

**THE CORPORATION OF THE UNITED COUNTIES**  
**OF STORMONT, DUNDAS AND GLENGARRY**

**BY-LAW NO. 5354**

**A BY-LAW** to adopt Official Plan Amendment No. 10 to the Official Plan of the United Counties of Stormont, Dundas and Glengarry.

**WHEREAS** the Official Plan of the United Counties of Stormont, Dundas and Glengarry was adopted by Council on July 17, 2017, and approved by the Minister of Municipal Affairs and Housing on February 4, 2018.

**AND WHEREAS** Section 17 (22) of the Planning Act, R.S.O., 1990 provides for the adoption of an official plan (or amendment) by a municipal council.

**AND WHEREAS** Official Plan Amendment No. 10 is a site-specific amendment which permits the manufacturing and storage of boats, boat parts, boat trailers, and related accessories in the Agricultural Resources Lands designation on Part of Lot 14, Concession 6 in the Township of North Stormont.

**NOW THEREFORE** the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry enacts as follows:

1. That Official Plan Amendment No. 10 to the Official Plan of the Corporation of the United Counties of Stormont, Dundas and Glengarry, attached hereto as Schedule "A" to this By-law, is hereby adopted.
2. That this By-law come into force and effect on the final passing thereof.

**READ** and passed in Open Council, signed and sealed this 16<sup>th</sup> day of May, 2022.



WARDEN



CLERK

**SCHEDULE "A" TO BY-LAW No. 5354**

**AMENDMENT NO. 10 TO THE  
OFFICIAL PLAN FOR THE  
UNITED COUNTIES OF STORMONT,  
DUNDAS AND GLENGARRY**

Owner: Jamie Greenfield & Miriam Greenfield  
& Huybregts Farms Ltd.

Official Plan Amendment  
Special Land Use District

Township of North Stormont



**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

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## **STATEMENT OF COMPONENTS**

### **PART A - PREAMBLE**

Introduces the actual Amendment but does not constitute part of Amendment No. 10 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. 10 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

### **PART C - THE APPENDICES**

Do not form part of Amendment No. 10 but are provided to clarify the intent and to supply background information related to the Amendment.

## **PART A – PREAMBLE**

### **Purpose**

The purpose of Amendment No. 10 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*, resulting in a Special Land Use District, in the Township of North Stormont to permit the manufacturing and storage of boats, boat parts, boat trailers, and related accessories. This special land use district will be reflected on Schedule A3 of the SDG OP.

### **Location**

The subject property is described as being part of Part of Lot 14, Concession 6, in the former Township of Finch, now the Township of North Stormont, located at 2317 County Road 12 in the Agricultural Resource Land District. The subject lands are comprised of two properties, which are owned separately by the applicants and directly fronts the east side of County Road 12 and abuts Concession 6-7 Road to the north. The site is surrounded by agricultural uses to the north and east and a mixture of agricultural and residential uses to the south and west. In the immediate vicinity, there is one two-storey single-detached dwelling with a detached garage to the west. To the south, there is one other two-storey single-detached dwelling with a detached garage and two agricultural storage structures.

A consent application has also been submitted simultaneously for a lot addition of approximately 1.56 ha in size from Huybregts Farms Ltd. benefitting the existing property located at 2317 County Road 12, which operates the business known as “*Minijet Inc.*” Once the consent application has been finalized the total area will be 2.2 ha.

### **Basis**

The property is presently designated as “Agricultural Resource Lands” in the 2018 (previously 2006) United Counties of Stormont, Dundas and Glengarry Official Plan. The purpose of this designation is to protect prime agricultural land for agriculture and agricultural-related uses.

The property at 2317 County Road 12 is currently being used for the manufacturing and storing boats, boat parts, boat trailers, and related accessories. The owners of the property located at 2317 County Road 12 are seeking to construct a new workshop on the property and to expand the existing manufacturing business. To allow the continuation and expansion of the existing business on the subject lands, the applicants are seeking a site-specific Official Plan Amendment (OPA) to permit the light industrial use as a special exception within the Agricultural Resource Lands designation.

## **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. 10 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:

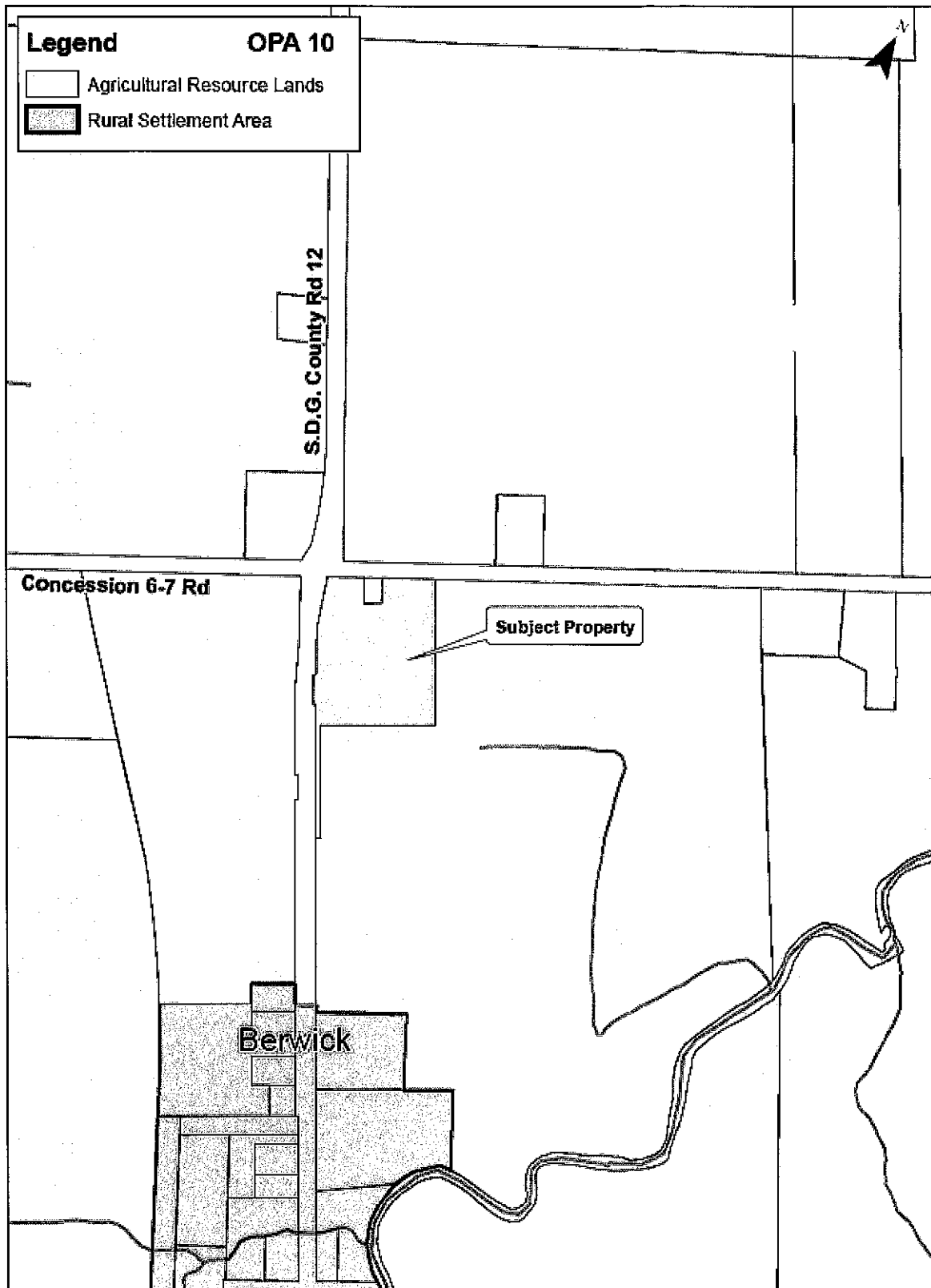
1. Schedule A3: Township of North Stormont is hereby amended by re-designating the lands shown as "Subject Property" on Schedule "A" to Amendment No. 10 attached hereto, into "Section 9.1 Special Land Use Districts."
2. "Table 9.1.4 - Special Land Use Districts, Township of North Stormont" is hereby amended by adding the following:

