

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5367

A BY-LAW to adopt Official Plan Amendment No. 11 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. 11 is a site-specific amendment which permits the creation of one (1) new lot on a private road in the Rural District designation on the East Part of Lot 24, Concession 1, municipally known as 18645 Prevost Point Road, in the Township of South Glengarry.

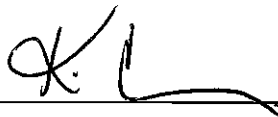
NOW THEREFORE the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry enacts as follows:

1. That Official Plan Amendment No. 11 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 22nd day of August, 2022.



WARDEN



CLERK

SCHEDULE "A" TO BY-LAW No. 5367

**AMENDMENT NO. 11 TO THE
OFFICIAL PLAN FOR THE
UNITED COUNTIES OF STORMONT,
DUNDAS AND GLENGARRY**

Owner: William Knight & Donna Knight

Official Plan Amendment
Special Land Use District to permit a consent on a private road.

Township of South Glengarry



**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. 11 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. 11 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES

Do not form part of Amendment No. 11 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. 11 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 South Glengarry to permit the creation of a lot that has frontage on a private road. This special land use district will be reflected on Schedule A6 of the SDG OP.

Location

The subject property is described as being part of East Part of Lot 24, Concession 1 Front, in the former Township of Charlottenburgh, now the Township of South Glengarry, located at 18645 Prevost Point in the Rural District. The property is located at the southernmost point of the private Prevost Point Road. The subject property has an area of approximately 1.5 hectares, with approximately 253 metres of frontage on the St. Lawrence River, and approximately 51.5 metres of frontage on Prevost Point Road.

Basis

In the Official Plan for the United Counties of Stormont, Dundas and Glengarry, the property is presently designated as "*Rural District*". This designation permits a variety of land uses, such as farms, forests, small industries, golf courses, and in many places, small clusters of residential and commercial development. The site is currently developed with a dwelling containing a primary residential unit with an attached garage, and an additional residential unit, a detached garage, a pool, and a dock.

The existing land uses in the immediate area are primarily residential. Some open space, commercial, and institutional uses such as restaurants, schools, fire stations, and parks are located west of the subject area near and within the Glen Walter Settlement Area. It is noted that all uses in the immediate area are zoned appropriately.

The proposed site-specific land use district would permit the applicant to sever the site for the purpose of creating one new lot for residential purposes on a private road. The proposed lot will meet the zoning requirements for the lot size, however a zoning by-law amendment is required to permit the resulting frontage for the severed and retained lands. The proposed development application would represent minor infill development within a Rural District within an existing cluster of residential development on the St. Lawrence River.

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. 11 to the Official Plan for the United Counties of Stormont, Dundas, and Glengarry.

Details of the Amendment

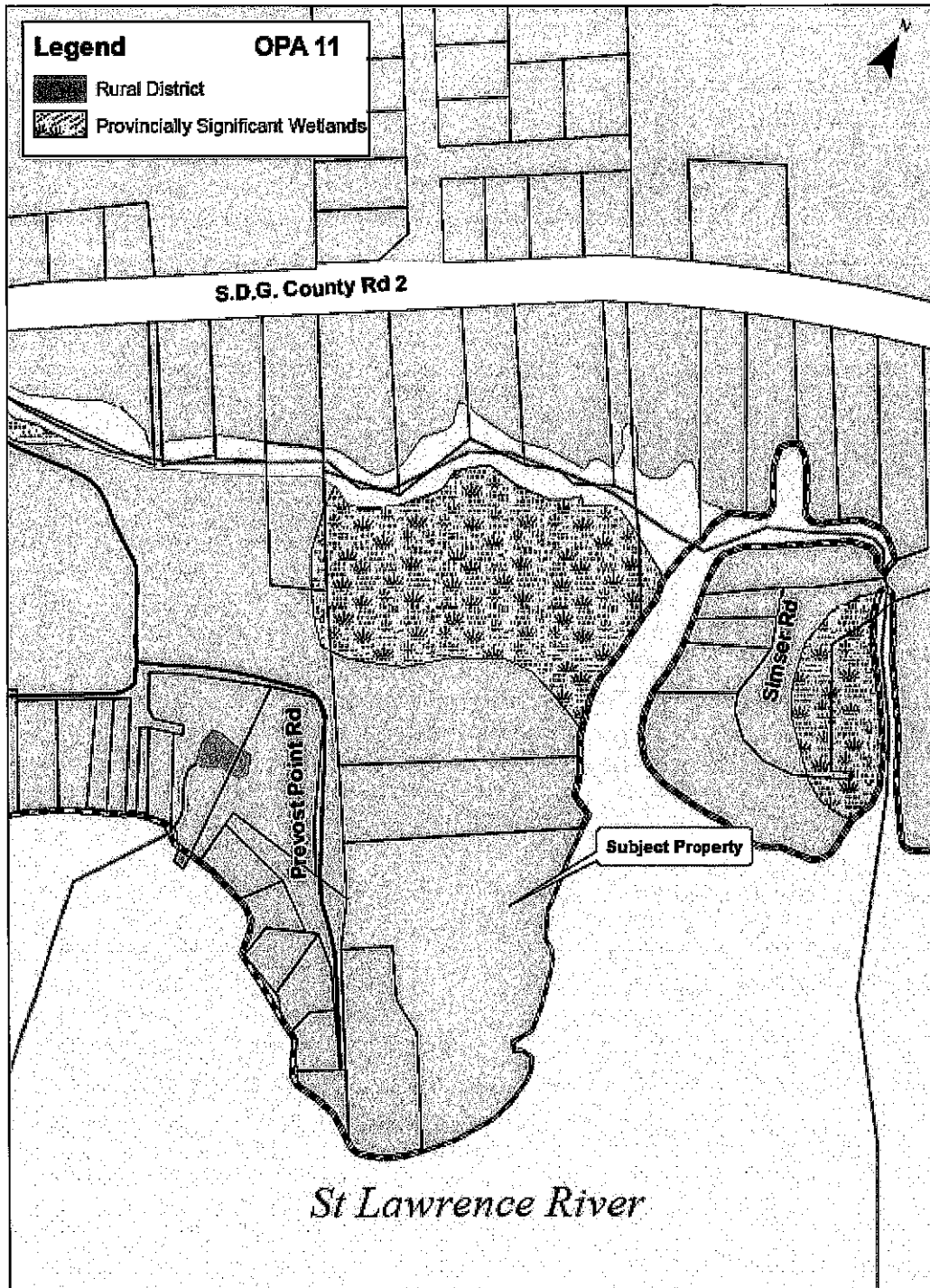
The Official Plan of the United Counties of Stormont, Dundas and Glengarry is amended as follows:

Section 4.3.6.4.1 Notwithstanding the requirements of Section 4.3.6.4, the creation of one (1) new lot on a private road is permitted on the property municipally known as 18645 Prevost Point Road.

Implementation

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

Schedule "A"
OPA 11



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



**NOTICE OF APPLICATIONS AND NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT
TOWNSHIP OF SOUTH GLENGARRY
SDG FILE -OPA 11
ZBLW-06-2022**

TAKE NOTICE that the Council of the Corporation of the Township of South Glengarry gives public notice of the receipt of an application for an Official Plan Amendment to consider a proposed Official Plan Amendment to the United Counties of Stormont, Dundas and Glengarry Official Plan in accordance with Subsections 17(15) and 22 of the *Planning Act* R.S.O. 1990, as amended and receipt of a complete application for a Zoning By-Law Amendment to consider a proposed zoning amendment to the Township of South Glengarry's Zoning By-law 38-09 under Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

LANDS AFFECTED: The subject property is legally described as East Part of Lot 24, Concession 1 Front, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, also known as 18645 Prevost Point Road.

