed seats, 1 parking space for each 20 sq.m. of floor area devoted to public use. Offices, including professional offices, shopping centres and financial services: 1 parking space for each 20m2 of floor area	The pews are still in the building, however the quantity of seats cannot be accurately counted. The description of the history of the Iroquois United Church states that there were 250 persons attending the first congregation, so on that basis I establish the number of seats that would be available for the Church. However, since the Church is no longer used for religious services, the calculation is done on a floor area basis. That would mean that the parking requirement for the past and existing church floor areas are as follows: 16 spaces for the previous religious use in the Sanctuary (based on 322 sq.m); 28 spaces for the other areas of the Church's existing place of assembly uses (event hall and basement multipurpose rooms 564.76 sq.m.;	Compliance? The parking provided on the Site does not comply with the By-law Standards. The existing number of parking spaces is lawfully non-complying.
3.27 (e) Parking Access: Access driveways designated for two-way traffic shall be not less than 6 m in width. Separate entrance and exit driveways shall be not less than 3.6 m in width. Access to parking areas for commercial or industrial uses	 3 parking spaces for the 70.46 sq.m of offices in the Church; 2 parking spaces for the existing residence. In total, the required spaces on the lot are to be 49 parking spaces. The existing use is legally non-complying with the Zoning By-law, as when appropriately dimensioned, the most amount of parking spaces that can occur on the site now are approximately 31 parking spaces in the paved driveway area. The existing access driveway traversing the Site from east to west and accessed from both Elizabeth Drive (to the east) and Davis Drive (to the west) is 11.58m in width. 	Complies

Development Standard (By-law 2010-48)	Existing "I" Zone Provisions	Compliance?
shall not pass through a Residential Zone. Aisles designated for two-way traffic shall be not less than 6 m in width. Aisles designated for one-way traffic shall be not less than 3.6 m in width.		
3.32 (a) Setbacks: The following setbacks shall be the minimum required: Township Streets: 10 m from the centreline of road allowance, plus the minimum Front Yard for the appropriate zone	The existing setback is 34m from the sidewalk on the west side of Elizabeth Street immediately abutting the east lot line.	Complies
3.38 Through Lots: Where a lot which is not a corner lot has Frontage on more than one (1) street, the requirements for Front Yards contained in this By-law shall apply to each yard abutting the street, save and except for accessory uses in accordance with Section 3.1.	The lot is not a corner lot and has frontage on Davis Drive and Elizabeth Drive North. The rear (west side of the Church) has a setback that complies with the setback requirements for a through lot.	Complies
7.1 (1) Permitted Uses in the Institutional (I) Zone: administrative office (of a Public Authority) cemetery church clinic community centre day nursery electrical supply facility nursing home, including rest homes, retirement homes and homes for the aged park parking area private club public use school accessory dwelling house accessory dwelling unit	The previous uses were a church, and the property contains a parking area and an accessory dwelling house. Accessory uses may have been as a community centre and day nursery. Other uses would have been a place of assembly, and offices (priest offices). An assembly hall may have been a use that was rented out for gain or profit by those who rented the event hall.	Main uses conforming to permitted uses. Accessory uses, arising from the event hall would be non-complying uses.
7.1 (2) Zone Requirements in the Institutional (I) Zone:		
(a) Lot Area (minimum) 450 m2	Lot Area is 9,473.15 sq. m.	Complies
(b) Lot Frontage (minimum) 15 m	Lot Frontage is 100.95 m	Complies

Development Standard (By-law 2010-48)	Existing "I" Zone Provisions	Compliance?
(c) Front Yard Depth (minimum) 7.5 m	Front Yard Depth at over 34m	Complies
(d) Exterior Side Width (minimum) 7.5 m	N/A the lot is an interior lot between lots to the north and south	N/A
(e) Interior Side Width (minimum) 3 m	Side Yard Setback to the lot to the north is 17m.	Complies
	Side Yard Setback to the lot to the south is 19m	
(f) Rear Yard Depth (minimum) 7.5 m	Rear Yard Depth to the lot line to the west is 18.5m	Complies
(g) Building Height (maximum) 12 m	The existing residential building is 2 storeys (approx. 7m in	Accessory Dwelling is
	height) and the Church Sanctuary bulding is over 12m, and the	compliant; the Church
	spire/belfry is exempt from height restrictions.	Building is lawfully non-
(1) 1 1 0 (1) 1 (1) (1)	TI 1	complying.
(h) Lot Coverage (maximum) 40%	The existing lot coverage is 9.7%	Complies
(i) Landscaped Open Space (minimum) 30%	The existing landscaped open space is 82%	Complies
(j) Dwelling Houses or Dwelling Units per Lot (maximum): 1	There is one dwelling house on the lot, containing one dwelling	Complies
	unit	Complex
7.2(1) Additional Provisions for Institutional Zones Accessory Dwelling Units	At least 20 sq.m is provided at the rear of the accessory	Complies
Accessory Dwelling Offits	dwelling unit, as the rear yard.	
The following provisions shall apply to accessory		
dwelling units:		
A minimum of 20 m2 of Open Space shall be provided for		
the exclusive use of each dwelling unit. Such Open Space		
shall not be used for the parking of vehicles, or as a		
required pedestrian access.		
Pedestrian access to each dwelling unit shall be from an		
adjacent street and for the sole use of the dwelling unit.		
7.2(2) Additional Provisions for Institutional Zones	The existing accessory priest dwelling must comply with the	N/A
Accessory Dwellings	requirements in the Residential First Density (R1) Zone.	
Accessory dwellings shall conform to the requirements of		
the R1 Zone where piped services are available and the RR		
Zone where services are private. 5.1(1) Permitted Uses in the R1 Zone:	The existing model and conformation the same accordance of the same	Camplia
5.1(1) remined Uses in the KT Zone:	The existing residence conforms to the uses permitted in the R1	Complies
Single detached dwelling	zone. Tourist commercial uses are already permitted in the form of a small scale Bed and Breakfast in the home on the lands.	
Home occupation	of a small scale bed and breakfast in the nome on the lands.	
Accessory apartment		
Bed and Breakfast		
5.1(2) Zone Requirements in the R1 Zone:		
(a) Lot Area (minimum): Lot serviced by municipal water	The lot area is 9,473.15 sq. m.	Complies
and municipal sanitary sewer: 450 m2		

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

Development Standard (By-law 2010-48)	Existing "I" Zone Provisions	Compliance?
(b) Lot Frontage (minimum):	Lot Frontage is 100.95 m	Complies
Lot serviced by municipal water and municipal sanitary		
sewer: 15 m		
(c) Front Yard Depth (minimum): 6.0 m	Front Yard Depth at over 34m	Complies
(d) Exterior Side Yard Width (minimum): 6.0 m	N/A the lot is an interior lot between lots to the north and south	Complies
(e) Interior Side Yard Width (minimum):	Side Yard Setback to the lot to the north is 17m.	Complies
1.2 m, provided that on a lot where there is no attached	Side Yard Setback to the lot to the south is 19m	
private garage or attached carport 3.0 m on one side		
and 1.2 m on the other side		
(f) Rear Yard Depth (minimum): 6.0 m	Rear Yard Depth to the lot line to the west is 18.5m	Complies
(g) Dwelling Unit Area (minimum): 60.0 m2	The dwelling unit comprises of 219.65 sq.m of floor area	Complies
(h) Building Height (maximum): 10.5 m	The accessory dwelling is 2 storeys, at 3.3m per floor, and the	Complies
	elevated basement, is less than 7m in height.	
(i) Lot Coverage (maximum): 40%	The existing lot coverage of the dwelling is 0.22%	Complies
(j) Dwellings Per Lot (maximum): 1 only	There is one dwelling unit	Complies

3.4.2 Table: Proposed Zoning Standards and Justification (in order of the regulation's appearance in the By-law):

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
3.6 (a) Commercial Patios The outdoor patio shall not provide more than fifty percent (50%) of the seating accommodation permitted under the Liquor License Act to the restaurant or seating accommodation or more than fifty (50) persons.	The commercial patio will have seating accommodation for 100 persons.	Yes: the Commercial Patio is requested to be permitted to seat 100 persons. The limit is requested as indoor restaurant seating is constrained by the current Emergency Order in the Province of Ontario to 50 persons and for private events are limited to 10 persons. The requested increase in Commercial Patio seating is to permit additional outdoor seating that is consistent with the current limit of organized public events and gatherings in staffed businesses and facilities, ceremonies and wedding services of the "Protect – yellow" zone for the Eastern Ontario Public Health Unit. This will allow business activities related to the uses proposed that would normally occur indoors, to occur outdoors on the Commercial Patio during the Emergency Order.xxviii For the long term, the Applicant wishes to maintain the

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
		permission for seating up to 100 persons outdoors with the intent to offer outdoor event services in combination with the Assembly Hall, Restaurant, and Boutique Hotel uses. As with all of the the below the impacts of increased seating are mitigated by the patio's proposed location in that it will be "cradled" by the church sanctuary and event hall, and outdoor activities will only occur to the east and south of those building. The residential area to the east will be shielded by the church and event hall.
3.6 (b) Commercial Patios No outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use.	The commercial patio is a proposed accessory use on the lands and will abut a Residential Zone or residential use.	Yes: The Commercial Patio is requested to be permitted as an accessory use to the proposed main uses of Place of Assembly (Event Hall), Restaurant (Bistro), and Tourist Lodging Establishment (Boutique Hotel). The justification for the use is that a patio is a natural part of the café bistro and restaurant uses and would provide increased amenity on the site and for the patrons and guests of the Assembly Hall, Restaurant and Boutique Hotel.
		As mentioned above in the discussion regarding Official Plan conformity, the patio is to be situated on the side of the building that is facing a non-residential zone in order to limit the potential impacts of an outdoor dining area. Impacts that would otherwise occur into a residential neighbourhood will in our opinion not exist, as there is adequate buffering of the church and event hall building between the location of the patio and the residential uses to the west of the Site.
		The proposed patio conforms to Official Plan Policy 3.5, Table 3.5.1, which provides that Accessory uses to any main use (e.g. bed and breakfast establishments, garages, marine structures, administrative uses, home based