*"Notwithstanding the Agricultural Resource Lands policies to the contrary, the manufacturing and storage of boats, boat parts, boat trailers, and related accessories shall be permitted"*

### **Implementation**

1. The existing policies of the Stormont, Dundas and Glengarry Official Plan respecting the Agricultural Resource Lands designation and other general policies are still applicable to the subject lands.
2. The Amendment shall be implemented through an amendment to the Township of North Stormont's Zoning By-law.

**Schedule "A"**  
**OPA 10**





## **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



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT  
NOTICE OF PUBLIC MEETING CONCERNING  
A PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT  
2317 COUNTY ROAD 12, BERWICK, NORTH STORMONT  
LOT 14, CONCESSION 6  
(FORMER GEOGRAPHIC TOWNSHIP OF FINCH)**

TAKE NOTICE that the Council of the Corporation of the Township of North Stormont will hold a Public Meeting on the 19<sup>th</sup> day of April 2022, at 6:30 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 site-specific Official Plan Amendment is required to re-designate Part of Lot 14, Concession 6 from the Agricultural Resource Lands designation to a Special Exception designation to permit a light industrial use on the property. The applicants are also seeking to expand the size of the property located at 2317 County Road 12 through a lot addition from abutting lands. The Official Plan Amendment - Special Exception will also apply to these lands.

This proposed By-law will change the zoning for the above noted property. This Zoning By-law Amendment is being sought to re-zone the Agricultural (AG) to a Light Industrial - Special Exception Zone, to facilitate the expansion of the property and to permit the continued use as a "mini jet" boat manufacturer.

A KEY MAP is attached identifying the location of the subject lands to which the Official Plan amendment and zoning amendment applies.

IF YOU WISH TO BE NOTIFIED of the decision of the Council of the Township of North Stormont you must make a written request to: Moe Hammoud, Junior Planner, Township of North Stormont, 15 Union Street, PO Box 99, Berwick, ON K0C 1G0.

IF YOU WISH TO BE NOTIFIED of the decision of the Amendment to the Official Plan you must make a written request to the Director of Planning (at the address below) or to [info@edgcounties.ca](mailto:info@edgcounties.ca).

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the United Counties of Stormont, Dundas and Glengarry before a decision is made on the Official Plan Amendment, or the Township of North Stormont before a decision is made on the Zoning By-law Amendment; but the person or public body does not make oral submissions at a public meeting or make written submissions before a decision is made, the person or public body is not entitled to appeal the decision of Council of the United Counties of SDG or the Council of the Township of North Stormont to the Ontario Land Tribunal. Please see special instructions on the reverse regarding participation in a public meeting during COVID-19 pandemic.

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 Township of North Stormont 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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.

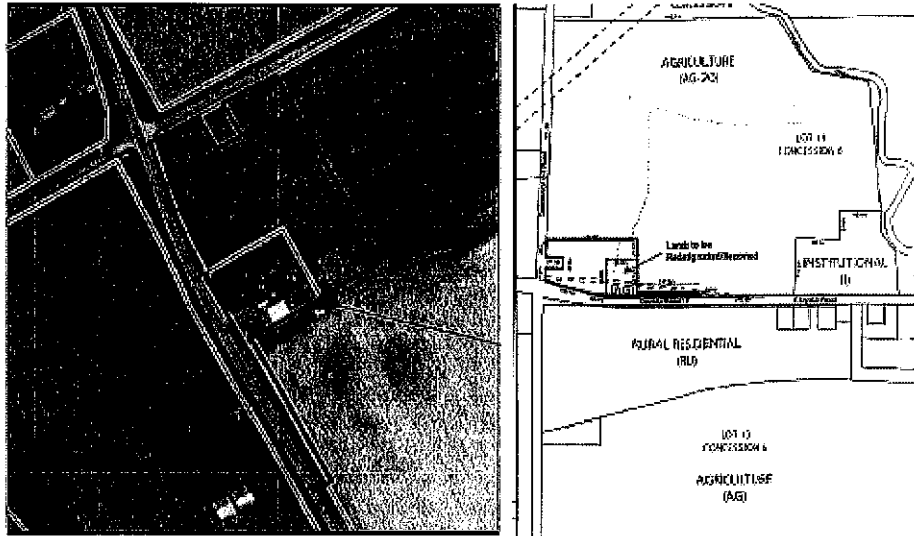
ADDITIONAL INFORMATION related to the proposed Zoning By-law Amendment and Official Plan Amendment is available for inspection during normal office hours at the Township of North Stormont Office, located at 15 Union St. Berwick, ON. For additional information about this matter and appeal rights, contact the Township's Planning Department via email at [mhammoud@northstormont.com](mailto:mhammoud@northstormont.com).

DATED at the Township of North Stormont this 21<sup>st</sup> day of March 2022.

Craig Calder, CAO/Clerk  
Township of North Stormont  
15 Union St., PO Box 99  
Berwick ON K0C 1G0  
(613) 984-2821 (Phone)  
(613) 984-2908 (Fax)

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

**Key Maps**



**\*\* Special Instructions Due to the COVID-19 Pandemic \*\***

**TAKE NOTICE THAT** the United Counties of SDG is now conducting all public meetings virtually through Webex. Members of the public will have the ability to watch meeting proceedings and participate, where appropriate, as detailed below.

All public meetings are livestreamed on the United Counties of SDG YouTube page. To watch the livestream, go to: [https://www.youtube.com/channel/UC\\_3kS\\_1PyhLSbTCCdpAUQsg](https://www.youtube.com/channel/UC_3kS_1PyhLSbTCCdpAUQsg)

Members of the public who wish to participate in meetings will be able to do so by joining our Webex meeting on their device, or by dialing in from a phone (long distance charges may apply). Registration is required in advance of the meeting at: <https://unitedcountiesofsdg.my.webex.com/unitedcountiesofsdg.my/j.php?RGID=r373ed9f7efab776e1dc9e26854f2c74e>

**TAKE NOTICE THAT** Although an in-person public meeting will be held at the Township Office for this zoning amendment application, you are encouraged to consider participating remotely as opposed to in-person, in order to reduce person-to-person contact during the COVID-19 Pandemic. Ways to participate are outlined below:

**Participation by Telephone**

Should you wish, you can attend the meeting via teleconference. To do so please register to speak with the Planning Department **no later than Friday, April 15th at noon**, by contacting Moe Hammoud, Junior Planner at: 613-984-2821 Ext. 226 or by email at [mhammoud@northstarmont.ca](mailto:mhammoud@northstarmont.ca). You will be provided with a call-in number and instructions on how to make representation.