FURTHER TAKE NOTICE that the Council of the Township of South Glengarry will hold a public meeting on **Monday June 20, 2022 at 6:00p.m.** to consider the proposed Official Plan Amendment and Zoning By-Law Amendment, to be held in the Council Chambers located at the Tartan Hall, Cher Lan Recreation Centre, 19740 John Street, Williamstown.

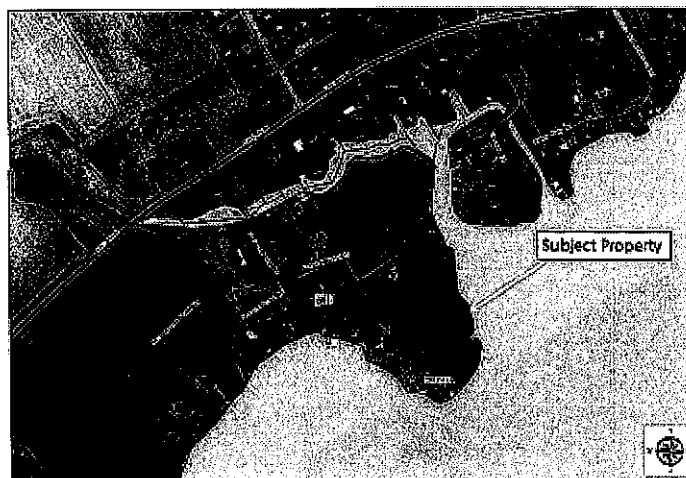
Proposed Official Plan Amendment:

The purpose of the Official Plan amendment is to permit the creation of a residential lot fronting on a private road.

Proposed Zoning Amendment:

The purpose of the zoning amendment is to rezone the subject property from Limited Services Residential, Exception Four (LSR-4) which permits an existing single detached dwelling with an apartment unit to Limited Services Residential, Exception Four (LSR-4) to permit an existing detached dwelling with an apartment unit and a minimum lot frontage of 24 meters.

Key Map





ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and/or the proposed Zoning By-Law Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions in respect of the proposed Official Plan Amendment to the United Counties of Stormont, Dundas and Glengarry before the proposed Official Plan Amendment is approved or refused, the person or public body is not entitled to appeal the decision of the United Counties of Stormont, Dundas and Glengarry to the Ontario Land Tribunal (OLT) and may not be added as a party to a hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

If you wish to be notified of the decision of the United Counties of Stormont, Dundas and Glengarry in respect of the proposed Official Plan Amendment, you must make a written request to the United Counties of Stormont, Dundas and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J 3P2, Attention: Megan Benoit, Planning Technician or at mbenoit@sdgcounties.ca

If a person or public body does not make oral submissions at a public meeting or make written submissions in respect to the proposed zoning by-law amendment to the Township of South Glengarry before the zoning by-law amendment is approved or refused, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal (OLT) and may not be added as a party to a hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of South Glengarry in respect of the proposed zoning amendment you must make a written request to the Township of South Glengarry, P.O. Box 220, 6 Oak Street, Lancaster, Ontario, K0C 1N0, Attention: Joanne Haley GM- Planning, Building and Enforcement or at jhaley@southglengarry.com

IF A PROPERTY CONTAINS SEVEN OR MORE RESIDENTIAL UNITS, the owner is required to post this notice at a location that is visible to all of the residents.

ADDITIONAL INFORMATION relating to the proposed Official Plan and the Proposed Zoning By-Law Amendment is available between 8:30 a.m. and 4:00 p.m. Monday to Friday by contacting the Township office.

**DATED AT THE TOWNSHIP OF SOUTH GLENGARRY
THIS 30th DAY OF MAY, 2022**
Joanne Haley- General Manager- Planning, Building and Enforcement
Township of South Glengarry
6 Oak Street, P.O. Box 220
Lancaster, ON, K0C 1N0
613-347-1166 ext. 2201

Appendix B: Record of Proceedings



CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY

MOVED BY Martin Lang

RESOLUTION NO 238-2022

SECONDED BY Sam McDonell

DATE July 18, 2022

BE IT RESOLVED THAT Staff Report 114-2022 be received and that Council of the Township of South Glengarry recommend to the United Counties of Stormont, Dundas and Glengarry to approve the proposed Official Plan amendment for the property legally described as East Part of Lot 24, Concession 1 Front, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, also known as 18645 Prevost Point Road to permit the approval of a consent application under the Ontario Planning Act to create a new building lot fronting onto a private road known as Prevost Point Road.

☒ CARRIED

☐ DEFEATED


☐ POSTPONED


Signed by Lyle Warden (2022/07/21)
Verify with VeriPro.com or Adobe Reader.

Mayor Lyle Warden

Recorded Vote:	Yes	No
Mayor Warden	—	—
Deputy Jaworski	—	—
Councillor Lang	—	—
Councillor McDonell	—	—
Councillor Luck	—	—

CERTIFIED A TRUE COPY


Kelli Campeau, Clerk
Date 2022-07-21

Appendix C: Planning Rationale

FOTENN

18645 Prevost Point Road

Demonstration Report
Official Plan Amendment and Zoning By-law Amendment
March 23, 2022

Prepared for William and Donna Knight

Prepared by Fotenn Planning + Design
The Woolen Mill
4 Cataract Street, Suite 315
Kingston, ON K7K 1Z7
613.542.6252

March 2022

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1.0 Introduction

1.1 Executive Summary

The applicant is pursuing applications for Official Plan amendment (OPA) and zoning by-law amendment (ZBA) to support a severance of the property located at 18645 Prevost Point in the Township of South Glengarry. An OPA to the United Counties of Stormont, Dundas and Glengarry (SDG) Official Plan (OP) is necessary to permit the development of a new residential lot on a private road. A ZBA is also required to address performance standards for both the severed and retained lots. It is proposed that both the retained and severed lots will maintain permission for the development of an additional residential unit, as currently permitted in the site-specific LSR-4 zone.