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
		businesses) are permitted in all land use designations.
3.6 (c) Commercial Patios That portion of a lot on which the outdoor patio is permitted shall not be used for commercial entertainment or commercial recreation including live or recorded music or dance facilities.	The Commercial Patio will have commercial entertainment including live or recorded music and dance facilities.	Yes: The Commercial Patio is proposed to be on the east yard of the existing Event Hall and to the south of the existing Church Sanctuary. The patio will not face nor abut any adjacent residential zones and in our opinion not provide the sound impacts from live entertainment, recorded music, and dancing that would otherwise be of concern to the nearby residents. The Commercial Patio will be approximately 130m from the residential lots to the south, and 285m from the residential lots to the east of Iroquois Public School. These are greater distances that what would be required for setbacks and separation distances from sensitive land uses for Class I and Class II Industrial Facilities and uses per the Provincial D-Series Guidelines.** Appropriate sound buffering can be implemented on a site planning basis should there be any concerns. Noise generated from the commercial patio resulting from live or recoded music and persons will project towards the open spaces to the east and south-east; the school yard and the golf course. The Applicant is understanding of any potential or actual impacts from noise and is open to an agreement with the Municipality on the provision of noise decibel limits and event permitting. The Commercial Patio's use with the ability to have live entertainment, recorded music and dance facilities is
		ancillary to the proposed Assembly Hall use in order to increase the outdoor event amenities and outdoor programs offered both to private customers and the
3.20 (a) Loading Requirements The owner or occupant of any lot, building or structure located in an Industrial or Commercial Zone which involves the regular	One loading space is required, and one loading space of will provided on the lot of 13m long, 3.6m wide and have a vertical clearance of 4.2m (Parking Lot west of the Event Hall), and	Municipality. No: One loading Spaces will be provided on the lot and proposed to be located in the gravel lot to the west of the Church Sanctuary and Event Hall.

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
receiving, shipping, loading or unloading of animals, goods, wares, merchandise or raw materials shall provide and maintain on the lot occupied by the building or structure, loading spaces in accordance with the following regulations: Commercial use over 1000m2: 1 loading space, plus 1 additional space for each additional 1000m2 of floor area of part therof.	will be located in the rear yard, pursuant to 3.20 (b) and (c) of By-law 2010-48. The loading access will be from Elizabeth Drive, and not in a Residential Zone, and the existing lane is 11m wide and located on the same lot, pursuant to 3.20 (d) of By-law 2010-48.	The gravel lot is proposed to be hard surfaced and will not require a zoning amendment for landscaping. The gravel lot may be reconstructed to be hard landscaping (asphalt) in the future.
3.27 (a) Parking Requirements: In all zones except the General Commercial Special (CGS) Zone, the owner or occupant of any building or structure erected, enlarged or changed in use after the passing of this By-law, shall provide off street parking in accordance with the following provisions: Any building containing 1 or 2 dwelling units: 2 parking spaces Restaurant: 1 parking space for every 4 persons to be accommodated according to maximum permitted capacity Hotels and Motels: 1 parking space per guest room or suite, plus 1 space for every 9 sq.m. of floor area devoted to public use. Halls and other Places of Assembly: where there are fixed seats, 1 parking space for every 5 seats of 6m of bench space; where there are no fixed seats, 1 parking space for each 20 sq.m. of floor area devoted to public use	The existing parking spaces are maintain, and a gravel lot is proposed on the west side of the Church. The total amount of parking spaces that will be provided on the Site are 48 parking spots, in the following locations on the Site: • 2 spaces for the accessory residence; • 3 spaces on the existing residence driveway; • 12 spaces on the proposed gravel lot; • 31 spaces in the existing driveway between Davis Drive and Elizabeth Drive. For the proposed uses, the parking space requirement would be as follows: • 2 spaces in the existing accessory residence; • 28 spaces for the proposed Place of Assembly (Event Hall/Multipurpose Rooms) • 3 spaces for the existing office floor areas • Parking spaces to be determined for the proposed Tourist Lodging Establishment. • Parking spaces to be determined for the future café bistro (restaurant) use.	No: In relation to the proposed Event Hall (Place of Assembly) use, the existing residence and offices, the parking spaces can be provided with the existing spaces and no ZBLA is required from the parking standards. As the proposed café bistro (restaurant) and boutique hotel (tourist lodging establishment) uses may require more parking spaces on the Site, the parking spaces are planned to be provided on the Site upon the construction of those uses in order for the proposal to comply with the zoning requirement. Provision of the parking spaces in compliance with the by-law will be assured when the building permits will be sought for the proposed use through a zoning review process from the Chief Building Official.
3.27 (e) Parking Access: Access driveways designated for two-way traffic shall be not less than 6 m in width.	The existing access driveway traversing the Site from east to west, and accessed from both Elizabeth Drive (to the east) and Davis Drive (to	No: the existing driveways providing parking access comply with the by-law.

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
Separate entrance and exit driveways shall be not less than 3.6 m in width. Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.	the west) is 11.58m in width. The Driveway will remain as it is and will provide a drive aisle of not less than 6m for two-way traffic.	
Aisles designated for two-way traffic shall be not less than 6 m in width.		
Aisles designated for one-way traffic shall be not less than 3.6 m in width.		
3.32 (a) Setbacks: The following setbacks shall be the minimum required:	The existing setback is 34m from the sidewalk on the west side of Elizabeth Street immediately abutting the east lot line.	No: the existing setbacks comply
Township Streets: 10 m from the centreline of road allowance, plus the minimum Front Yard for the appropriate zone		
3.38 Through Lots: Where a lot which is not a corner lot has Frontage on more than one (1) street, the requirements for Front Yards contained in this By-law shall apply to each yard abutting the street, save and except for accessory uses in accordance with Section 3.1.	The lot is not a corner lot and has frontage on Davis Drive and Elizabeth Drive North. The rear (west side of the Church) has a setback that complies with the setback requirements for a through lot.	No: the through lot yards comply.
6.4(1) Permitted Uses in the Tourist Commercial: boat sales and/or service establishment golf course laundromat	The proposed permitted uses are: Restaurant (café bistro) Tourist Lodging Establishment (boutique hotel) Accessory Dwelling (maintained)	Should the "Commercial Districts" land use designation be approved as part of the concurrent Official Plan Amendment Application, the proposed uses in the site-specific "CT-X" Tourist Commercial zoning will conform to the uses permitted for the Commercial District in the Official Plan.
marina outdoor recreational facility park private club restaurant retail store	The proposed uses are: • Assembly Hall (event and multipurpose Rooms) • Catering Establishment (accessory to the café	The "CT" zone would permit, as-of-right, two of the proposed new commercial uses: the boutique hotel and the café bistro; and permit the existing accessory two storey detached home. No site-specific zoning will be

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
Development Standard (By-law 2010-48) tent and trailer park tourist lodging establishment accessory dwelling	bistro) • Clinic • Commercial Patio (accessory to the café bistro)	required for those uses. The "CT-X", "X" being the site specific exemption number to be assigned, will provide for the three additional uses sought that are not permitted in the "CT" zone. More specifically, the Assembly Hall use sought to facilitate the use of the Event Hall for commercial purposes is similar and consistent with the previous use of the Event Hall and multipurpose rooms. The commercial nature of the proposed use lends itself to requiring a ZBLA. The Catering Establishment use is sought to provide accessory food preparation services to the proposed café bistro use, to account for events that the café bistro may provide catering services off-site. The clinic use is sought to provide for the necessary permissions for wellness services that are proposed to be accessory to the Tourist Lodging Establishment (Boutique Hotel). As explained above, the Commercial Patio will be accessory to all of the proposed main uses of the Tourist Lodging Establishment, Assembly Hall and the Restaurant. The Commercial Patio will also provide the Applicant more flexibility for outdoor seating options especially in consideration of the interior restaurant seating restrictions due to the current Emergency Order in response to the COVID-19 Pandemic.
		In my opinion, the additional uses will be in complete conformity to the land uses permitted in Commercial Districts, and the policy directions of the Official Plan in Policies 3.5.2.3 and 3.5.2.6 to intensify and redevelop

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
·		underutilized sites, and more specifically, adaptively reuse and convert Church sites in the County.
6.4(2)(a) Zone Requirements in the CT Zone:		
(a) All uses except a tent and trailer park:		
Lot Area (minimum) 2000 m2	Lot Area is 9,473.15 sq. m.	No: the existing lot area complies
Lot Frontage (minimum) 30 m	Lot Frontage is 100.95 m	No:, the existing frontage complies
Front Yard Depth (minimum) 9 m	Front Yard Depth at over 34m	No: the existing front yard complies
Exterior Side Width (minimum) 9 m	N/A the lot is an interior lot between lots to the north and south	N/A
Interior Side Width (minimum) 6 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.	Side Yard Setback to the lot to the north is 17m. Side Yard Setback to the lot to the south is 19m	No: the existing side setbacks comply
Rear Yard Depth (minimum) 9 m	Rear Yard Depth to the lot line to the west is 18.5m	No: the existing rear yard complies
Building Height (maximum) 12 m	The existing residential building is 2 storeys (approx. 7m in height) and the Church Sanctuary building is over 12m, and the spire/belfry is exempt from height restrictions.	No: the existing height of the Church is lawfully non-complying.
Lot Coverage (maximum) 25%	The existing lot coverage is 9.7% and will remain unchanged.	No: exterior building expansions are not proposed.
6.6 Additional Provisions for Commercial Zones		
6.6(1) Accessory Dwellings: Accessory dwellings shall conform to the requirements of the R1 zone where piped services are available and the RR zone where services are private.	See Table 3.4.1	No: as discussed in the Table 3.4.1 above, the existing residence complies with the R1 zone standards.
6.6(4) Increased Yard Requirements: Notwithstanding any other provisions of this By-law to the contrary: (c) Where a Tourist Commercial (CT) Zone abuts a Residential or Institutional Zone, the minimum Interior Side Yard requirement shall be increased to 9 m and the minimum Rear Yard requirement shall be increased to 12 m. In the case of a tent and trailer park, all	Side Yard Setback to the lot to the north is 17m. Side Yard Setback to the lot to the south is 19m Rear Yard Depth to the lot line to the west is 18.5m	No: The proposed zoning classification requires increased setbacks to the rear and side yards. As discussed above, the existing buildings comply with the setbacks provided for in a CT zone, and continue to comply with the increased yard requirements

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
minimum yard requirements shall be increased to 15 m.		
6.6(5) Special Provisions for Tourist Lodging Establishments Where the exterior wall of a guest room contains a window, such wall shall be located not closer than 9 m from any Interior Side or Rear Lot line.	Side Yard Setback to the lot to the south is 19m Rear Yard Depth to the lot line to the west is 18.5m	No: The proposed Tourist Lodging Establishment requires increased setbacks to the rear and side yards. As discussed above, the existing buildings comply with the setbacks provided for in a CT zone, and continue to comply with the increased lot line setback requirements

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro – Iroquois, ON

3.4.3 Proposed Zoning Amendment:

A preliminary draft of the wording the proposed CT-X zoning as it would appear in the Zoning By-law is as follows:

"Zoning By-law 2010-48

6.4 Tourist Commercial (CT) Zone

6.4(3) Special Exception Zones:

CT-XX (PT BLK C PL 39 - South Dundas) 2 and 4 Elizabeth Drive South, Iroquois

Notwithstanding the provisions of Sections 6.4 (1) to the contrary, for the lands zoned CT-XX, the following uses and zone requirements shall also apply:

Assembly Hall
Catering Establishment
Clinic
Commercial Patio"

Notwithstanding the provisions of Sections 3.6(b) to the contrary, for the lands zoned CT-XX, the outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use, and may be used for commercial entertainment including live music, and will contain seating for no more than 100 persons.