**Submit Comments in Writing**

Comments on the application can be submitted in writing, by email, to Moe Hammoud, Junior Planner, at [mhammoud@northstarmont.ca](mailto:mhammoud@northstarmont.ca). Comments received **before Friday, April 15th at noon**, will be provided to members of Council prior to the meeting. Comments received after this time will be forwarded to members of Council as soon as possible but may not be received by members of Council prior to the meeting.

**Submit Verbal Comments**

Comments on the application can be submitted verbally by contacting Moe Hammoud, Junior Planner at 613-984-2821 Ext. 226 **no later than Friday, April 15th at noon**, for transcription. Comments received after this time will be forwarded to members of Council as soon as possible but may not be received by members of Council prior to the meeting.

**Participation in Person**

Due to the current public health restrictions, in person participation cannot be guaranteed at this time. Should you feel it necessary to attend the meeting in person and the public health restrictions change, please register with the Planning Department **no later than Friday, April 15th at noon**, by contacting Moe Hammoud, Junior Planner at: 613-984-2821 Ext. 226 or by email at [mhammoud@northstarmont.ca](mailto:mhammoud@northstarmont.ca). You will be provided with instructions on how to attend the meeting in person, while respecting public health regulations.

## Appendix B: Record of Proceedings



The Corporation of the Township of  
**NORTH STORMONT**  
**RESOLUTION**

Date: May 10, 2022

Resolution No. 113-2022

**MOVED BY:**

Deputy Mayor F. Landry  
Councillor S. Densham  
Councillor R. Douglas  
Councillor R. Villeneuve

✓  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECONDED BY:**

Deputy Mayor F. Landry  
Councillor S. Densham  
Councillor R. Douglas  
Councillor R. Villeneuve

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
✓

Be it resolved that Council receives and approves the Planning Report for the Official Plan Amendment and Zoning By-Law Amendment for MiniJet and has no objections to and recommends approval to the United Counties of SD&G of the Official Plan Amendment.

**CERTIFIED A TRUE COPY**

Meluaif  
Clerk and  
Commissioner of Ombuds  
Township of North Stormont

☒ CARRIED    ☐ DEFEATED    ☐ DEFERRED

Jim Wert  
Mayor

Declaration of Conflict of Interest: \_\_\_\_\_

☐ Disclosed His/Her/Their Interest

☐ Vacated His/Her/Their Seat

**RECORDED VOTE**

Councillor S. Densham	_____
Councillor R. Douglas	_____
Councillor R. Villeneuve	_____
Deputy Mayor F. Landry	_____
Mayor J. Wert	_____



**Township of North Stormont  
MINUTES  
Zoning Amendment Public Meeting  
Tuesday, May 10, 2022  
Council Chambers  
6:30 PM**

**COUNCIL PRESENT:** Jim Wert, Mayor  
François Landry, Deputy Mayor  
Steve Densham, Councillor  
Roxane Villeneuve, Councillor

**COUNCIL ABSENT:** Randy Douglas

**STAFF PRESENT:** Craig Calder, CAO/Clerk  
Mary McCuaig, Deputy-Clerk  
Nancy-Ann Gauthier, MLEO  
Stephanie Morin, SDG Planning Department

**1. CALL TO ORDER**

open

**RES-111-2022** *Moved by Councillor Densham, Seconded by Councillor Villeneuve  
Be it resolved that this public meeting for an official plan amendment and  
zoning by-law amendments now open at 6:30 p.m.*

**CARRIED**

**You are invited to a Zoom webinar.**

**When: May 10, 2022 06:30 PM Eastern Time (US and Canada)**

**Topic: Special Meeting**

**Please click the link below to join the webinar:**

**<https://us06web.zoom.us/j/83779714835?pwd=aWxQR1NpVmg3czZFWXNnNUM4QXIuQT09>**

**Passcode: 081715**

**Or One tap mobile :**

**Canada: +15873281099,83779714835#,,,\*081715# or  
+16473744685,83779714835#,,,\*081715#**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):**

**Canada: +1 778 907 2071 or +1 780 666 0144 or +1 204 272 7920 or +1 438 809 7799**

**Webinar ID: 837 7971 4835**

**Passcode: 081715**

Township of North Stormont  
Zoning Amendment Public Meeting Minutes – May 10, 2022

**International numbers available: <https://us06web.zoom.us/j/kewYgLyEZz>**

**2. ADOPTION OF AGENDA (amendments addition or deletions)  
adopt**

**RES-112-2022** *Moved by Deputy Mayor Landry, Seconded by Councillor Densham  
Be it resolved that the agenda be approved as presented.  
CARRIED*

**3. DISCLOSURE OF PECUNIARY INTEREST**

**4. PRESENTATIONS**

**RES-113-2022** *Moved by Deputy Mayor Landry, Seconded by Councillor Villeneuve  
Be it resolved that Council receives and approves the Planning Report for the  
Official Plan Amendment and Zoning By-Law Amendment for Minijet and has  
no objections to and recommends approval to the United Counties of SD&G of  
the Official Plan Amendment.  
CARRIED*

**RES-114-2022** *Moved by Deputy Mayor Landry, Seconded by Councillor Villeneuve  
Be it resolved that Council receives the Planning Report as submitted by the  
County Planner for a zoning by-law amendment as submitted by MacDonell  
and approves the recommendations contained therein.  
CARRIED*

**RES-115-2022** *Moved by Councillor Densham, Seconded by Councillor Villeneuve  
Be it resolved that Council receives the Planning Report as submitted by the  
County Planner for the zoning by-law amendment application submitted by  
Owens and approves the recommendations contained therein.  
CARRIED*

**5. PUBLIC QUESTIONS/COMMENTS**

**Official Plan Amendment and Zoning By-Law Amendment- Minijet**

**- No Agency or public comments received**

**Q-** Mayor Wert asked if the entrance on County Road 12 is being retained for truck traffic. **A-** Owner Jamie Greenfield replied that trucks will use this for backing in safely, but egress will mainly be off the Township Road.

*Township of North Stormont  
Zoning Amendment Public Meeting Minutes – May 10, 2022*

Q- Councillor Villeneuve asked if the owner would be able to build a man-made lake on the expanded property. A- County Planner Morin responded that this is not regulated with zoning. A- Owner Jamie Greenfield stated that he has no intent of building a man-made lake because the boat launch is 5 minutes away. Q- Deputy-Mayor Landry commented that he has received complaints from residents near the boat launch of excessive noise and asked if they could consider launching further away from the residential area. A- Owner Jamie Greenfield stated that he has been working with the South Nation Conservation to have a boat launch in another location. Q- Councillor Densham asked if this zoning would permit other uses like automotive repair shop. A- County Planner Morin replied that the intent here is to create a specific zone that would limit that type of activity. Once the zoning and severance are approved, the next step is a site plan agreement. Q- Councillor Villeneuve asked if the farm equipment repair makes up a large portion of the business. A- Owner Jamie Greenfield responded that they do not do a lot of farm equipment repair, they tend to do small jobs if they have extra time only.