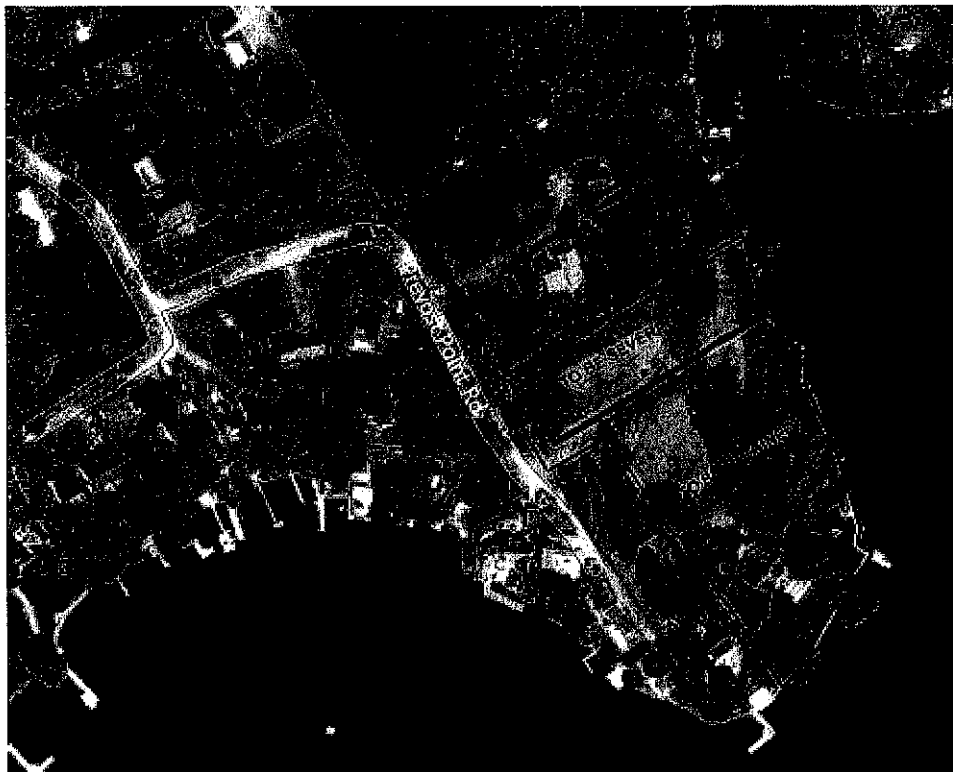


Figure 1: Proposed Severed and Retained Lots (Source: William and Donna Knight)

No technical studies are required to support the proposed severance, as sufficient lands can be provided on the severed lot to accommodate an appropriate development at an acceptable distance from the floodplain and nearby Provincially Significant Wetland (PSW) boundaries.

The purpose of this report is to assess the appropriateness of the proposed development in the context of the surrounding area and the policy and regulatory framework applicable to the subject site. It is our opinion that the proposed development is consistent with the land use policies and strategic direction for SDG and that it represents an appropriate form of rural residential development.

1.2 Introduction

Fotenn Planning + Design has been retained by William and Donna Knight to prepare this Planning Report in support of applications for an OPA, a ZBA, and consent to sever lands on the property known as 18645 Prevost Point (the "site") in the Township of South Glengarry in the United Counties of Stormont, Dundas, and Glengarry (SDG). The purpose of these applications is to facilitate the severance of the site to create one (1) new lot intended for residential development on a private road with reduced lot frontages on the severed and retained lands.

A pre-application meeting was held with Township of Glengarry and SDG staff which identified that a planning report and a concept plan demonstrating sufficient lands to support the severances are required to support the application. As such, these documents are being submitted with the application forms and application fees.

The purpose of this report is to assess the appropriateness of the proposed severance and the requested OPA and ZBA in the context of the surrounding community as well as the conformity with the policy and regulatory framework applicable to the site.

1.3 Development Application(s)

The site is designated Rural District on Land Use Schedule A8 of the SDG OP and is zoned Limited Services Residential Zone Exception 4 (LSR-4) in the Township of South Glengarry Zoning By-law 38-09.

The applicant is seeking to sever the site for the purpose of creating one (1) new lot for residential use. A site-specific OPA is necessary to permit lot creation on a private road. The proposed lot will meet the zoning requirements for lot size, however a ZBA is required to permit the resulting lot frontage for the severed and retained lands. It is the intent of this application to continue to apply the permissions of the LSR-4 zone which allow for the development of an additional residential unit to both the retained and severed lots.

2.0 Site Context and Surrounding Area

2.1 Site Context and Surrounding Area

The property is located at the southernmost point of the private Prevost Point Road. The site has an area of approximately 1.5 hectares, with approximately 253 metres of frontage on the St. Lawrence River, and approximately 51.5 metres of frontage on Prevost Point Road. The site is currently developed with a dwelling containing a primary residential unit with an attached garage, and an additional residential unit, a detached garage, a pool, and a dock.

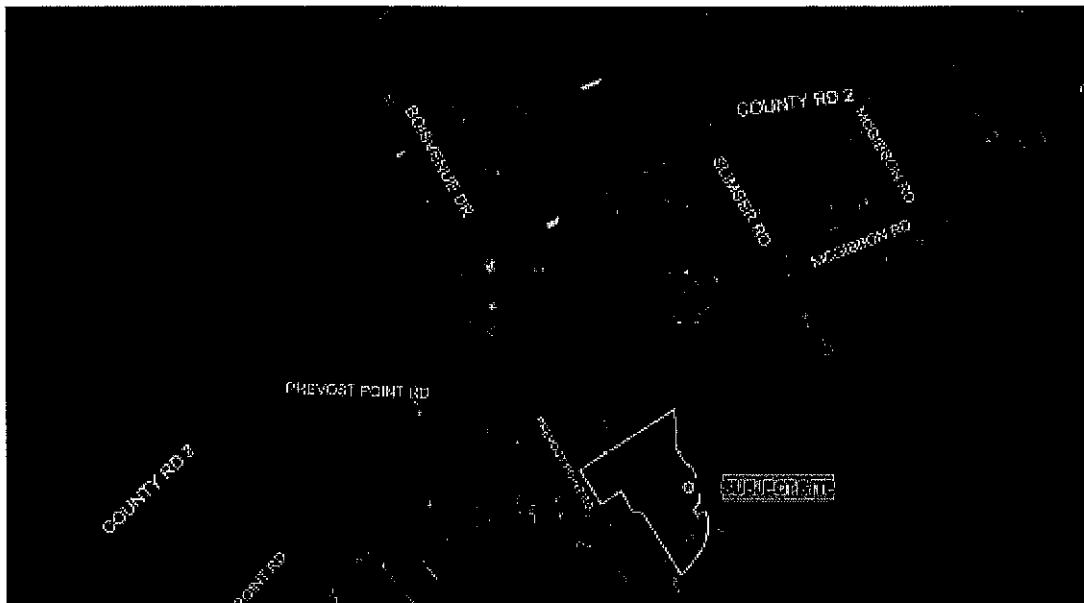


Figure 2: Immediate Context (Source: Google Maps)

The lands surrounding the site are primarily residential uses. Some open space, commercial, and institutional uses such as restaurants, schools, fire stations, and parks are located west of the site near and within the Glen Walter Settlement Area. The site is located on the St. Lawrence River, as are most residential uses directly surrounding the site.

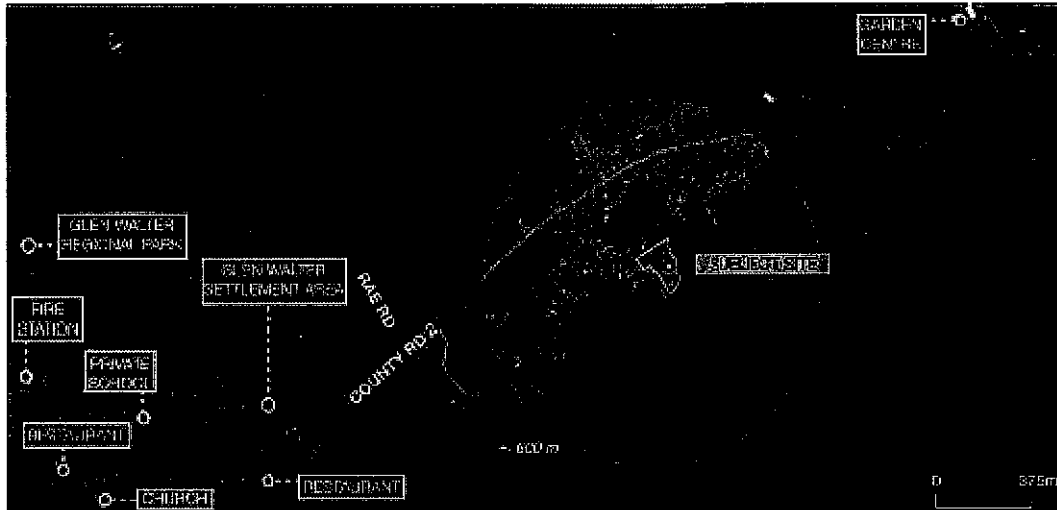


Figure 3: Surrounding Context (Source: Google Maps)

3.0 Policy and Regulatory Review

3.1 Planning Act

In considering an application for land severance, the approving body must evaluate the merits of the proposal against Section 53 of the Planning Act, which further requires a review of Section 51 (24) of the Planning Act. The criteria relating to the proposed severances are below in italics.