3.4.4 Summary and Concluding Opinion of conformity of the ZBLA to the County Official Plan and consistency with the PPS:

In my opinion the uses sought will conform to the land uses permitted in the Official Plan's Commercial Districts and are appropriate for the redevelopment of the Site. This redevelopment will be in complete accordance to the policy directions of the Official Plan in Policies 3.5.2.3 and 3.5.2.6 to intensify and redevelop underutilized sites, and more specifically, adaptively re-use and convert Church sites in the County.

With the planning justification given above, it is my conclusion that the proposed "CT-XX" zoning provides the appropriate zoning by-law standards and land use permissions that are reflective of this Site's existing and planned context as a transitory site between the low density residential area to the west, and the institutional land use designations to the east and north. In my opinion the CT zone is an appropriate zoning classification to facilitate the conversion of the underutilized church property to the uses proposed, which conforms to the Commercial District policies in the Official Plan, and is consistent with the policies of the PPS.

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro - Iroquois, ON

4.0 Conclusions and Recommendations

The intent of the proposed zoning by-law land use permissions are to implement the standards for a development that In my opinion satisfies the land use conversion, redevelopment and intensification policies provided in the County Official Plan, and the proposed redesignation to Commercial District is consistent with the Provincial Policy Statement 2020. The exceptions proposed to the "CT" Tourist Commercial zone are reflective of the adaptive re-use of the church site and will be sensitive to its surrounding context, respecting the existing residential land uses and built form, with the recognition that the *Urban Settlement Area* is an area designated as a place of growth, redevelopment and intensification.

The proposed development meets the intent of the County Official Plan and the Zoning By-law. It is my opinion that restricting the redevelopment of lands to a classification that cannot provide for adaptive re-use and commercial conversion for this Site would not conform to the objectives, intent, and the policies of the County's Official Plan for underutilized church sites.

It is my opinion that the proposed zoning land use permissions in the CT-X zone for the Site and the re-designation to Commercial Districts to implement them are good planning and are appropriate for the redevelopment in the context of the Site, Iroquois, the Municipality and the County. This is especially in recognition of the Site being a Site that has the opportunity to be converted to uses that advance the region's economic development and planning goals. The proposed standards are desirable and appropriate as they will permit redevelopment on the Site that is responsive to the need for a range and mix of land uses in South Dundas, and will reflect contemporary trends in adaptive re-use and conversions of church properties that are compatible with the existing and abutting residential areas. The proposed development constitutes a form of commercial intensification on an underutilized parcel of land while contributing to maximising the nearby community services and facilities, and creating more jobs and employment options.

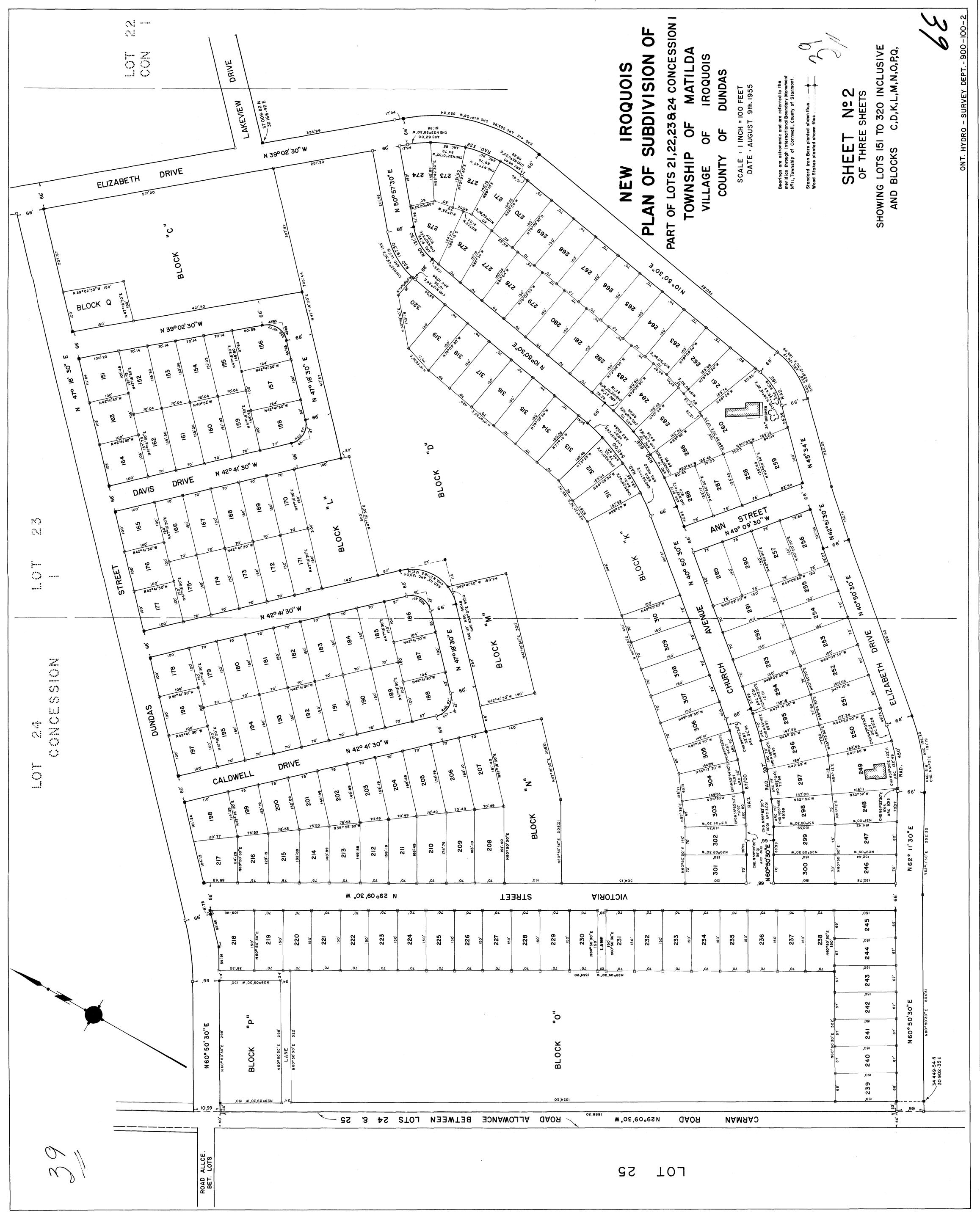
The amendment to the Zoning By-law is appropriate and would not negatively impact the surrounding community, as evidenced through the analysis contained within this report and the supporting materials submitted with this application. It is my opinion that the proposed development represents good land use planning principles and therefore we recommend that the applications be approved as prescribed by the Planning Act.

Sincerely,

Christian Chan, Planner MCIP/OPPI (Provisional/Candidate)

2 and 4 Elizabeth Drive South, Oneida Grand Event Centre and Bistro – Iroquois, ON