**Zoning By-Law Amendment- Jerome MacDonell- Monkland**

- No agency comments received
- One public comment received against the proposal
- Formal petition received with 33 signatures against the proposal
- One public submission in support of the proposal

Q- Deputy-Mayor Landry asked if public auctions would be held on the site and if there would be outside storage. People has expressed concerns about creating a property standard issue. A- Owner Jerome MacDonell stated that they decided to go for a special exception institutional zone rather than commercial in order that it be less impactful on the community. The present proposed zoning would not permit auctions. He wished to assure Council and the public that they intend only to use the property as specifically zoned. Q- Councillor Densham stated that refusing this amendment would only result in an appeal from the applicants. He stated that in his opinion the applicant is working in good faith. A- County Planner Morin stated that there will be a site plan agreement, no open storage, screening of a 3 meter planting strip creating a visual barrier for the back area of storage. Q- Councillor Villeneuve asked if there would be storage units outside. A- Owner Jerome MacDonell stated that the old church will have 12 units inside and are not proposing any units outside. Q- Councillor Villeneuve and Jane DeGray expressed concern about vehicular traffic creating issues, will there be a lot of coming an going? A- Owner Jerome MacDonell stated that there are presently two exits from the property onto County Road 43 and they intend to continue to use them. Q- Councillor Villeneuve asked about exterior lighting, how will it be controlled? A- Owner Jerome Macdonell stated that they changed the outdoor lighting to

*Township of North Stormont  
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conform with today's standards. County Planner Morin stated that there are specifications requiring that lights have shades and point downwards.  
Comment- Christine Gray, resident of Monkland, stated that they live next door and that they do not see any difference in traffic so far, that the two exits are perfect for ingress and egress. We support this endeavour.  
Q- Councillor Densham asked how a use can change after this is approved.  
A- County Planner Morin stated that the OP designates rural settlement areas for growth which allows a mix of residential, commercial and even light industrial while maintaining compatibility with the neighbouring lands. Mayor Wert stated that it is essential that we have this Official Plan guidance to maintain consistency and treat all equally.

**Zoning By-Law Amendment- Oweis- Finch**

- No agency comments received  
- One public comment received- no opposition to residential use  
Q- Deputy-Mayor Landry asked about the restrictions with regard to automotive sales. A- County Planner Morin stated that this will require a dealer's license from MTQ and this will require proof that all zoning requirements are met and that a site plan agreement is in place.

**adjourn**

**RES-116-2022** *Moved by Councillor Villeneuve, Seconded by Councillor Densham  
Be it resolved that this public meeting adjourn at 7:55 p.m.  
CARRIED*

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CAO

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Mayor



## Appendix C: Planning Rationale



March 4, 2022

United Counties of SDG  
26 Pitt Street, Suite 223  
Cornwall, ON  
K6J 3P2

Township of North Stormont  
15 Union Street, PO Box 99  
Berwick, ON  
K0C 1G0

**RE: Official Plan Amendment, Zoning By-law Amendment, and Consent Application**  
**Part of Lot 14, Concession 6, Geographic Township of Finch**  
**Parts 1-5 of Plan 52R-6878 and Parts 1-3 of Plan 52R-7877**  
**Township of North Stormont**  
**Applicants: 1) Jamie and Miriam Greenfield and 2) Huybregts Farms Ltd.**

ZanderPlan Inc. has been retained by the applicants to assist with applications for Official Plan amendment, Zoning By-law amendment, and consent for a 2.2 ha parcel of land just north of Berwick. The subject lands are situated on Part of Lot 14, Concession 6, in the Geographic Township of Finch, which is now in the Township of North Stormont. The subject lands are comprised of two properties, which are owned separately by the applicants. One of the properties has a municipal address of 2317 County Road 12, while the other property does not have a municipal address. The property at 2317 County Road 12 is currently being used for manufacturing and storing boats, boat parts, boat trailers, and related accessories. This use is not permitted under the Agricultural Resource Lands designation and Agriculture zoning which are currently applied to the subject lands.

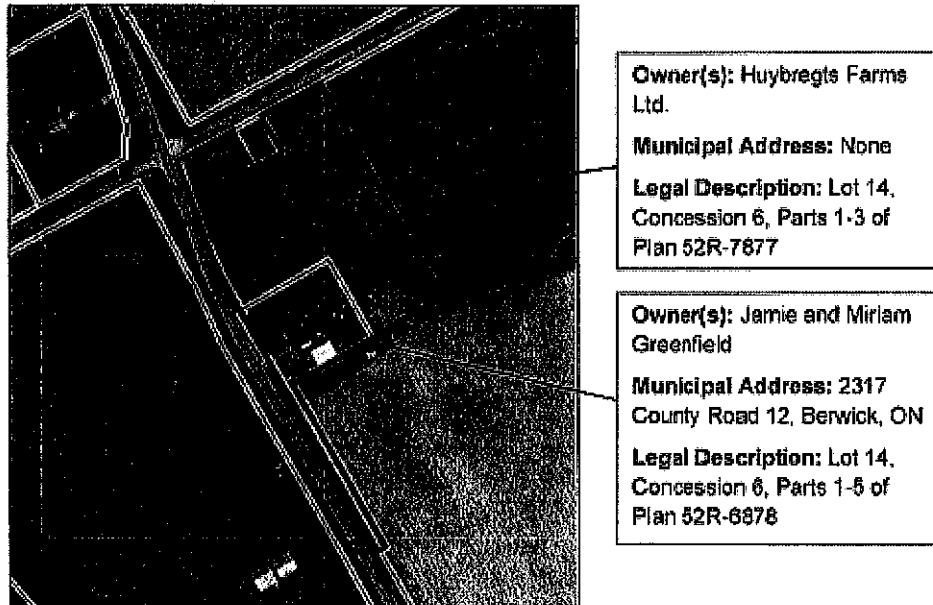
The owners of the property located at 2317 County Road 12 are seeking to construct a new workshop on the property to expand the existing manufacturing business. A consent is also being sought to increase the size of the property through a lot addition with the abutting land to the north and east. This consent would accommodate further expansion of the business at a later date in the future. To allow the continuation and expansion of the existing business on the subject lands, the applicants are seeking a site-specific Official Plan Amendment (OPA) to permit the light industrial use as a special exception within the Agricultural Resource Lands designation. Additionally, the applicants are seeking a site-specific Zoning By-law Amendment (ZBLA) to permit the light industrial use as a special exception within the Agriculture zone. This report outlines how the proposed development, lot expansion, OPA, and ZBLA are consistent with the 2020 Provincial Policy Statement and conform to the United Counties of Stormont, Dundas and Glengarry Official Plan and the Township of North Stormont Zoning By-law No. 08-2014.

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Your rural land planning experts

### Subject Lands

The subject lands are situated on Part of Lot 14, Concession 6, in the Geographic Township of Finch, which is now in the Township of North Stormont. Located just north of Berwick, the subject lands are in an area with private services that is characterized by rural and agricultural activity. The site directly fronts the east side of County Road 12 and abuts Concession 6-7 Road to the north. The site is surrounded by agricultural uses to the north and east and a mixture of agricultural and residential uses to the south and west. In the immediate vicinity, there is one two-storey single-detached dwelling with a detached garage to the west. To the south, there is one other two-storey single-detached dwelling with a detached garage and two agricultural storage structures.



**Figure 1.** Aerial photo of the subject lands, with the approximate boundary of the subject lands shown in red and individual property boundaries shown in yellow (Source: AgMaps).