53 (1) An owner of land or the owner's agent duly authorized in writing may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.

The severance application seeks to create one lot for residential use. The proposed new lot will represent residential infill within a built-up area, will result in the efficient use of land and resources, and is of an appropriate size to accommodate individual private services. As such, a consent is the more appropriate land division application for this development, as compared to a plan of subdivision. To permit lot creation on a private road, a site-specific OPA is required. However, the intent of the application meets the overall policy guidance of the SDG OP. The proposed severed and retained lots will also require relief from the zoning by-law to permit reduced frontage. However, the resulting lot fabric of the severed and retained lands will generally adhere to the applicable zone provisions and maintain the intent of the zoning by-law.

53 (12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent.

Detailed criteria from section 51(24) is provided below.

51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality to

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

It is anticipated that the proposed consent will not negatively impact natural, agricultural or cultural heritage resources. The lot will accommodate sufficient lands outside of the St. Lawrence River floodplain, and will contribute to housing options in South Glengarry in a safe, efficient, and appropriately-scaled manner.

b) whether the proposed subdivision is premature or in the public interest;

The proposed consent is not premature as it represents limited rural residential development that is compatible with the surrounding neighbourhood character.

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

An OPA is being sought to permit the consent on a private road. However, the application conforms with the goals and broader policy framework of the SDG OP. The proposal represents scaled infill development and the rounding out of an existing built-up area that is not anticipated to have detrimental effects on the natural environment or public health or safety.

d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed consent is suitable for the Rural District designated lands. The new lot will be of an appropriate size and configuration to accommodate residential development on private services.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The site has frontage on Prevost Point Road, which is a private road. Lot creation is prohibited on private roads, hence the application to amend the OP policy for the site. An easement will provide alternate shared access to the retained and severed lots. It is anticipated that the impact of development on the road and surrounding properties will be minimal.

f) the dimensions and shapes of the proposed lots;

The severed and retained parcels will have lot sizes that comply with the Township's zoning by-law. There will be an easement established to provide shared access to the severed lot, which requires a jog in the frontage on the severed lands. Aside from this feature, the proposed lot is of an appropriate size and configuration to accommodate residential development on private services consistent with the surrounding area.

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

All buildings and structures on the severed and retained parcels will be subject to the performance standards of the zoning by-law. There are no known restrictions on adjoining lands.

h) conservation of natural resources and flood control;

No impacts to natural features are anticipated as a result of the proposed consent. The proposed new lot will include lands zoned Floodplain, however, a 30-metre setback from the watercourse will be maintained on the lands. The proposed lot is approximately 65 metres from the northerly PSW, however, the lands between the lot and the wetland boundary are already developed with multiple residential dwellings. It is not anticipated that future rural residential uses on the severed lot will have an impact on the nearby PSW, as development will be setback from the floodplain and wetland boundary.

i) the adequacy of utilities and municipal services;

The severed parcel will be serviced by private on-site water and septic services, in keeping with the nature of servicing on lots in the surrounding area. The new lot will be of an appropriate size and configuration to accommodate private services.

j) the adequacy of school sites;

The addition of one new lot is not anticipated to have an impact on the capacity of local schools.

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

In accordance with the Planning Act, it is anticipated that Township staff will require a condition for cash-in-lieu of parkland.

l) the extent to which the plan's design optimizes the available supply, means of supply, efficient use and conservation of energy; and,

The proposed consent will create one new lot from an existing oversized parcel, making efficient use of underdeveloped lands and existing infrastructure in a Rural District of the Township.

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006, 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).

Per the zoning by-law, all uses in the Township are subject to the Township's Site Plan Control By-law. As no development is immediately proposed on the severed property, a site plan application will not be submitted at this time. The future development of the lot may be subject to the site plan control process.

The proposed consent has proper regard for the criteria found in Section 51 (24) of the Planning Act.

3.2 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020. The PPS provides high-level policy direction on matters of Provincial Interest as they relate to land use planning and development in Ontario municipalities. Decisions of municipal councils must be consistent with the PPS. Generally, the PPS provides direction for issues such as the efficient

use of land and infrastructure, the protection of natural and cultural heritage resources, maintaining a housing stock that appropriately addresses the demographic and economic diversity of households, supporting long-term economic prosperity, and preserving natural resources for future uses. PPS policies that are directly relevant to the proposed development are discussed below, with the policy cited in *italics*:

Section 1 of the PPS recognizes that Ontario's long-term prosperity, environmental health and social well-being depend on wise change management.

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;*

The proposed development provides an efficient land use pattern which optimizes lands designated for residential use. The site is situated along the St. Lawrence River and is located adjacent to existing residential uses.

- 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;*

The creation of the new residential lot contributes to the Township's housing options, as does the intent for this rezoning to maintain the existing permissions for an additional residential unit on the subject site.

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

It is not anticipated that the proposed severance will create any environmental or public health and safety concerns. Future development on the site will have to be set back a safe distance from the floodplain located on the eastern portion of the site. No impacts are anticipated to the nearby PSW, as the lands between the subject site and the PSW boundary are developed, and development on the severed lot will be set back sufficiently from the wetland.

- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

The subject lands are designated Rural District. The proposed severance will not impact the future expansion of nearby settlement areas.

- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

The proposed redevelopment represents efficient use of an oversized property in the Rural District. Though the site is not located in a settlement area, the nature of development proposed for this site will not result in cost inefficiencies or boundary expansions of this rural neighbourhood. The proposed consent represents compatible intensification of residential lands and minimizes inefficient land consumption.

- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*

The proposed severance is not anticipated to create any barriers to accessibility to residents of the Township.

- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*

The proposed development will utilize private road infrastructure and will be serviced by individual private water and sewage systems.

- h) promoting development and land use patterns that conserve biodiversity; and*

The proposed lot will abut the St. Lawrence River and will provide future property owners with access to this natural amenity. The severed lot will be of a sufficient size to ensure appropriate development setbacks from the shoreline so not to negatively impact the biodiversity of the surrounding area.

i) preparing for the regional and local impacts of a changing climate.

The proposal will have the result of developing and intensifying underutilized lands in a Rural District of the Township that utilizes existing infrastructure and services.