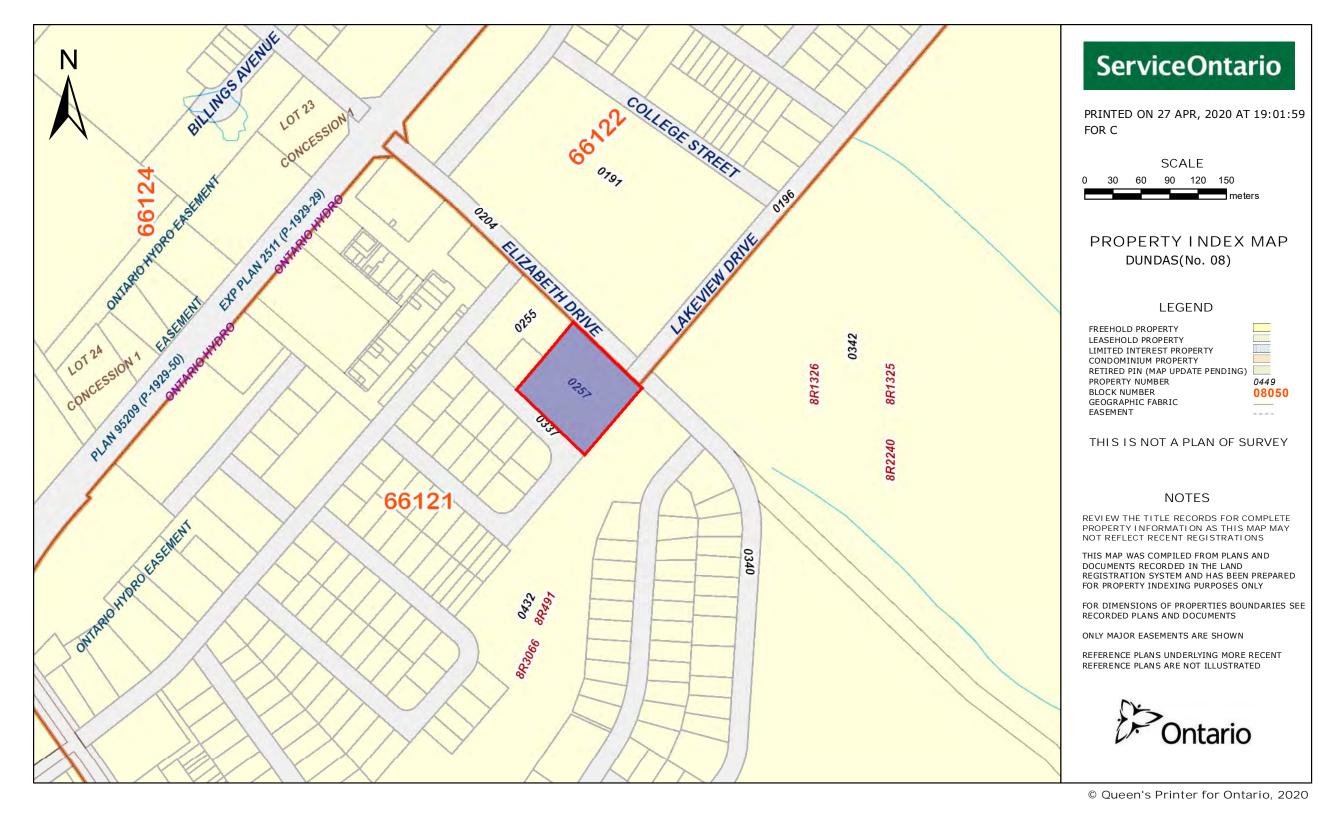
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i https://www12.statcan.gc.ca/census-recensement/2016/dp-
pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=3501020&Geo2=CD&Code2=3501&SearchText=South%20Dundas&SearchType=Begins&SearchPR
=01&B1=All&TABID=1&type=0
ii https://southdundas.com/business/site-selectors-2/transportation-statistics/
iii https://lostvillages.ca/history/the-lost-villages/iroquois/
iv https://www.sdgcounties.ca/sites/default/files/documents/Schedule%20A2%20-%20Land%20Use 0.pdf
https://greatlakes-seaway.com/en/the-seaway/our-locks-and-channels/
vi https://www.ontario.ca/laws/statute/90p13
vii https://www.ontario.ca/page/provincial-policy-statement-2020
viii https://www.sdgcounties.ca/government/departments/transportation-and-planning/official-plan/official-plan-documents
ix https://southdundas.com/zoning-law-2010-48/
* https://southdundas.com/wp-content/uploads/2019/05/UCR-HistoricalBrochure.pdf
xi https://southdundas.com/wp-content/uploads/2018/05/UCR-Draft-Final-April-17-lo-res.pdf
xii https://southdundas.com/wp-content/uploads/2017/11/War-of-1812-Brochure_Website-Version-7.pdf
xiii https://southdundas.com/business/community-info/
xiv https://southdundas.com/wp-content/uploads/2018/08/South-Dundas-Community-Improvement-Plan.pdf
xv https://business.sdgcounties.ca/local-business/stay-discover-grow
xvi https://sdgcounties.maps.arcgis.com/apps/webappviewer/index.html?id=95d9c8185c5345a99e8ece90d1082678
xvii https://www.arcqis.com/apps/webappviewer/index.html?id=41ba0254102d46b0be05a815d322ec62
xviii https://www.sdgcounties.ca/node/843
xix http://evansbuslines.com/route-540-morrisburg-ottawa/
xx http://www.q4taxi.com/
xxi https://www.iroquoismatildapastoralcharge.org/uploads/2/8/6/1/28613371/the_history_of_iroquois_united_church.pdf
xxii https://www.sdgcounties.ca/government/departments/transportation-and-planning/official-plan/area-study/SDGOfficialPlanAppeal
xxiii http://www.omb.gov.on.ca/e-decisions/pl180202-Nov-15-2019.pdf
xxiv https://www.sdgcounties.ca/sites/default/files/documents/Schedule%20A2%20-%20Land%20Use 0.pdf+
xxx https://www.sdgcounties.ca/sites/default/files/documents/Schedule%20A2b%20-%20Iroquois 1.pdf
xxvi https://www.sdgcounties.ca/sites/default/files/documents/OP B2 20090729.pdf
xxvii https://southdundas.com/wp-content/uploads/2018/01/SCHEDULE-8-IROQUOIS-WEST.pdf
xxviii https://www.ontario.ca/page/covid-19-response-framework-keeping-ontario-safe-and-open#yellow
xxix https://www.ontario.ca/page/d-6-3-separation-distances
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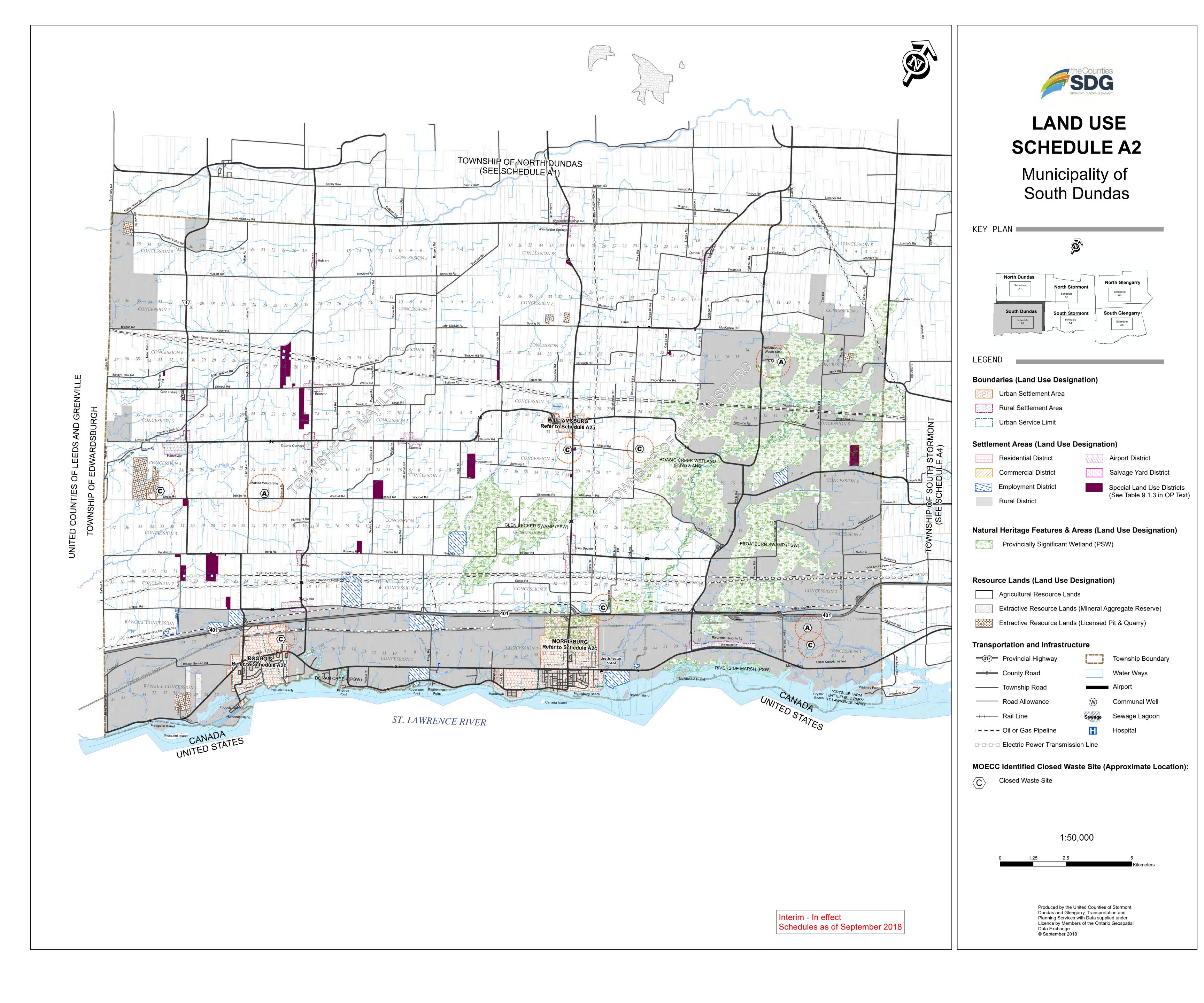


"Town of Iroquois Matilda Township" Map from 1862, showing village and waterfront relationship (Source: Historical Atlas of Prescott & Russell Stormont, Dundas & Glengarry, H.Belden & Co, 1972).