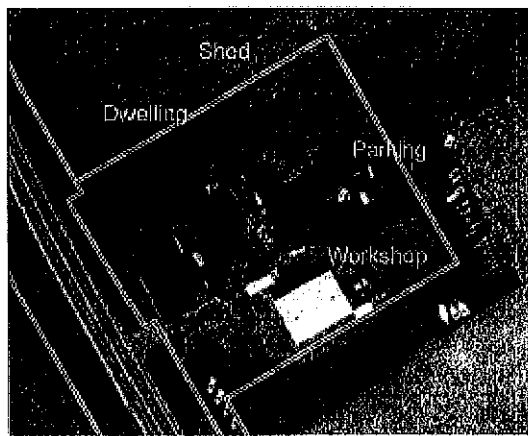
The subject lands are composed of two separate properties. Jamie and Miriam Greenfield currently own the property with a municipal address 2317 County Road 12 which is located on Parts 1-5 of Plan 52R-6878. This property has an area of approximately 0.6 ha. It is designated as Agricultural Resource Lands under the United Counties of SDG Official Plan and is zoned Agriculture (AG) under the Township of North Stormont Zoning By-law. The vacant land to the north of the applicant's property is located on Parts 1-3 of

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Plan 52R-7877 and is part of a much larger agricultural property owned by Huybrechts Farms Ltd. The portion of this property which is relevant to this application is approximately 1.56 ha in size. This land is designated as Agricultural Resource Lands under the United Counties of SDG Official Plan and is zoned Agriculture-20 (AG-20) under the Township of North Stormont Zoning By-law. An agreement has been reached between the property owners to transfer ownership of the 1.56 ha parcel of land from Huybrechts Farms to Jamie and Miriam Greenfield.

The property located at 2317 County Road 12 (shown below) contains a two-storey single-detached dwelling that is privately serviced by a well and septic system on the site. To the rear of the dwelling is a shed, a larger workshop, and a parking lot behind the workshop. A hydro line easement runs between the dwelling and shed. The shed is a 1,000 ft<sup>2</sup> structure with no servicing. The existing workshop is a 2,240 ft<sup>2</sup> one-storey structure with a garage door. It is serviced by the same well and septic system as the dwelling. The yard surrounding the buildings is well maintained with trees and shrubbery.



*Figure 2. Aerial photo of the property located at 2317 County Road 12 (Source: AgMaps).*

The property at 2317 County Road 12 is currently being used to operate the business known as "Minijet Inc", which manufactures "mini jet" boats, boat parts, boat trailers, and related accessories. The business is akin to a light industrial use and involves a variety of tasks including cutting, grinding, sanding, welding, bending, crating, wrapping, sewing, assembling, wrenching, storing, and shipping. The main activities performed on the site include: (a) assembly and welding of boat hulls and other related parts, (b) engine installation and mechanical rigging, (c) vinyl wrapping, carpeting, and interior fit-out, (d)

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CAD design and product development, (e) sale and display of boats and other products, (e) online sales and mail order of parts and kits, and (f) storage of inventory, supplies, and materials for future projects. When time permits, the business also assists the community by repairing equipment for local agricultural operations and restaurants.

The existing workshop is used for welding and assembly, in addition to office tasks and daily operations. The shed is used for storage and loader parking. The rear yard is used for the open storage of incomplete boats and trailers. In terms of shipping frequency and the types of vehicles used, the business receives metal/parts deliveries approximately 1-2 times per week by truck or trailer (30-53 ft long). There also smaller UPS/Purolator vehicles which visit daily. The business operates from 7 am to 3 pm Monday through Friday and currently has 7 full-time employees that work on the property, in addition to 2 part-time employees that work off site. This light industrial use is currently not permitted under Agricultural Resource Lands designation and Agriculture zone. Therefore, an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) are required.

### **Development and Lot Expansion Proposal**

To expand the current manufacturing operations at 2317 County Road 12, Jamie and Miriam Greenfield are proposing to develop a new 4,800 ft<sup>2</sup> workshop to the east of the existing workshop. This workshop will be constructed on the existing parking lot and will be within the current property boundaries. The new workshop will allow activities that are currently outsourced to be carried out on the property, which will initially create 1-2 new employment opportunities for the local community. A consent is also being sought to increase the size of the property located at 2317 County Road 12 from 0.6 ha to 2.16 ha through a lot addition. This consent would accommodate further expansion of the business to the north at a later date in the future. The expansion would include a new driveway extending from the existing developed area to Concession 6-7 Road, which would provide additional parking and improve access to the subject lands. The new driveway would also improve the ability for larger trucks to enter and exit the site. To allow the continuation and expansion of the existing business on the subject lands, the applicants are seeking a site-specific Official Plan Amendment (OPA) to permit the light industrial use as a special exception within the Agricultural Resource Lands designation. This special exception can be implemented by designating the subject lands as a Special Land Use District that permits the existing light industrial use. Additionally, the applicants are seeking a site-specific Zoning By-law Amendment (ZBLA) to permit the light industrial use as a special exception within the Agriculture zone. The applicants will submit an application for Site Plan Control once the OPA and ZBLA have been processed and approved.

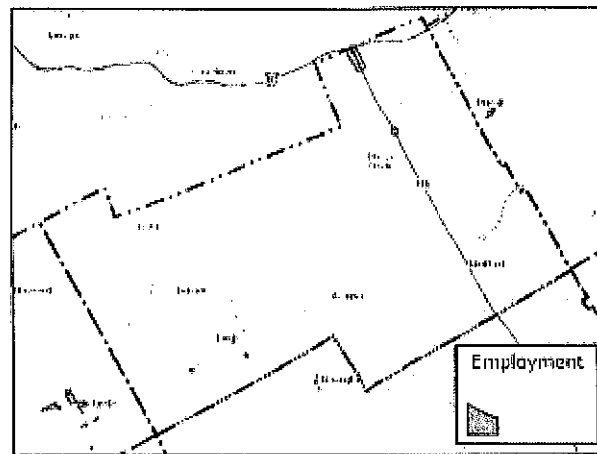
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### **Land Use Considerations and Impacts**

In the Township of North Stormont, there is a limited supply of lands with the Employment District designation where a light industrial use would be permitted. Therefore, it would be beneficial to permit the continuation and expansion of the existing light industrial use on the subject lands to support this type of use within the community. The authorization of this use on the subject lands would support local employment and economic growth while also helping to diversify the rural economy given the unique nature of the business. It would also help to create a more refined mix of land uses within the area, which makes businesses more accessible to residents and supports more sustainable transportation patterns. A greater mix of land uses also helps to form a more healthy, integrated, and viable rural area.

**Figure 3. Map of employment lands within the Township of North Stormont (Source: SDG Explorer Community Maps).**



The context of the site is such that there are no sensitive land uses on abutting properties that would be adversely impacted by this proposal. The continuation and expansion of the existing business on the subject lands will not negatively impact or hinder the surrounding agricultural operations since the small-scale manufacturing activity will be contained within the existing and proposed workshops. While the activities within the existing workshop may create noise, there have been no issues with nearby residents, who it is understood are supportive of this proposal. The new workshop that is proposed will have a low profile and large setback, which minimizes the impact of the development on the surrounding uses and compliments the rural and agricultural character of the area. Furthermore, this proposal will retain the Agricultural Resource Lands designation and Agriculture zone on the subject lands through the use of special exceptions, which conserves the long-term availability of the land for agricultural uses. Creating an exception that is specific to the proposed light industrial use of the subject lands will also



help protect the land from uses that are not compatible with the rural and agricultural character of the area.

### **Provincial Policy Statement (2020)**

The Provincial Policy Statement (PPS) 2020 provides policy direction on matters of Provincial interest related to land use planning and development. The PPS is issued under the authority of Section 3 of the *Planning Act* and approval authorities are required to ensure that decisions on planning matters are consistent with the policies. Policies within the PPS that are relevant to this application are discussed below.