The subject site is located outside of the Township settlement areas, however, is designated Rural District. As such, the Rural Area policies of the PPS apply. Section 1.1.4 of the PPS provides policy direction for rural areas, which vary in size, population, resources, and economies. The PPS stresses the need for balance between rural assets and amenities with protection of natural rural environments. Section 1.1.4.1 states that *healthy, integrated and viable rural areas shall be supported by:*

- a) building upon rural character, and leveraging rural amenities and assets;*
- b) promoting regeneration, including the redevelopment of brownfield sites;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) using rural infrastructure and public service facilities efficiently;*
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

The proposed development seeks to build upon rural character through the creation of a new residential lot in the rural area. The proposed severance will utilize rural infrastructure and public service facilities available, as well as the private transportation infrastructure available on Prevost Point Road. The creation of this lot from an oversized rural lot on the St. Lawrence River leverages the natural amenity in a low-impact, character-reflective manner.

Sections 1.1.4.2 and 1.1.4.3 emphasize the settlement area-rural area hierarchy, and state that if development is proposed in the rural area, available resources and services and appropriate scale must be considered. Section 1.1.4.4 states that growth and development may be directed to rural areas in the event that a municipality does not have any defined settlement areas. The site is not located in a defined settlement area, however, is in a well-established rural residential neighbourhood that has a history of similar small-scale development. The properties in the surrounding area are accessed by an existing private road, which is characteristic of many of the rural residential pockets existing outside of defined settlement areas in the Township. Upon development, the proposed property will be serviced with private well and septic systems and will be appropriately scaled to blend with neighbouring lots. The character of the rural area will be maintained through the creation of this lot.

Section 1.4 of the PPS includes policies dealing with the provision and supply of housing. Section 1.4.1 and 1.4.2 seek to ensure an adequate supply of housing is provided. This policy is regularly reviewed and assessed between the lower and upper tier municipalities. Section 1.4.3 deals with the nature of housing to be provided, and states:

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposal represents appropriate development of an existing oversized property within an established rural residential neighbourhood. The creation of the lot will facilitate the development of new residential uses within the Township/County in an appropriate location. Prevost Point Road and its surrounding infrastructure can sufficiently support the creation of this proposed lot. This rural intensification is a desired use of the oversized lot and will sustain a healthy and safe opportunity for housing.

Section 1.6.6.4 states that (W)here municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

The subject site is in the Rural District. The properties surrounding the site utilize individual on-site sanitary and water services, and the same is proposed for the severed lot. Though not within a defined settlement area, the proposal has the effect of infilling the existing rural residential neighbourhood on a lot that is of an appropriate size and configuration to accommodate individual services.

Section 1.6.6.7 highlights the importance of stormwater management. Given the rural and natural character of the site, stormwater management is not of concern. Stormwater will be managed on the site and no adverse impacts are anticipated.

Section 1.7.1 provides policy direction for supporting long-term economic prosperity by providing a range of housing options, optimizing the long-term availability of land and resources, and encouraging a sense of place and conserving features that help define character. The creation of a new lot in the existing rural residential neighbourhood contributes to the provision of a range of housing options in an area with a similar and long-established character, while making better use of lands that have been partially developed (though underutilized) for some time.

Section 2 of the PPS gives consideration to the wise use and management of resources, such as significant natural heritage features and areas, watersheds, prime agricultural areas, mineral petroleum resources, and significant built and cultural heritage resources. There is a PSW in proximity to the site, however, the distance between the site and the PSW and the overall scale of the proposal is not anticipated to impact the PSW. Thus, there are no natural resources or features in the area that would be affected by, or could affect, the proposal.

Section 3 of the PPS seeks to ensure the protection of public health and safety. The policies in this section direct development away from natural hazard lands such as floodplains and erosion-prone areas. This section also seeks to protect development from human-made hazards. Part of the site is within the St. Lawrence River floodplain, however, development on the severed lot will be appropriately setback from the floodplain. No human made hazards are present on the site.

It is our professional planning opinion that the proposed development is consistent with the 2020 Provincial Policy Statement.

3.3 United Counties of Stormont, Dundas and Glengarry Official Plan

The SDG OP describes goals, policies and objectives intended to guide the City's development over the planning horizon identified in the plan. The OP was adopted on July 17, 2017 and was subsequently approved by the Ministry of Municipal

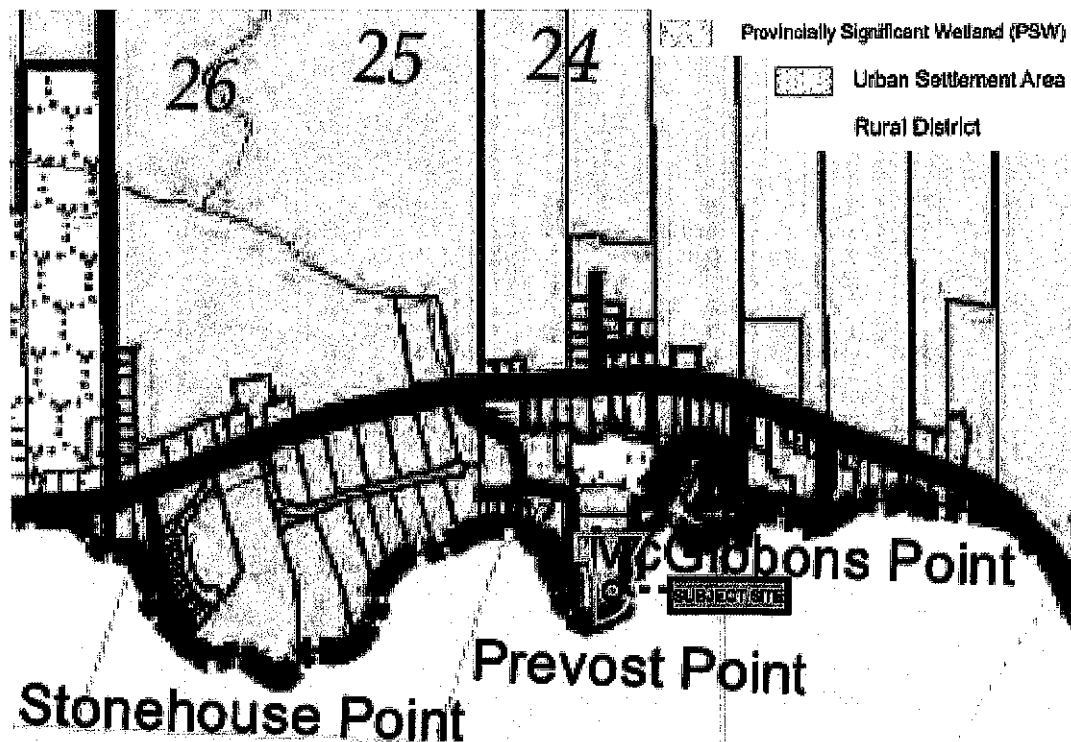
Affairs and Housing on February 4, 2018. The June 2021 consolidation of the OP is the most readily available version on SDG's website.

The following sections of the OP are reviewed below:

- / Section 3: Community Growth and Settlement;
- / Section 4: Public Services and Infrastructure Policies;
- / Section 5: Resource Management;
- / Section 6: Public Health and Safety; and
- / Section 8: Implementation.

Section 3: Community Growth and Settlement

Section 3 of the OP establishes and describes the land use designations regulating the character and intended function of lands within the municipality. The site is designated Rural District by Schedule A6 of the OP. The 2018 OP and its schedules were under appeal until February 2022. Schedule 6A was recently updated to reflect the approved amendments.