4



4 Elizabeth Drive in Context











































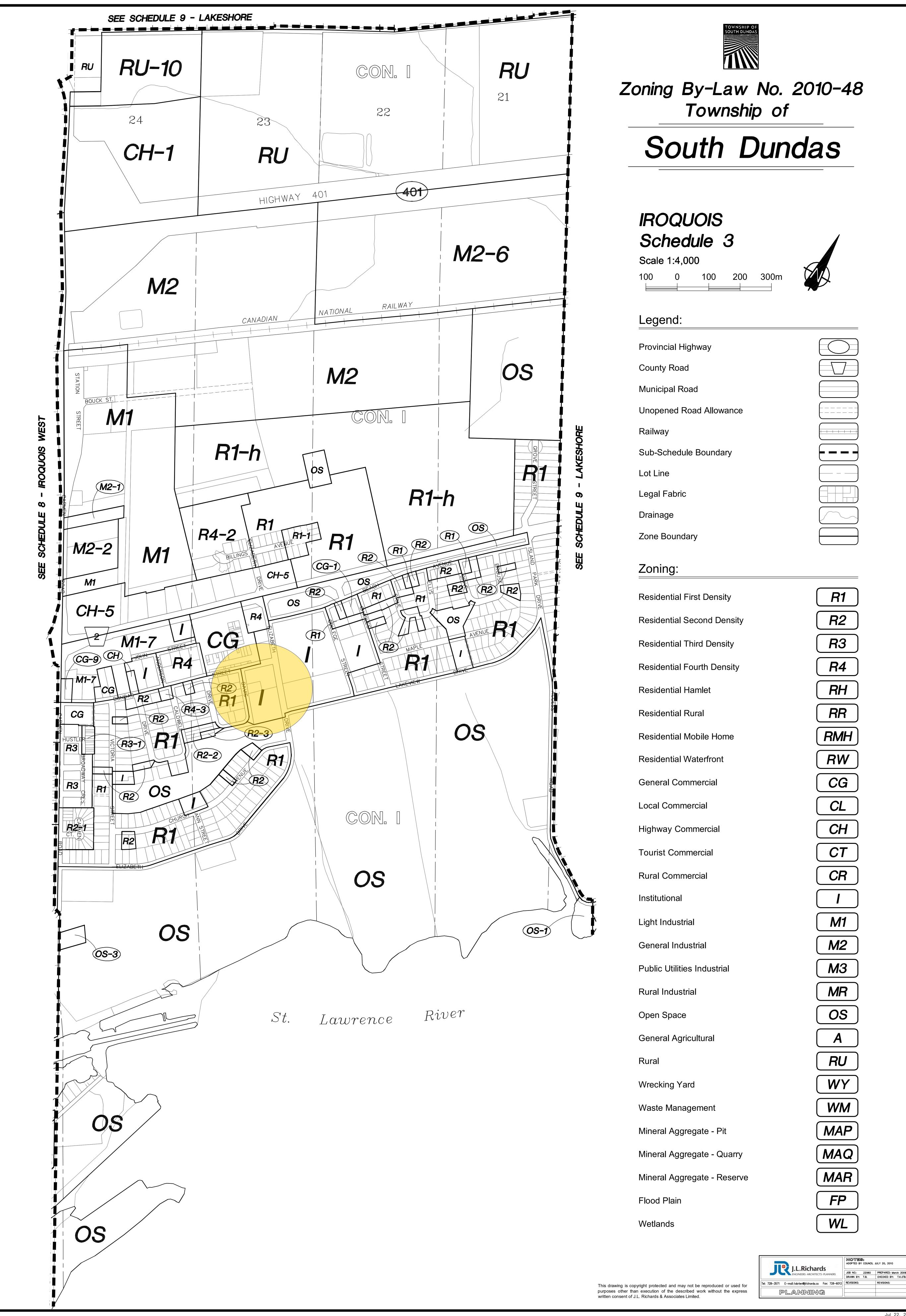


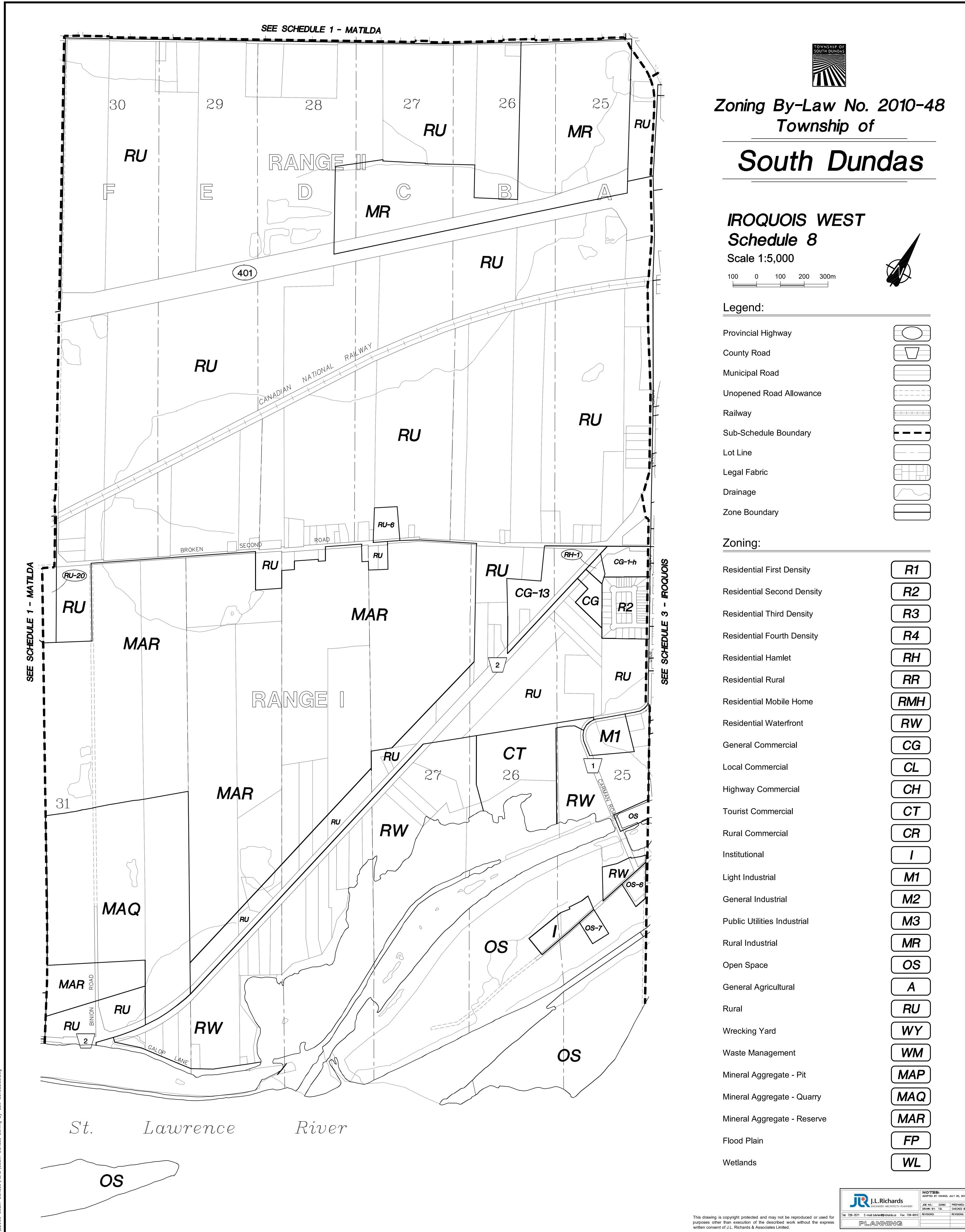












This Indenture,

made in duplicate the fifth day of May in the year of our Lord one thousand nine hundred and fifty eight. In Pursuance of the Short Forms of Conveyances Act:

Between the hydro-electric power commission of ontario

hereinafter called the Grantor of the first part,

THE BOARD OF TRUSTEES OF IROQUOIS UNITED CHURCH, for the United Church of Canada,

hereinafter called the Grantee OF THE SECOND PART,

Witnesseth that in consideration of Other valuable consideration and the sum of One - - - - - - - - - - - - - - - - dollar of

lawful money of Canada now paid by the said grantee to the said grantor (the receipt whereof is hereby by it acknowledged) it the said grantor DOTH GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being ALL THAT PORTION of Block C, Registered Plan No. 39, (New Iroquois) in the Village of Iroquois, in the County of Dundas, in the Province of Ontario, having an area of 2.336 acres, more or less, as shown edged in yellow on the attached print of Plan No. 203-7213, more particularly described as follows:

COMMENCING at a point in the Southwestern limit of said Block C, distant 240.00 feet, measured South 39 degrees 02 minutes and 30 seconds East along the Southwestern limit of Blocks Q and C from the most Westerly angle of Block Q aforesaid;

THENCE North 47 degrees 18 minutes and 30 seconds East 307.87 feet, more or less, to the Northeastern limit of said Block C;
THENCE South 39 degrees 02 minutes and 30 seconds East along said

EP 23 '58 FOR CHEF SURVEYOR
FOR CHEF SURVEYOR
HE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO

Northeastern limit 331.20 feet to the most Easterly angle of said Block C:

THENCE South 47 degrees 18 minutes and 30 seconds West along the Southeastern limit of Block 6 aforesaid 307.87 feet to the most Southerly angle of said Block C;

THENCE North 39 degrees 02 minutes and 30 seconds West along the Southwestern limit of Block C aforesaid 331.20 feet, more or less, to the point of commencement.

RESERVING unto the grantor, its successors and assigns, the right, privilege and easement in perpetuity to erect, construct, maintain, operate, inspect, repair, replace and remove a line or lines with poles anchors and supporting structures and also one or more sewer pipes with any necessary appurtenances, together with the right of entry of the servants agents, workmen and contractors of the grantor, its successors and assigns, at all times with all necessary machinery, material and equipment, over, upon and under those parts of the said lands being FIRSTLY: a strip of land across the above described lands, as shown edged in green on the attached print of Plan No. 203-7213, being 10 feet in perpendicular width, lying and being contiguous to the Northwestern limit of the above described lands, and SECONDLY: a strip of land across the above described lands, as shown edged in green on the attached print of Plan No. 203-7213, being 15 feet in width, lying 5 feet measured Northwesterly from and 10 feet measured Southwasterly from and at right angles to a centre line and centre line produced, which centre line may be located as follows:

COMMENCING at a point in the Northeastern limit of the above described lands, distant 40.50 feet, measured North 39 degrees 02 minutes and 30 seconds West along said Northeastern limit from the most Easterly angle of the above described lands;

THENCE South 48 degrees and 23 minutes West 307.56 feet, more or

THENCE South 48 degrees and 23 minutes West 307.56 feet, more or less, to the Southwestern limit of the above described lands.



TO HAVE AND TO HOLD until the said grantee its keets and assigns to and for its and their sole and only use forever.

SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown.

THE said grantor COVENANTS with the said grantee THAT it has the right to convey the said lands to the said grantee notwithstanding any act of the said grantor

AND that the said grantee shall have quiet possession of the said lands free from all encumbrances. save as aforesaid

AND the said grantor COVENANTS with the said grantee that it will execute such further assurances of the said lands as may be requisite.

AND the said grantor COVENANTS with the said grantee that it has done no act to encumber the said lands.

Save as aforesaid

AND the said grantor RELEASES to the said grantee ALL its claims upon the said lands. Save as aforesaid

SOLVE O HYDRO

19 5 8

ASSCILATE SOLICITOR

ST. LEWRENCE

IN WITNESS WHEREOF the Commission has hereunto affixed its corporate seal as attested by the hands of its proper officers duly authorized in that behalf.