The proposed development is consistent with **Section 1.0 Building Strong Healthy Communities**, as it represents intensification of development, thereby efficiently using land and the existing infrastructure network. It will contribute to the local economy through associated jobs and support a greater mix of land uses. The use will also be appropriately setback from abutting land uses to avoid any public health or safety concerns. As per section 1.1.1, the proposed development promotes efficient land use patterns and avoids preventing the efficient expansion of settlement areas by utilizing a previously developed site with an existing small-scale manufacturing operation (sections 1.1.1.a and 1.1.1.d). The proposal also avoids development and land use patterns which may cause health and safety concerns as the light industrial usage will be contained within the existing and proposed workshops (section 1.1.1.c). Furthermore, the proposed development promotes integrated land use planning with respect to transportation and infrastructure by occurring on a pre-developed site with the required transportation network, private on-site servicing, and electrical infrastructure in place (sections 1.1.1.e and 1.1.1.g). The continuation and expansion of a business that sees the manufacturing of boats and related products on an existing lot of record just north of Berwick will support local employment in this sector and add to the limited employment lands in the Township of North Stormont.

**Section 1.1.4** speaks to Rural Areas in Municipalities. As per section 1.1.4.1, the proposal will support a healthy, integrated and viable rural area by leveraging current rural assets and promoting regeneration through the continued use of the existing workshop on the site in addition to adding a new workshop to expand the manufacturing business on an existing lot of record (section 1.1.4.1.b). The proposal leverages the existing land assets and builds upon the rural character of the area through the strategic development of the site and by permitting the operation of a business that produces products that can enhance rural lifestyles (section 1.1.4.1.a). The continuation and expansion of the existing business promotes the diversification of local employment opportunities and the economic base (section 1.1.4.1.f). The proposal will also utilize the existing rural infrastructure as the subject lands have direct access to County Road 12 and the electrical

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infrastructure that runs along it (section 1.1.4.1.e). Additionally, section 1.1.4.4 states that growth and development may be directed to rural lands in accordance with the policies outlined in section 1.1.5, which will be discussed next.

**Section 1.1.5** speaks to Rural Lands in Municipalities. As per section 1.1.5.2.g, permitted uses on rural lands include "other rural land uses". The manufacturing and storage of boats, boat parts, boat trailers, and accessories can be considered an "other rural land use" and would therefore be permitted on rural lands. Section 1.1.5.3 notes "economic opportunities should be promoted". The continuation and expansion of the boat manufacturing business on the subject lands is an economic opportunity that should be supported because of the benefits it will bring to the community, including a more diversified rural economy, mix of land uses and future employment opportunities. Section 1.1.5.4 notes "development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted". The large setback and low building profile of the proposed workshop make it compatible with the rural landscape and no new servicing is required at this time. The proposed development is appropriate to the infrastructure that is currently available, as County Road 12 provides suitable access to the subject lands (section 1.1.5.5). Section 1.1.5.7 states that "opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses". The proposal will diversify the rural economy by continuing and expanding the operation of a unique manufacturing business. Additionally, agricultural land and other resource-related uses will be protected by maintaining the Agriculture Resource Lands designation and Agriculture zoning through the use of special exceptions that specifically permit the proposed use on the subject lands while continuing to restrict inappropriate uses.

**Section 1.2.6** speaks to Land Use Compatibility, noting that "*major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects*". The light industrial use on the subject lands is at a relatively small scale and the existing workshop does not cause adverse effects from odour, noise, or other contaminants. Furthermore, there are no sensitive land uses on surrounding properties that directly abut the existing or proposed workshops. The only two residential dwellings in the immediate vicinity of the subject lands are situated on the opposite side of County Road 12, providing an appropriate amount of separation in combination with the required setbacks. While the activities within the existing workshop create noise, there have been no issues with nearby residents, who are supportive of this proposal. Given the context of the site, the creation of a new workshop on the subject lands is not expected to generate any potential adverse effects or public health risks. The proposed development will ensure compatibility with nearby

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uses by ensuring building envelopes are consistent with all of the required zoning provisions. Any potential adverse effects will be mitigated by the confinement of the manufacturing activity within the existing and proposed workshops. Lastly, the expansion of the business will help to ensure the long-term operational and economic viability of the light industrial use, as per section 1.2.6.1.

**Section 1.3** speaks to Employment, noting that "planning authorities shall promote economic development and competitiveness". Permitting the continuation and expansion of the light industrial use on the subject lands will help provide a mix of employment to meet long-term needs (section 1.3.1.a). Section 1.3.1.b notes the importance of "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". This proposal will support employment on a suitable site, which will enhance economic activity in the area and help to diversify the community's economic base. The subject lands are a strategic site given its suitability for the continuation and expansion of the light industrial use in addition to the limited supply of employment lands within the Township of North Stormont (section 1.3.1.c). Finally, the subject lands have direct access to County Road 12 and have all necessary electrical infrastructure in place to support its current and projected needs (section 1.3.1.e).

**Section 1.6.6** speaks to Sewage, Water, and Stormwater, noting that individual wells and septic systems are permitted where no municipal services are available (section 1.6.6.4). The single-detached dwelling and existing workshop on the subject lands are currently serviced by a private well and septic system. Although no additional services are planned at this time, there is sufficient room on the site to accommodate additional services in the future if required. Stormwater management on the subject lands is appropriately managed by the large amount of vegetated and pervious surface area.

**Section 1.6.7** speaks to Transportation Systems, noting efficient use should be made of existing infrastructure (section 1.6.7.2). The subject lands have the required transportation infrastructure in place with direct access to County Road 12, which can facilitate the movement of people and goods (section 1.6.7.1). Permitting the light industrial use on the subject lands will support a mix of land uses, which will help to minimize the length and number of vehicle trips in the long term, as per section 1.6.7.4.

**Section 1.7.1** speaks to Long-term Economic Prosperity. The proposed light industrial use on the subject lands will promote opportunities for economic development (section 1.7.1.a) through the creation of employment opportunities and optimizes the long-term



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availability of land, resources, and infrastructure (section 1.7.1.c) by taking advantage of a developed site with an existing workshop and the necessary infrastructure in place.

**Section 2.1** speaks to Natural Heritage and states that "natural features and areas shall be protected for the long term" (section 2.1.1). There are no natural heritage features or areas on the subject lands. While there is a watercourse to the east of the subject lands, consultation with the South Nation Conservation Authority indicated there is not expected to be any negative impacts on this feature resulting from the continuation and expansion of the existing business.

**Section 2.2** speaks to Water. As per section 2.2.1.i, the necessary stormwater management practices will be used to minimize volumes and contaminant loads. Stormwater management is currently provided by vegetated and pervious surfaces on the subject lands. Detailed stormwater management design will be addressed at the Site Plan Control stage.

**Section 2.3** speaks to Agriculture and states that "*prime agricultural areas* shall be protected for long-term use for agriculture" (section 2.3.1). According to the PPS, "*prime agricultural areas* are areas where *prime agricultural lands* predominate". The subject lands can be considered to be within a *prime agricultural area*, as the subject lands contain Canada Lands Inventory Class 3 soil and the surrounding properties contain Class 2 or 3 soil. Of the various types of *prime agricultural land*, Canada Lands Inventory Class 3 soil is provided the lowest priority for protection. This proposal will not inhibit the long-term use of the *prime agricultural area*, as the subject lands are not currently being used for agriculture. The continuation and expansion of the existing business on the subject lands will not negatively impact or hinder the surrounding agricultural operations since the small-scale manufacturing activity will be contained within the existing and proposed workshop. Additionally, the majority of the land in the surrounding area will continue to be used for agricultural operations, maintaining the overall productivity of the *prime agricultural area*. In the past, the business on the subject lands has supported local agricultural operations by repairing equipment for farmers. By permitting the light industrial use on the subject lands as a special exception within the Agricultural Resource Lands designation and Agricultural zone, the underlying land use designation and zoning of the subject lands will be maintained, which will conserve the long-term availability of the subject lands for agricultural uses (section 2.3.1). No new lots will be created as part of this proposal, in accordance with section 2.3.4.1.