Section 3.3 describes Rural Lands as being those that are not within a settlement area and are not considered Prime Agricultural Lands. According to Section 3.3, *limited opportunities will be provided for residential development and infilling in the Rural District designation within existing clusters of development, cross-road settlements or shoreline areas (see policies for natural hazards and natural heritage features and areas). Scattered development will be discouraged.* The proposed severance represents a minor infill development within a Rural District within an existing cluster of residential development on the St. Lawrence River. The creation of this lot does not result in scattered development.

Section 3.4.5 Rural Area states that *Within the rural area, Land Use Designations include the Rural District, Employment District, Airport District, Salvage Yard District as well as Resource Lands. Within the rural area the Planning Principles of Section 3.5.1 shall be used in the design and development of the permitted land uses listed in Table 3.5 (see Section 3.4.7 - Rural Estate Subdivisions).*

Section 3.4.6 explains the Rural District designation.

The Rural District contains a variety of land uses, such as farms, forests, small industries, golf courses, and in many places, small clusters of residential and commercial development. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location and a limited amount of residential development where such development will not preclude continued agricultural and non-residential uses.

The following uses are generally permitted in the Rural District in accordance with the Local Municipal Zoning By-law:

- 1. Agricultural uses, forestry and conservation, and natural resource management activities;*
- 2. Residential uses on existing lots of record and on new lots created by severance as provided for by this Plan;*
- 3. Animal boarding, breeding, and training facilities, including stables;*
- 4. Bed and breakfast establishments;*
- 5. Open space;*
- 6. Cemeteries.*

Table 3.5 specifies that low density housing is the only type of residential use in the Rural District that is explicitly permitted. The proposed development meets the intent of the Rural District designation as a low density, small-scale residential use suited for the rural landscape and character of the surrounding area.

Section 3.5.1 outlines the *Planning Principles* which apply to all planning development applications. The proposed development is analyzed with respect to these principles below:

Section 3.5.1.1. addresses adequate lot size. The OP states that lots of existing, new, and potential uses shall meet all requirements for setbacks (including setbacks flood plains, infrastructure, and safe access and egress). 3.5.1.1. states that the approval authority shall require studies to support the proposed lot size and ensure that there will be no negative impacts on groundwater quality and quantity and that development will be directed away from natural hazards. As proposed, the lot size and configuration of the severed and retained lots will accommodate appropriate setbacks from lands within the St. Lawrence River floodplain, neighbouring residential uses, and from the Prevost Point Road right-of-way.

Section 3.5.1.2 specifies that servicing capacity shall be available and adequate to support existing and proposed uses as set out in Section 4 of this Plan for both public service uses and infrastructure. The existing lot currently utilizes private individual on-site sanitary and water services, and the severed lot is also proposed to utilize private servicing. The site is on a private road, and the proposed severance will not impact public infrastructure or service provision such as for school capacity.

Section 3.5.1.3 requires all uses to 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. This application seeks to permit the creation of one (1) new lot on an existing private road. An extension of the existing private road is not required to support the severance. Section 3.5.1.3 further states that the proposed access should not negatively impact the safety and efficiency of any type of public or private road. The proposed easement on the site will maintain safe and efficient access to both the retained and severed lot from the private Prevost Point Road.

Section 3.5.1.4 outlines measures for landscaping, buffering, screening and land use compatibility. The proposed lot intended for low density residential development is compatible with the surrounding rural residential land uses that front

onto Prevost Point Road. The proposed severed lot will be a similar size to those lots surrounding it, and will provide enough buildable area to ensure adequate setbacks are maintained and necessary landscaping, buffering, and screening can be accommodated. The future development of the site has not been considered through this process. As such, site planning is not currently anticipated.

Section 3.5.1.5 states that *municipalities shall have regard for the recommended separation distances and/or influence areas as set out by the Ministry of the Environment and Climate Change (MOECC) for Class I, II and III industries, waste management sites (Section 4.3.5), mineral aggregate reserves (Section 5.4), sewage treatment plants/waste stabilization ponds or land uses generating significant noise or vibration (e.g. stationary and transportation sources, see MOECC guideline NPC-300), as they apply between such land uses and any sensitive land uses or non-compatible land uses (reciprocally), or water body.* The subject site is not in proximity to any of the identified uses that require separation distances, except for the nearby St. Lawrence River. The OP specifies that *such separation distances shall be incorporated into any implementing zoning By-law (see reference documents at the end of Section 3). Development may be permitted within any influence area where a Municipality is satisfied by a technical study or equivalent evidence that adverse effects can be satisfactorily attenuated, mitigated, or eliminated.* The proposed lot fabric will include lands that are within the floodplain of the St. Lawrence River, however, no development is proposed within the floodplain and adequate room is provided by the severed lot to develop a residential use outside of the floodplain setbacks as required by the Township of South Glengarry's zoning by-law. Section 3.5.1.5 also notes that reference should be made to Section 5.5.2 Adjacent Lands for influence areas related to natural heritage features and areas. This application will be evaluated against this Section later in this report.

Section 3.5.1.5.1 speaks to the requirements for new developments or expansions of existing developments to meet the Minimum Distance Separation (MDS) formulae set out by the Ontario Ministry of Agriculture, Food, and Rural Affairs. Through pre-consultation with the Township of South Glengarry, it was determined that the proposed application would not be subject to MDS calculations.

Section 3.5.2 provides *Planning Guidelines* for lower-tier municipalities within the United Counties of Stormont, Dundas and Glengarry to review development applications against.

Section 3.5.2.1 maintains that *that in order to promote organized community structure, local municipalities should not approve development (e.g., consents or subdivisions) on the fringe of settlement areas to avoid premature extension of piped services or the need to adjust settlement area boundaries.* The Community Structure guideline also states: *Local Municipalities will encourage compact development by directing development onto vacant lands within existing settlement areas. Development which is contiguous to existing built-up areas within these settlement areas shall be prioritized over fragmented, remote or unserved development that could also negatively impact natural heritage systems.* The proposed development is not located within a defined settlement area, however it is well-integrated in an existing rural residential neighbourhood in the Rural District. The establishment of a new lot on the site will not impact settlement area boundaries nor the boundaries of the community in question, and instead will intensify suitably sized lands with servicing and development capacity that will be sufficiently setback from the natural heritage system.

Section 3.5.2.6 highlights the importance of infill and intensification in the Counties. The OP permits infilling and redevelopment on vacant lots of record or 'brownfields', underutilized sites (e.g., surplus municipal properties, railway properties, church sites, school or other institutional sites), or by expanding or converting existing buildings. Creation of new residential units will be encouraged in built-up areas with sufficient existing or planned infrastructure. The OP also states that the County will work with local Municipalities to achieve a target of 15% residential intensification and redevelopment in built-up areas. The severance of the site will result in appropriate infill within a built-up area that can contribute to the County's and municipality's goal of achieving higher rates of residential intensification.

Section 3.5.2.9 guides Shoreline Development and Lake Development. The OP states that in order to protect ecological function of shorelines and preserve or improve water quality, all site alteration and development shall be generally setback a minimum of 30 metres from the normal high-water mark of any water body. Section 3.5.2.9 also states:

For new lot creation, the minimum setback shall be the greater of: the development limits established by the regulatory flood line, the development limits as established by a geotechnical study, or 30 metres from the normal

high-water mark of any water body. Reductions to any setback shall not require an amendment to this plan and may be considered in consultation with the local Conservation Authority. Standards for vegetation clearing to provide for shoreline access and views shall be established in implementing zoning by-laws.