Signed, Sealed and Delivered
in the presence of

THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO

VICE Chairman

Secretary

IROQUOIS PLANNING BOARD

PERMISSION FOR SALE OF LANDS

-	,.	・イ
No.		34

Date October 23, 1957

RE: SUBDIVISION CONTROL BY-LAW NO. 706

.Upon t	he application of	The Hydro Electri	c Power Commission	n
-oÎ	Ontario			_to sell
certain to sell to sell to sell to sell to sell the country of one command the contract of the country of the c	n lands under Subdateby given to the selection of lands ingular ses situate lying a for Dundas, and because of Dundas, and because of Iroquo ario, having an are bed as follows: ICING at a point in at 240 feet measured along the Southwest serily angle of B. North 47 degrees astern limit 331.20 E South 47 degrees astern limit of Black angle of said in a point of commence point of commence and a point of commence are a point of commence and a point of commence are a point of commence and a point of commence are a point of commence and a point of commence are a point of commenc	that certain par nd being in the Ving described as k. "C", Registered is, in the County a of 2.336 acres the South 39 degree ern limits of Block "Q" aforesaid the astern limit of the astern limit of the astern limit of the astern limit of the most and 30 of the certain the most and 30 ock "C" aforesaid Block "C"; aforesaid ock "C" aforesaid ock "C" aforesaid ock "C" aforesaid	rsuant to the saicel or tract of lilage of Iroquoi follows: Plan No. 39 (New of Dundas, in the more or less, multiple of said Bl. 302 minutes and cks "Q" and "C" f seconds East 307 f said Block "C"; seconds East alot Easterly angle seconds West alo 307.87 feet to testeronds West alo	d By-Lew ends and s, in the Iroquois), e Province ore particular ock "O", 30 seconds rom the .87 feet, ng said block of said block ng the most ng the
2				

This permission is granted with the understanding that the lands described above will be used for the following purpose:
The Construction of a Church.

IROQUOIS PLANNING BOARD,

.Secretary

Affidavit, Hand Transfer Tax Act.

In the Matter of the Land Transfer Tax Act. ROBERT KEITH ARTHURS PROVINCE OF ONTARIO Prescott Town of the of { COUNTY } of in the { COUNTY } of Grenville Grenville make oath and say: To wit: Solicitor 1. I am. the Grantor's Solicitor named in the within (or annexed) transfer. 2. I have a personal knowledge of the facts stated in this affidavit. 3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows: (b) Property transferred in exchange: 6900.00 Encumbrances \$ \$ 6900.00 Equity value (c) Securities transferred to the value of..... nil (d) Balances of existing encumbrances with interest owing at date of transfer..... (e) Monies secured by mortgage under this transaction..... (f) Liens, legacies, annuities and maintenance charges to which transfer is subject....\$.. Total consideration \$ 6901.00 4. If consideration is nominal, is the transfer for natural love and affection?.... 5. If so, what is the relationship between Grantor and Grantee?.... 6. Other remarks and explanations, if necessary..... Exchange of lands between grantor and grantee Sworn before me at the in the { County Exercises

Robert K. arthurs

Prescott

Grenville day of Septembe

Dated



THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO

PROPERTY OF LAW?
REGISTRY OFFICE

-TO-

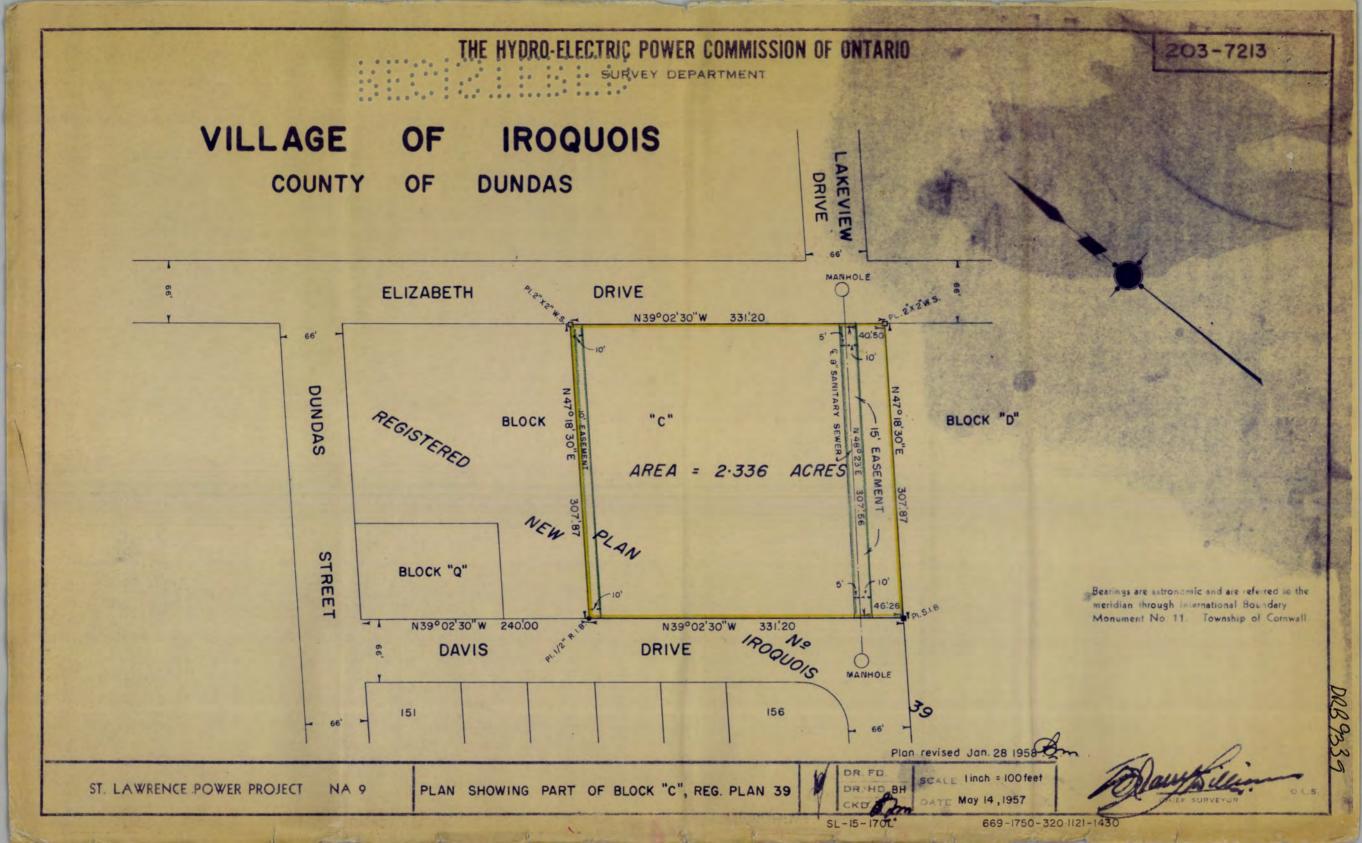
THE BOARD OF TRUSTEES OF IROQUOIS UNITED CHURCH

Deed of Land

WITHOUT DOWER

SITUATE

Casselman & Beaumont Solicitors Prescott Ontario



The History of Iroquois United Church

The history of Iroquois United Church and its Methodist predecessors can be traced almost to the immigration of the Loyalist in 1784.

William Losee, historically regarded as the pioneer missionary to Upper Canada from the Methodist Episcopal Church in the United States, came to the valley of the St. Lawrence in 1790 and preached in the Matilda Settlement, now known as Iroquois.

In 1800, the first Methodist church in Dundas County was constructed at Iroquois Point. In 1811, the small frame church was visited by Bishop Ashbury, head of the American Methodist Episcopal church.

The church grounds were the site of a skirmish in the War of 1812.

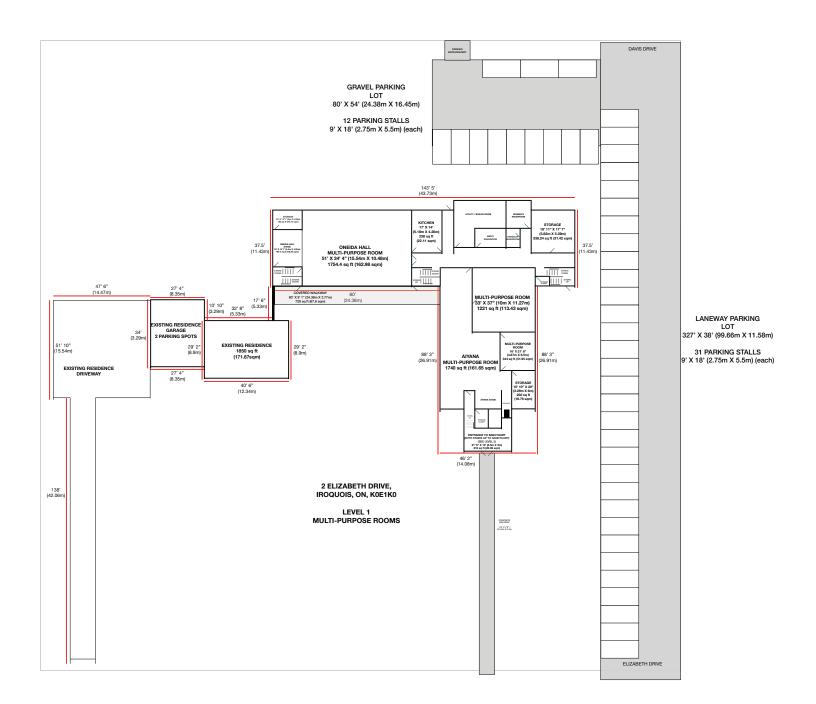
By 1825, the church was too small to accommodate the growing congregation, so four acres of land were bought from John W Serviss for 30 pounds sterling and a new stone church was built east of the former site.

As a result of dissension between the Wesleyan and the Methodist Episcopal churches, the Iroquois congregation split in 1855. The Wesleyan Methodists build a new church in the village which occupied until 1875.

In 1861, the Methodist Episcopals followed the Wesleyans into the village and build a new church. In 1875, the old Wesleyan church was demolished and a new church began. It was completed in 1877 under the ministry of J.G. Williams at a cost of about \$22,000.

In the early 1950's, canal construction again disrupted church life when word came that Iroquois United Church was in the path of the Seaway.\Two hundred and fifty people attended the final service of the 80 year old church on Easter Sunday, 1957.

Until the new church opened in September 1958, services were held in space owned by Ontario Hydro in the new shopping plaza. The 400 seat church with windows of stained glass imported from Holland, church hall and manse were built at a cost of \$421,000.