**Section 2.3.6** speaks to Non-Agricultural Uses in Prime Agricultural Areas and states that limited non-residential uses may be permitted in *prime agricultural areas* if certain criteria are met (section 2.3.6.1.b). The subject lands do not comprise a *specialty crop area*, as

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per section 2.3.6.1.b.1. Additionally, the proposed use complies with the *minimum distance separation formulae* as there are no nearby livestock facilities, as per section 2.3.6.1.b.2. Also, there is an identified need for additional land to accommodate the proposed use given the limited supply of employment land in the Township of North Stormont, as per 2.3.6.1.b.3. Lastly, since the majority of the land in the Township of North Stormont can be considered to be within *prime agricultural areas* and the subject lands contain the lowest priority soil (Class 3) for *prime agricultural lands*, it can be said that there are no reasonable alternative locations for the proposed use which avoid *prime agricultural areas* or have lower priority soil (section 2.3.6.1.b.4).

**Section 2.4** speaks to Minerals and Petroleum and states that "*minerals and petroleum resources shall be protected for long-term use*" (section 2.4.1). There are no known minerals or petroleum resources on or near the subject lands.

**Section 2.5** speaks to Mineral Aggregate Resources and states that "*mineral aggregate resources shall be protected for long-term use*" (section 2.5.1). There are no known *mineral aggregate resources* on or near the subject lands.

**Section 2.6** speaks to Cultural Heritage and Archaeology and states that "*significant built heritage resources and significant cultural heritage landscapes shall be conserved*" (section 2.6.1). There are no known *significant built heritage resources* or *significant cultural heritage landscapes* on or near the subject lands.

**Section 3.0** speaks to Protecting Public Health and Safety. The subject lands do not contain any Natural Hazards (section 3.1) or Human-Made Hazards (section 3.2) which would constrain development on the site.

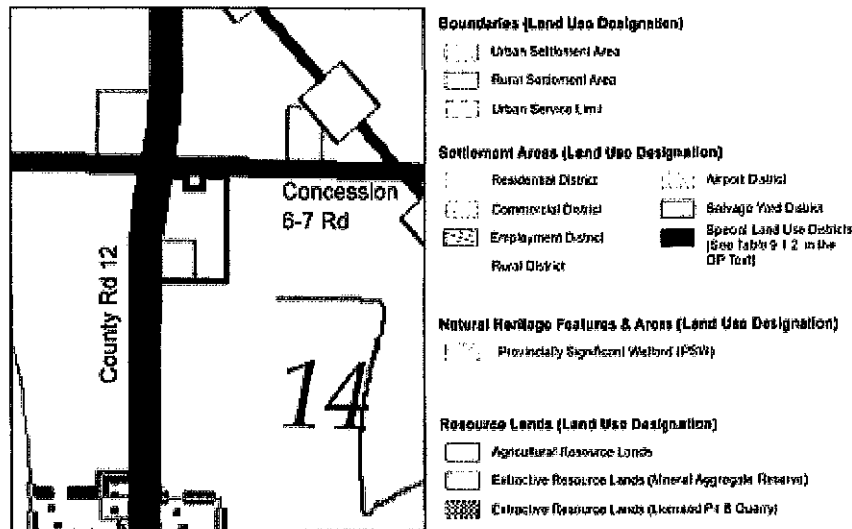
Overall, the proposal is consistent with the policies in the 2020 Provincial Policy Statement.

### **United Counties of Stormont, Dundas and Glengarry Official Plan**

The subject lands are designated as Agricultural Resource Lands under the United Counties of Stormont, Dundas and Glengarry Official Plan, as shown in Figure 4.

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**Figure 4. Land use designation of the subject lands and surrounding area, with the approximate boundary of the subject lands added in red (Source: United Counties of Stormont, Dundas and Glengarry Official Plan - Schedule A3).**

**Section 3** speaks to Community Growth and Settlement. The proposal seeks to increase the supply of employment lands to help meet projected growth and development demands (section 3.1.1). Permitting the light industrial use on the subject lands will accommodate the existing use and further development (section 3.1.3). The small-scale manufacturing operation does not pose any risks to public health or safety given that the use will be confined within the existing and proposed workshops while meeting all the required setbacks (section 3.1.3). Permitting the light industrial use also increases the mix of land uses in the area, which supports convenience and helps meet the needs of the present and future population (sections 3.1.3 and 3.1.6). The subject lands are adequately serviced by a well and septic system, and no new services are being proposed at this time (section 3.1.7). However, the subject lands are large enough to accommodate new private services in the future if needed. The existing and proposed workshops are primarily surrounded by agricultural land, which helps to avoid any land use conflicts (section 3.1.8). There are not expected to be any negative impacts on natural heritage features or areas resulting from the proposed development (section 3.1.9).

**Section 5.3** speaks to Agricultural Resource Lands. Generally, the permitted uses on Agricultural Resource Lands include agricultural uses, agriculture-related uses and on-farm diversified uses (section 5.2.2). Existing dwellings, such as the single-detached

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dwelling located at 2317 County Road 12, are also a permitted use (section 5.2.2). Uses that conflict with normal agricultural operations are a prohibited use on Agricultural Resource Lands (section 5.2.2). The light industrial use currently existing on the subject lands is a non-agricultural use and is not permitted. However, section 5.3.2 states that existing lots of record on prime agricultural lands may be used for non-agricultural uses provided there are no reasonable alternate locations which avoid prime agricultural areas and where the requirements of the Provincial Policy Statement, section 2.3.6.1, are met.

Given that much of the land in the Township of North Stormont is designated as Agricultural Resource Lands, it is difficult to avoid prime agricultural areas. Furthermore, it can be said that there are no reasonable alternate locations since there is a limited supply of employment lands in the Township of North Stormont and the light industrial use already exists on the subject lands. The requirements in section 2.3.6.1 of the Provincial Policy Statement are met by this proposal, as previously described. Section 5.3.2 also states that "existing non-agricultural uses, buildings or structures may be expanded provided they will be compatible with farm operations. If proposals are made for a non-agricultural use, an Official Plan Amendment would be required to permit the use. The lands would remain in an Agriculture designation however site-specific provisions would permit the specific use identified in the proposal. Should approval be obtained it would only permit the use specified in the proposal and is not intended to establish a 'general approval' for a series of uses". This proposal is seeking a site-specific provision to permit the continuation and expansion of the light industrial use on the subject lands, as discussed in the following paragraph.

**Section 9** speaks to Special Land Use Districts, which are "are generally site specific to one lot or property holding and permit uses not contained in the applicable policies and list of permitted uses for the underlying designation". Within section 9.2, there are many examples of Special Land Use Districts applied to lands designated as Agricultural Resource Lands to permit non-agricultural uses. This proposal is seeking to apply a Special Land Use District on the subject lands to permit the manufacturing and storage of boats, boat parts, boat trailers, and related accessories. This special exception would allow the owners of the property located at 2317 County Road 12 to continue operating and expand the small-scale manufacturing business.