The creation of the proposed lot will result in an area large enough to accommodate the required setbacks from the shoreline and regulatory floodplain once development on the site is proposed.

Section 3.5.4.1 refers to the responsibility that the lower-tier municipalities in SDG have for ensuring a sufficient supply, range, and density of housing are provided. Ensuring the provision of a range of densities and tenures in new residential developments is encouraged, as is the facilitation of the development of additional residential units where appropriate. The site-specific zoning on the site currently permits an additional residential unit. Section 3.5.4.3 describes the permissions for additional residential uses in SDG and the benefit they pose for providing access to a range of housing types and tenures in both urban and rural communities. It is proposed that this permission continue to apply to both the severed and retained lots to ensure attainable housing options can still be achieved on the lands as initially intended. The creation of this lot for residential use will contribute to the Township's housing supply and range of housing types on sufficiently sized and appropriately located lands.

The proposed development and OPA conform to the policies of Section 3 of the SDG OP.

Section 4: Public Services and Infrastructure

Section 4 of the OP provides policy direction associated with servicing capacity, with the aim of providing cost-effective and efficient delivery of public services and infrastructure.

Section 4.3.3 discusses Water Supply and Sewage Disposal Systems. Section 3.3 Rural Lands states that development within the Rural Lands areas is typically serviced by individual on-site water supply and sewage disposal systems. The subject site is not within an urban settlement area, nor is it within servicing limits. Thus, private individual on-site water and sewage services are proposed. Section 3.3 also states that individual on-site servicing must comply with the policies of Section 4.3.3. It is the policy of Section 4.3.3 to permit development on individual on-site water and sewage systems in areas outside of service limits where additional development is proposed for infilling and minor rounding out. The lot size proposed can accommodate the required space and setbacks for private services.

Section 4.3.4 addresses the importance of stormwater management and implementing best management practices to control water runoff quantity and quality. Subsection 1 states that stormwater management shall be required as part of development approval processes. It is not anticipated that the proposed severance will impact stormwater runoff quality or quantity. It is anticipated that development of the new lot will address stormwater management through the preparation of a grading and drainage plan in support of a building permit application.

Section 4.3.6 of the OP provides policy guidance on transportation in SDG. As Prevost Point Road is a private road, the policies of Section 4.3.6.4 must be considered. Section 4.3.6.4 states:

No new lot creation will be permitted on a private road other than for a condominium development or mobile home park. Local Municipalities or school boards are not obliged to provide services (e.g. emergency services, garbage collection, school bussing) on private roads which are impassable or sub-standard (see Sections 3.5.1.3 and 8.12.13).

It is the intent of this application to amend the OP to permit the development of a new lot for residential use on a private road. The creation of the proposed lot will not require further extensions or construction of the existing private road, and it is not anticipated that the proposed development will impact emergency services, garbage collection, school bussing, or any other public service provision, as municipalities and school boards are not obliged to provide services to development on private roads. The proposed lot creation will be conducted via consent and will have access to the existing private road. The waterfront areas of the Township of South Glengarry are developed in a similar manner to what is proposed, and this application would result in consistent and context-appropriate development.

The proposed development meets the intent of the policies of the SDG Official Plan, and seeks to amend policy 4.3.6.4 to permit the proposed context-appropriate development.

Section 5: Resource Management

A portion of the site is located within the floodplain, adjacent to the St. Lawrence River and in proximity to a PSW. As such, the development is proposed with consideration to the policies of Section 5.5 – Natural Heritage Features and Areas. The OP states that all fish habitat (e.g., lakes, rivers, streams and wetlands) should be considered as potential areas for fish habitat.

Section 5.5.2 Adjacent lands includes lands within 120 metres from a boundary of a PSW. The OP suggests that no development or site alteration should be permitted on adjacent lands unless an Environmental Impact Study has demonstrated that no negative impacts are anticipated as a result of the development. The distance between the site and the PSW boundary located north of the site is approximately 65 metres, and the lands between the subject site and the PSW boundary are developed with similar rural residential uses to those proposed. Given the sufficient distance and existing development in closer proximity to the PSW, it is not anticipated that the proposed severance or any future residential development on the lot will negatively impact the PSW.

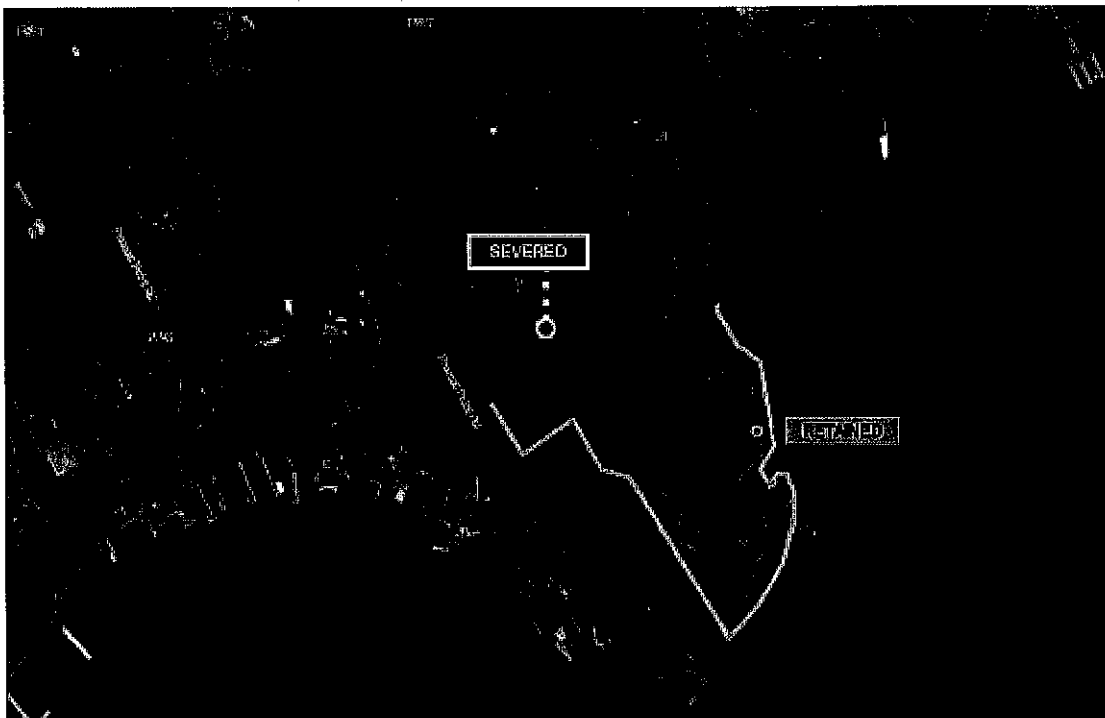


Figure 5: Distances between site and PSW and Floodplain (Source: Township of South Glengarry)

Section 5.5.3 emphasizes the importance of protecting fish habitats on adjacent lands, of which the site is considered. However, the creation of a new lot on this site is not anticipated to impact fish habitat as no building or site alteration is proposed with the development application. Natural vegetation is not anticipated to be altered on the site through development.

It was determined through the pre-application meeting that an EIS would not be required in support of the applications. No EIS is being submitted as part of this application, as it is anticipated that the proposed development will have a minimal impact to surrounding environmental lands. It is acknowledged that an EIS may be required for subsequent development applications on the site.