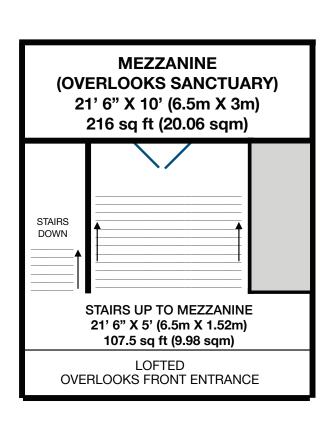
HALLWAY OFFICE 2 NOT IN USE 13' 7" X 13' 11" (4.17m X 3.99m) CLOSET CLOSET 179.6 sq ft (16.68 sqm) OFFICE 3 MULTI-PURPOSE ROOM 17' 7" X 25' 3" (5.39m X 7.71m) 447.81 sq ft (41.6 sqm) OFFICE 1 NOT IN USE 10' 4" X 12' 4" UTILITY CLOSET 128.96 sq ft (11.98 sqm) STAIRS UP **SANCTUARY - NOT IN USE FUTURE HOTEL** 3466 sq ft (322 sqm) TOP OF STAIRS

ENTRANCE TO SANCTUARY
21' 6" X 10' (6.5m X 3m)

STAIRS UP 216 sq ft (20.06 sqm)

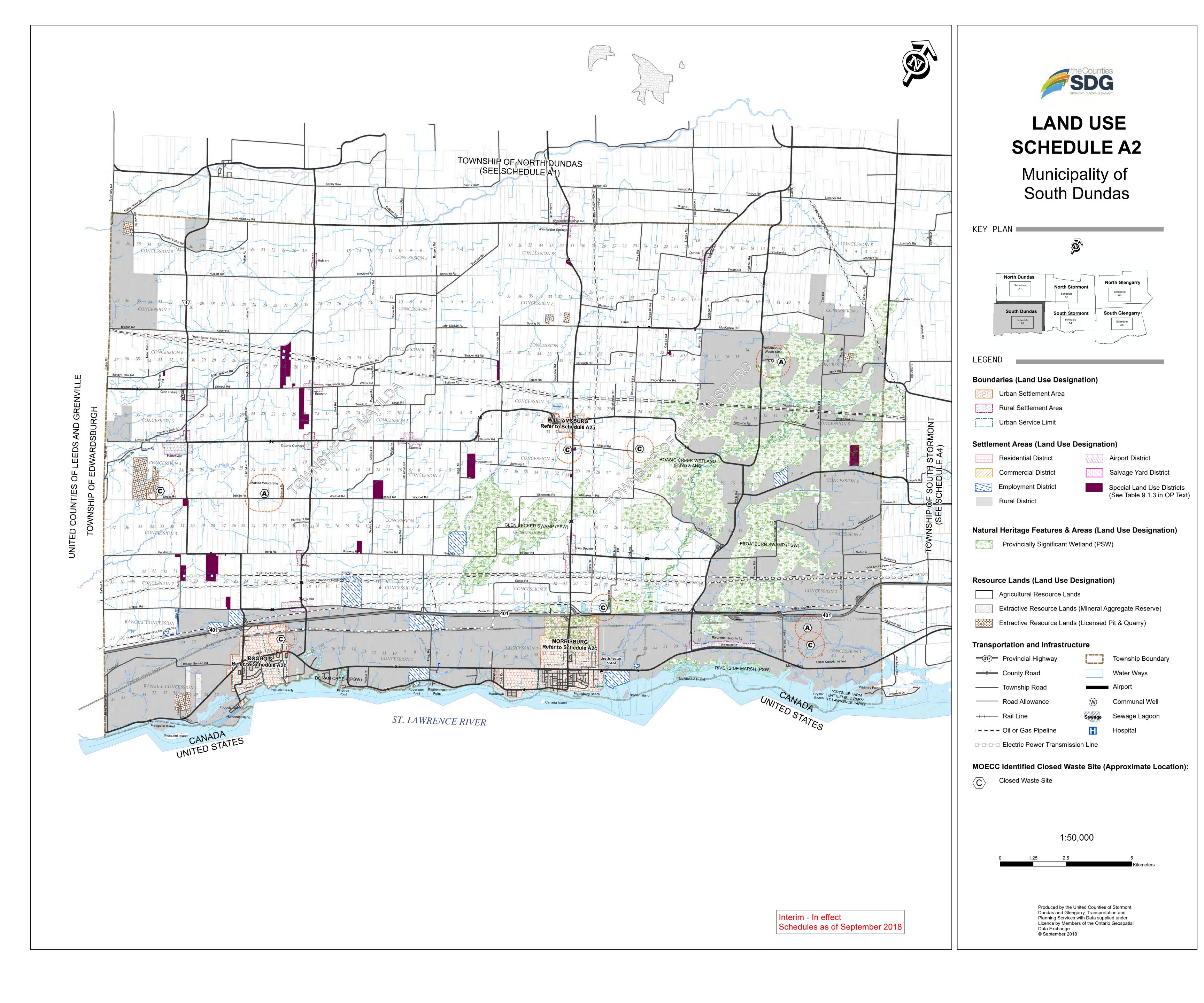
TO MEZZANINE STORAGE CLOSET **ENTRANCE TO SANCTUARY** (WITH STAIRS UP TO SANCTUARY) (SEE LEVEL 2) 21' 6" X 10' (6.5m X 3m) 216 sq ft (20.06 sqm) 2 ELIZABETH DRIVE, **IROQUOIS, ON, K0E1K0 LEVEL 2 SANCTUARY / OFFICES**

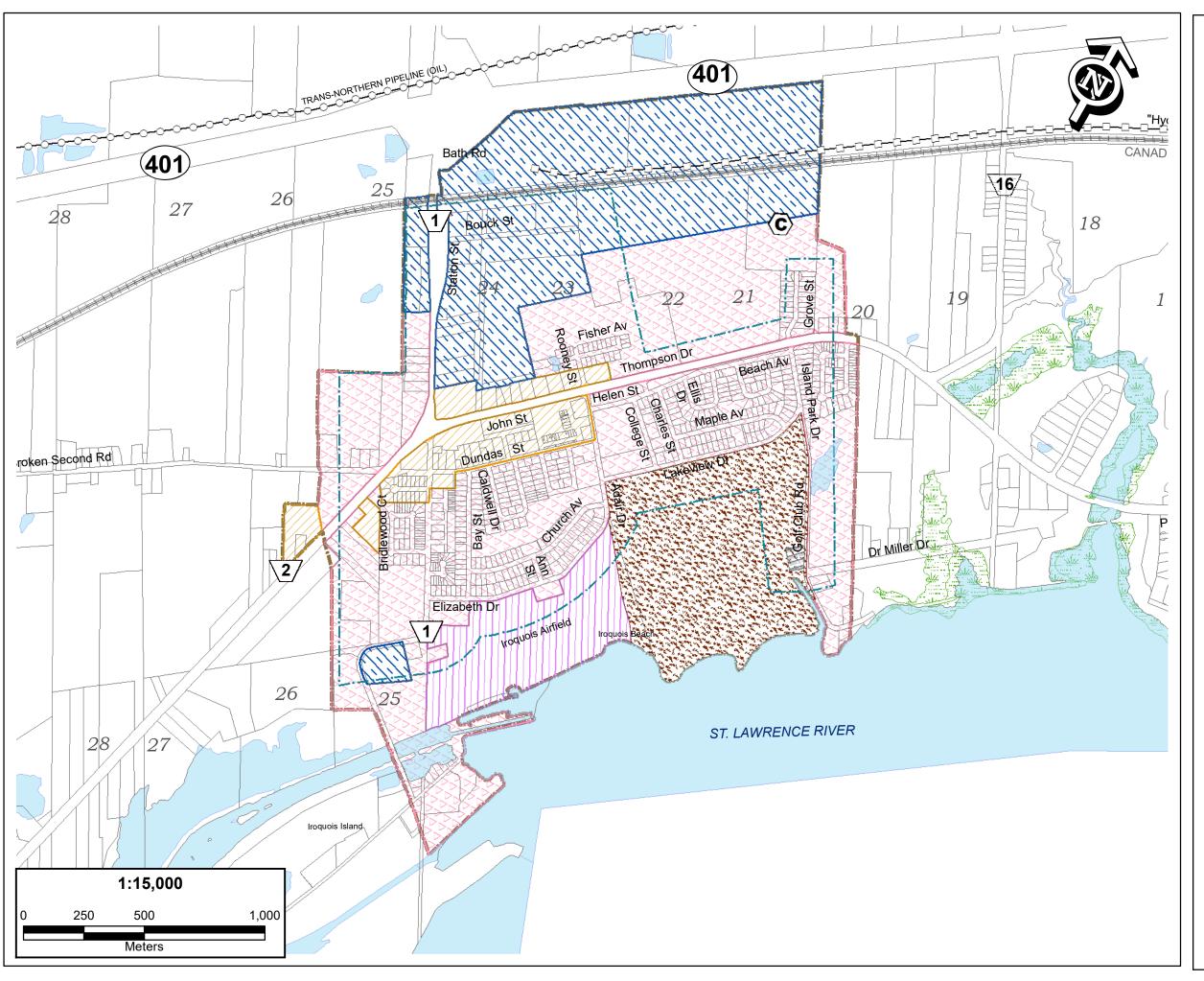
Table 1



2 ELIZABETH DRIVE, IROQUOIS, ON, K0E1K0

LEVEL 3 MEZZANINE







LEGEND

Boundaries (Land Use Designation)



Urban Settlement Area



Urban Service Limit

Settlement Areas (Land Use Designation)

Residential District



Commercial District



Employment District



Salvage Yard District Major Open Space



Airport District



Provincially Significant Wetland



Special Land Use District (See Table 9.1.3 of the OP Text)

Environmental Protection Lands (Constraint Overlay)