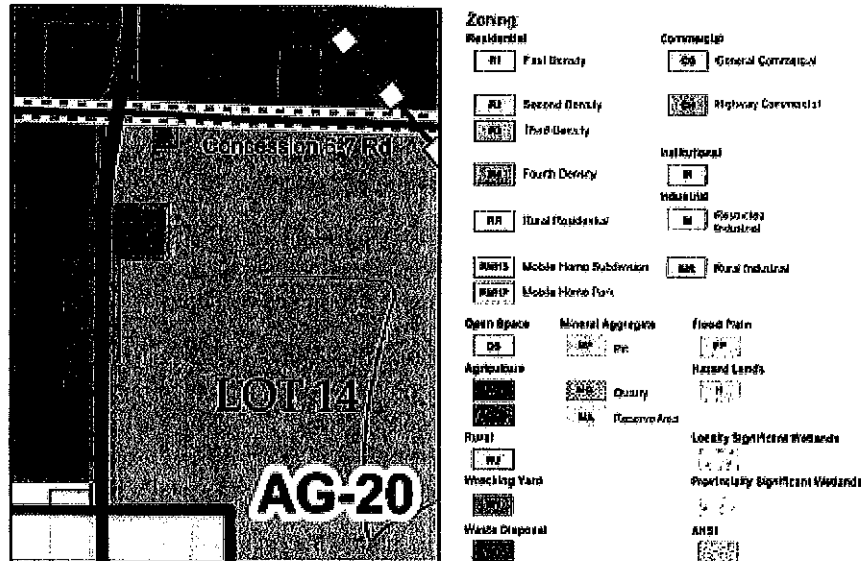
With exception to the proposed amendment, the proposal conforms to the United Counties of Stormont, Dundas and Glengarry Official Plan.

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## Township of North Stormont Zoning By-law #08-2014

The subject lands are zoned Agriculture (AG) and Agriculture-20 (AG-20) under the Township of North Stormont Zoning By-law #08-2014, as shown in Figure 5 below.



**Figure 5.** Zoning of the subject lands and surrounding area, with the property located at 2317 County Road 12 marked with a star (Source: North Stormont Zoning By-law #08-2014 - Schedule 1).

**Section 2.128.1** defines Class I Industry - Light Industrial Uses:

"CLASS I INDUSTRY - LIGHT INDUSTRIAL USES means a place of business for a small scale, self contained plant or building which produces, manufactures, assembles or stores a product which is contained in a package and has a low probability of fugitive emissions e.g. noise, odour, dust and vibration. Such industries operate in the daytime only with infrequent movement of products and /or heavy trucks and no outside storage. Examples include: electronics manufacturing and repair, high technology industries, furniture repair and refinishing, beverage bottling, package and crafting services, small scale assembly, auto parts supply."

The small-scale manufacturing and storage of boats, boat parts, boat trailers, and related accessories can be considered as a light industrial use since it occurs in a small-scale,

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self-contained workshop and has a low probability of fugitive emissions. It operates in the daytime only with infrequent movement of products and/or heavy trucks (typically 1-2 times per week). However, the products are not contained in a package and may be stored outside.

**Section 3.9** speaks to Cumulative Standards. Since the lot at 2317 County Road 12 will accommodate a residential and light industrial use, the requirements with respect to lot area and parking spaces shall be the sum of the requirements of the separate uses.

**Section 3.14** speaks to Access to a Public Road. The lot at 2317 County Road 12 which will be further developed as part of this proposal abuts a public road (County Road 12).

**Section 3.22** speaks to Minimum Distance Separation (MDS) Requirements. This proposal is not adding any sensitive uses to the subject lands and there are no existing livestock facilities in the area surrounding the proposed development.

**Section 3.28** speaks to Open Storage and Outdoor Display. Any fencing, screening, or other visual barrier that is required for open storage on the subject lands will be detailed at the Site Plan Control stage to ensure the policies in section 3.28.1 are fully satisfied. Some products of the business are displayed outdoors on the front lawn. The outdoor display area is in accordance with all of the policies in section 3.28.2 and is thus permitted.

**Section 3.34** speaks to Special Setbacks and states the minimum separation distance for a Class 1 Industry shall be 20 m to a sensitive land use. The proposed workshop will be separated a distance greater than 20 m from the existing dwelling on the subject lands, in accordance with this requirement.

**Section 4** speaks to Parking and Loading Requirements. A single-detached dwelling requires 2 spaces per dwelling unit and industrial require 1 space for each 95 m<sup>2</sup> (1022.6 ft<sup>2</sup>) of gross floor area plus 1 space for each 3 employees per shift. The sum of these two off-street parking requirements for separate uses will be provided, as per section 4.2.2. Each parking space provided on the subject lands will meet the minimum size requirements set out in section 4.2.3. The existing driveway from County Road 12 and the proposed driveway from Concession 6-7 Road will meet the requirements set out in section 4.2.4, with the distance between the driveways and nearest intersection being greater than 7 m (section 4.2.12). No more than 50% of the lot frontage along the subject lands will be used as a driveway or parking space, as per section 4.2.8. Detailed parking design will be provided at the Site Plan Control stage following the approval of this application.

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**Section 11** speaks to the Agricultural Zone and states that a single-detached dwelling is a permitted use in this zone (section 11.1.1). However, a workshop for manufacturing is not a permitted use. This proposal is seeking a special exception to permit the manufacturing and storage of boats, boat parts, boat trailers, and related accessories on the subject lands. This exception could be added to Schedule 11 - Zone Exceptions. All zone requirements set out in section 11.1.2.d will be met for the proposed development of a new workshop on the property located at 2317 County Road 12. All aspects of the proposed development, including the building height, building coverage, and setbacks will be detailed at the Site Plan Control stage following the approval of this application.

**Schedule 11 - Zone Exceptions** "sets out the list of special exceptions to the zoning by-law, their locations and the special provisions for permitted uses, zone requirements or any other requirements covered by the zoning bylaw". On lands zoned Agriculture-20 (AG-20), residential uses are prohibited. This proposal is not seeking to add any residential uses to the subject lands, in accordance with this provision.

With exception to the proposed amendment, the proposal conforms to the Township of North Stormont Zoning By-law #08-2014.

### **Summary**

The applicants are seeking to expand the size of the property located at 2317 County Road 12 through a lot addition from abutting lands to the north and east. The owners of the property located at 2317 County Road 12 are proposing to develop a new workshop to accommodate the expansion of the existing business, which involves the manufacturing and storage of boats, boat parts, boat trailers, and related accessories. A new driveway is also proposed to provide access from Concession 6-7 Road. An amendment to the County's Official Plan is required via a Special Land Use District to permit the light industrial use on the subject lands and allow the existing business to continue operating and expand in the future. An amendment to the Township of North Stormont's Zoning By-law is also required to add a special exception that permits the light industrial use on the subject lands.

Upon approval of this application, the applicants will be submitting a separate application for Site Plan Control to the Township of North Stormont, which will detail the location of buildings, areas of activity, parking, landscaping, and any other aspects of the proposed development which need to be considered by the Township to ensure minimal impacts to adjacent properties and local infrastructure. This report has demonstrated that the proposal is consistent with the 2020 Provincial Policy Statement and conforms to the United Counties of Stormont, Dundas and Glengarry Official Plan and Township of North Stormont Zoning By-law #08-2014 (with exception to the proposed amendments).

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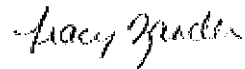
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Should you have any further questions please do not hesitate to contact the undersigned.

Sincerely,



Tracy Zander, M.Pl, MCIP, RPP