The proposed development and OPA conform to the policies of Section 5 of the SDG OP.

Section 6: Public Health and Safety

Section 6 addresses natural and human made hazards that can result in damage to property, injury, or loss of life and/or changes to the environment. Natural hazards which can cause these unexpected events include flooding, erosion, unstable bedrock, or slope failure.

Section 6.2.2 describes the potential impact that flooding has on land, people, and infrastructure, and as a result, provisions have been put into the OP to protect against flooding. The site includes lands that are zoned Floodplain, and as such, must comply with the provisions of the Floodplain Zone of the Township of South Glengarry Zoning By-law as stated by Section 6.2.15 and Table 6.1. This application will not result in site alteration within the floodplain, and flood hazards are not anticipated to be exacerbated by the proposed severance.

The proposed development and OPA conform to the policies of Section 6 of the SDG OP.

Section 8: Implementation

The purpose of Section 8 is to detail the policies for administering and implementing the OP.

An application for OPA requires a pre-consultation meeting with the County, and an application for a ZBA may require a pre-consultation with the local municipal staff. A pre-consultation meeting took place between County and Township planners as well as the agents for the applicant in February 2022 to determine application requirements, anticipated timelines, and processes. It is our expectation that we have fulfilled the requirements for application submission as discussed in the pre-consultation meeting.

A pre-consultation meeting is also required prior to applying for a consent application. Correspondence between the Township, County, and applicant highlighted the requirement for a planning justification report to discuss the appropriateness of the consent, OPA, and ZBA, which is hereto submitted. The Official Plan states that there is a limit of two consents permitted per lot existing as of January 1, 1980 in the Rural District in the Township of South Glengarry. It is acknowledged that consents shall not be granted in the event of creating undersized lots which can be accessed only via the waterfront, or for the purposes of gaining access to boathouses or docks, per Section 8.12.13.3. Though this consent is proposed on an existing private road, it will represent infill in a built-up rural area in a manner that is compatible with surrounding properties. It is also acknowledged that legal rights to gain access over the existing private road may be required by the Township. The proposed lot will conform to the provisions of the Township's Zoning By-law save for the minimum required frontage, which is proposed to be reduced to accommodate for efficient use of the existing access to Prevost Point Road. The applicant is aware that conditions may be imposed by the approval authority should the severance application be granted provisional approval, and conditions may relate to the associated OPA and ZBA submitted for the site.

The applicant is also aware that these applications are subject to public processes as mandated by the *Planning Act*.

The proposed development and OPA conform to the policies of Section 8 of the SDG OP.

It is our professional planning opinion that the proposed amendment to OP Section 4.3.6.4 and ZBA are appropriate and conform to the policies of the SDG OP.

4.0 Zoning

The subject site is regulated by the Township of South Glengarry Zoning By-law No. 38-09 and is zoned Limited Services Residential Exception 4 (LSR-4) Zone and Floodplain Holding (FP-H) Zone. The proposed residential use is permitted by the existing LSR-4 zone.



It is proposed to further amend the site-specific zone to permit reduced lot frontage for the severed and retained lands. Therefore, both lots will continue to retain the zoning provisions of the LSR-4 zone. The severed lot is proposed to have a frontage of approximately 27 metres, while the retained lot is proposed to have a frontage of approximately 24 metres. Both lots will be of sufficient size in accordance with the zoning by-law provisions of the LSR zoning, with the proposed lot being approximately 5959.1 square metres (1.4 acres), and the retained lot being approximately 8498.3 square metres (2.1 acres). As no development is immediately proposed on the new lot, this report cannot speak to the compliance with other zoning provisions. However, it is anticipated that future development will comply with applicable zone provisions and performance standards.

The following provides a review of the proposed site-specific amendments necessary to facilitate the development. Appendix B provides the proposed ZBA text.

- 1) Section 6.2 – Standards in Residential Zones
 - a. Frontage (Minimum) Single Detached Dwelling – 40 m on Private Services

5.0 Conclusion

The applicant is seeking an OPA and ZBA to support the severance of the subject site at 18845 Prevost Point for the purposes of creating one lot for residential purposes. The site is an oversized residential property, and the proposed severance intends to create a context-appropriate rural residential lot on a private road situated on St. Lawrence River.

The requested OPA is necessary to permit the creation of a lot that has frontage on a private road, resulting in a site-specific policy area on Schedule A6 of the SDG OP. The application for ZBA is intended to permit reduced frontages for the severed and retained lands on Prevost Point Road.

The PPS and SDG OP are supportive of character-appropriate rural intensification within existing built-up areas. The severance will contribute to SDG's provision of a range of housing types and options without any anticipated negative impacts. The proposed ZBA includes an appropriate performance standard for the divided lots to support efficient use of land and safe use of private infrastructure.

The proposed OPA and ZBA have regard for the Planning Act, are consistent with the Provincial Policy Statement and meet the intent of the SDG OP and township zoning by-law. The proposal will result in a development which is compatible with and complements the neighbourhood context while also representing an appropriate use of the subject lands. It is our professional planning opinion that these applications represent good planning.

If you have any questions or should you require any additional information, please do not hesitate to contact the undersigned at 613.542.5454.

Respectfully,



Jennifer Wood, MCIP RPP
Associate
Fotenn Planning + Design



Elysia Aekroyd
Planner
Fotenn Planning + Design

Appendix A Proposed Official Plan Amendment

By-Law Number 2022-__

**A By-Law To Amend The Official Plan For The United Counties of Stormont, Dundas and Glengarry (Amendment
Number XXXX, known municipally as 18645 Prevost Point Road)**

Passed: [Date]

Whereas on [Date] Fotenn Planning + Design, on behalf of William and Donna Knight, submitted an application for Official Plan Amendment for the property municipally known as 18645 Prevost Point Road; and

Whereas a public meeting was held regarding this amendment on ____, ____;

Now Therefore the Council of The Corporation of the United Counties of Stormont, Dundas and Glengarry, in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, c.P13, hereby enacts as follows:

Section 4.3.6.4.1 Notwithstanding the requirements of Section 4.3.6.4, the creation of a new lot on a private road is permitted on the property municipally known as 18645 Prevost Point Road.

Given all Three Readings and Passed: [Date]

Appendix B Proposed Zoning By-law Amendment

By-Law Number 2022-XX

A By-Law to Amend By-Law Number 38-09, "The Corporation of the Township of South Glengarry Zoning By-law" (Amendment to Limited Services Residential Exception Zone 4 (LSR-4) Zone, 18645 Prevost Point Road to include further site-specific provisions)

Passed: [Meeting Date]

Whereas the Council of The Corporation of the Township of South Glengarry deems it advisable to amend By-Law Number 38-09, as amended;

Therefore be it resolved that the Council of The Corporation of the Township of South Glengarry hereby enacts as follows:

- 1. By-Law Number 38-09 of The Corporation of the Township of South Glengarry, entitled "The Corporation of the Township of South Glengarry Zoning By-law" as amended, is hereby further amended as follows:**

- 1.1. Limited Residential Services, Exception Four (LSR-4) (Prevost Point Road) is hereby further amended, as follows:**

"Limited Services Residential, Exception Four LSR-4 (Prevost Point Road)

Despite the standards of Section 6.2 on lands zoned LSR-4 a single detached dwelling with an apartment unit, and a minimum lot frontage of 24 metres is permitted."