Regulatory Floodline

Organic Soils



Unstable Slope

Infrastructure



Communal Well



Hospital



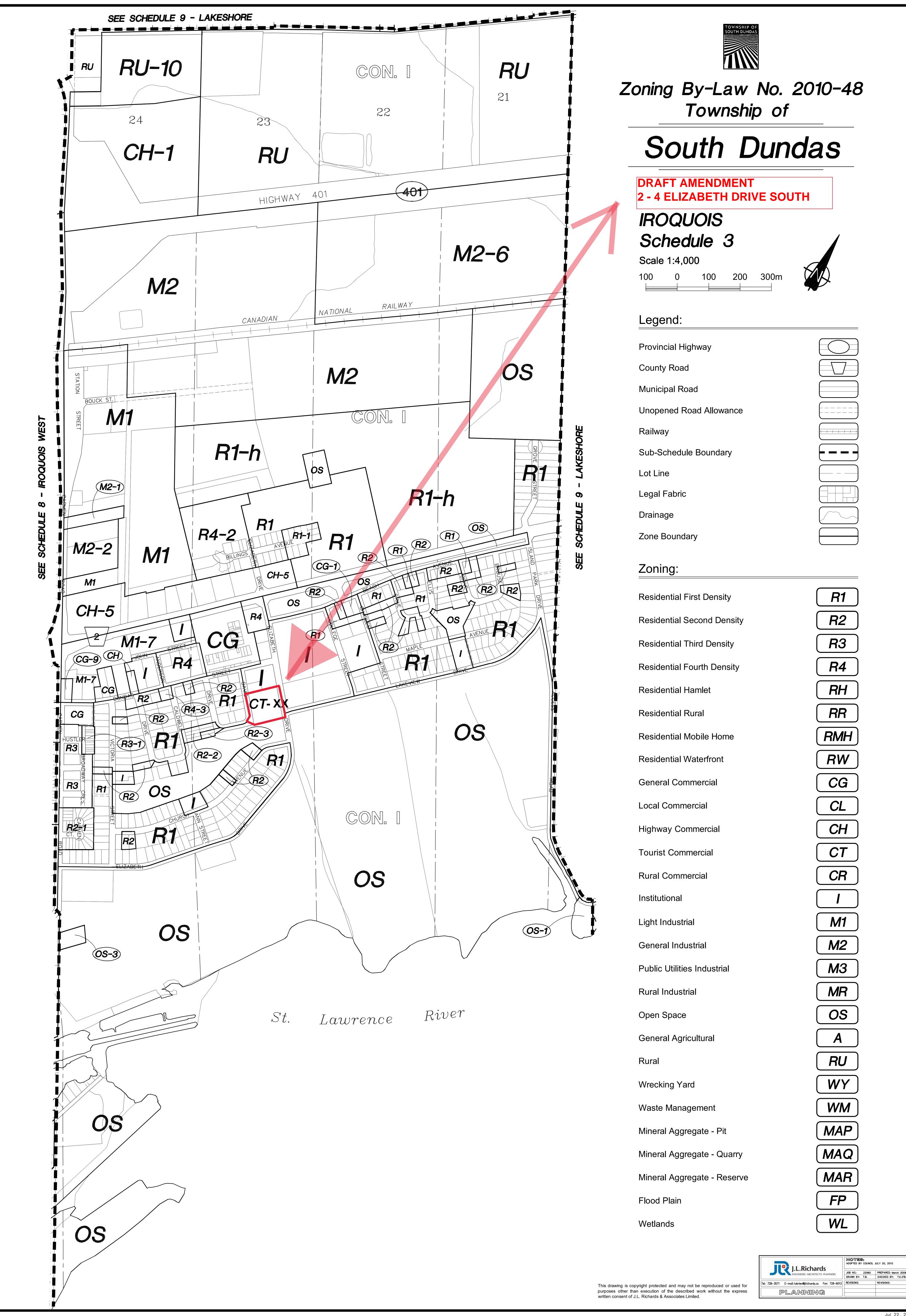
Sewage Lagoon

MOECC Identified Closed Waste Site (Approximate Location):



Closed Waste Site

Produced by the United Counties of Stormont, Dundas and Glengarry, Transportation and Planning Services with Data supplied under Licence by Members of the Ontario Geospatia Data Exchange © November 17, 2015



6.4 Tourist Commercial (CT) Zone AMENDED: SEE 6.4(3)

(1) Permitted Uses:

boat sales and/or service establishment

golf course laundromat marina

outdoor recreational facility

park

private club

restaurant

retail store

tent and trailer park

tourist lodging establishment

accessory dwelling

(2) Zone Requirements:

(a) All uses except a tent and trailer park:

Lot Area (minimum) 2000 m**5** Lot Frontage (minimum) 30 m

Front Yard Depth (minimum) 9 m

Exterior Side Width (minimum) 9 m

Interior Side Width (minimum) 6 m provided that when the Interior Side Lot

line abuts another lot in a Commercial Zone,

no Interior Side Yard will be required.

Rear Yard Depth (minimum)9 mBuilding Height (maximum)12 mLot Coverage (maximum)25%

(b) Tent and trailer park:

Lot Area (minimum) 40,000 m²
Lot Frontage (minimum) 100 m
Front Yard Depth (minimum) 9 m
Exterior Side Width (minimum) 9 m

Interior Side Width (minimum) 9 m provided that when the Interior Side Lot

line abuts another lot in a Commercial Zone,

no Interior Side Yard will be required.

Rear Yard Depth (minimum) 9 m Building Height (maximum) 9 m

Density (maximum for Trailer Park) 15 campsites per 4,000 m²

(c) Water Frontage (minimum)

Any tourist establishment or trailer park with water access must have a minimum water frontage of 75 m, and an additional water frontage of 3 m for each tourist establishment guest room in excess of 30 units.

(d) Water Body/Watercourse Setback (minimum)

No building or structure except for a boathouse, dock, marina, and related facilities shall be located within 30 m of the high water mark.

(3) Special Exception Zones:

CT-1 (Pt. Lots 2, and 3, Concession 1)

Notwithstanding the provisions of Section 6.4(2) and Section 3.35 to the contrary, for the lands zoned CT-1, the following zoning requirements shall apply:

Lot Frontage (minimum) 22 m

Deck Area (maximum) 20 m

Total Area of all Porches (which shall be enclosed by solid, glass or screen walls) and/or gazebos shall not exceed the floor area of the trailer located on that site or 25 m² (whichever is less)

Porch or Gazebo Height (maximum) 2.75 m

Accessory Shed Height (maximum) 2.1 m

Tent or Trailer Site Coverage (maximum) 35%

For the purpose of this subsection, site coverage shall mean the percentage of the site occupied by all tents, trailers, additions, and any other structures, including decks, porches, gazebos and sheds.

CT-2 (Pt. Lot 17, Concession 1) 11128 County Road 2, Iroquois

Notwithstanding the provisions of Sections 6.4 (1), 6.4 (2) and 6.6 (4) (c) to the contrary, for the lands zoned CT-2, the following uses and zone requirements shall also apply:

Museum as a private commercial interest Interior side for a tent and trailer park (minimum) 6 m

CT-XX ((PT BLK C PL 39 – South Dundas) 2 and 4 Elizabeth Drive South, Iroquois

Notwithstanding the provisions of Sections 6.4 (1) to the contrary, for the lands zoned CT-XX, the following uses and zone requirements shall also apply:

Assembly Hall; Catering Establishment; Clinic; Commercial Patio

Notwithstanding the provisions of Sections 3.6(b) to the contrary, for the lands zoned CT-XX, the outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use, and may be used for commercial entertainment including live music.

July 20, 2010 6-4-2 By-law No. 2010-48

- (4) Holding Zones
- (5) Temporary Zones

SECTION 3 GENERAL PROVISIONS

AMENDED SEE SECTION 3.6(b), BELOW

3.1 Accessory Uses

Accessory uses, buildings or structures shall be permitted in any zone in accordance with the relevant provisions of this By-law and the following:

- (a) In a Residential Zone or on a lot in another zone, having a residential use, the following provisions will apply for buildings and structures which are accessory to the residential use:
 - accessory buildings or structures shall not be located within any minimum Front Yard or minimum Exterior Side Yard, except as specifically permitted in this By-law;
 - accessory buildings or structures shall not be located closer than 1.5 m to any Interior Side or Rear Lot Line and shall not exceed 6 m in height;
 - accessory buildings, structures or garages with a common wall shall require no minimum Side or Rear Yard;
 - accessory buildings or structures shall not occupy more than 10% of the total Lot Area. Such accessory buildings or structures shall be included as part of the total Lot Coverage permitted in the zone requirements;
 - heat pumps and air conditioners shall not be permitted within a minimum Interior Side Yard:
 - an accessory garage which gains its access from a rear lane shall be set back 1.0 m from the rear lane.
- (b) In all other zones, accessory buildings and structures shall conform to the requirements of the particular zone.
- (c) For marinas and marine facilities, there shall be no minimum yard required for the yard adjacent to the water.
- (d) Any building or structure which is attached to the main building will not be considered accessory for the purposes of this By-law.
- (e) Renewable Energy Systems are developed in accordance with Section 3.30 of this By-law.
- (f) An outdoor furnace shall be permitted as an accessory use provided:
 - it is located in a Rural, Residential Waterfront or Agricultural Zone;

July 20, 2010 3-1 By-law No. 2010-48

3.3 Bed and Breakfast

Where Bed and Breakfast Establishments are permitted in this By-law, and notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply: Lot Area (minimum):

(a) up to four guest rooms:

with full municipal services: 700 m² with piped water supply: 1500 m² with individual services: 3000 m²

3.4 Buildings to be Moved

No building or structure shall be moved within the limits of the Township or shall be moved from outside the Township into the Township unless the building or structure is a permitted use and satisfies all the requirements of the zone in which it is to be located and then only after a building permit has been obtained from the Chief Building Official.

3.5 Bulk and Fuel Storage Tanks

No bulk or fuel storage tank shall be permitted unless it is double walled or is placed in an impervious containment facility which is capable of containing the entire contents of the fuel storage tank in the event of a spill or in accordance with the current provisions of the Technical Standards and Safety Act. This provision shall not apply to domestic fuel oil tanks located inside a dwelling.

3.6 Commercial Patios

Notwithstanding any provisions of this By-law, an outdoor commercial patio accessory to a permitted restaurant use may be permitted and shall comply with the following:

- (a) The outdoor patio shall not provide more than fifty percent (50%) of the seating accommodation permitted under the Liquor License Act to the restaurant or seating accommodation or more than fifty (50) persons.
- (b) No outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use.
- (c) That portion of a lot on which the outdoor patio is permitted shall not be used for commercial entertainment or commercial recreation including live or recorded music or dance facilities.
- (d) Parking requirements for seating in the outdoor patio area shall be satisfied unless a variance has been obtained from the Committee of Adjustment or alternative arrangements have been made through the Parking or Cash-in-Lieu By-law.

July 20, 2010 3-3 By-law No. 2010-48

