

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5404

A BY-LAW to adopt Official Plan Amendment No. 17 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.

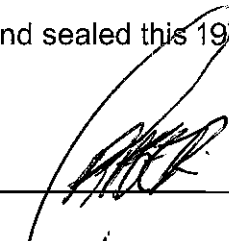
AND WHEREAS Official Plan Amendment No. 17 is a site-specific amendment which will redesignate approximately 2.7 hectares of land from Residential District to Commercial District to permit the development of a commercial building on lands described as Part of Lot 35, Concession 1, in the former Township of Lancaster, now the Township of South Glengarry, located at 20532 South Service Road.

Official Plan Amendment No. 17 will also permit a Special Land Use District on the redesignated area to permit light industrial uses on the property.


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. 17 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 19th day of June 2023.



WARDEN



CLERK

SCHEDULE "A" TO BY-LAW No. 5404

**AMENDMENT NO. 17 TO THE
OFFICIAL PLAN FOR THE
UNITED COUNTIES OF STORMONT,
DUNDAS AND GLENGARRY**

Owner: Devanco Canada Inc.

Official Plan Amendment
Special Land Use District

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. 17 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. 17 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES

Do not form part of Amendment No. 17 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. 17 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry, being an amendment initiated by an individual pursuant to Section 22 of the *Planning Act*, is to redesignate approximately 2.7 hectares of land in the Township of South Glengarry from the "*Residential District*" designation to the "*Commercial District*" designation, in order to permit the establishment and operation of a commercial building, light-industrial uses will also be permitted on the site. This special land use district will be reflected on Schedule A6c of the SDG Official Plan.

Location

The subject property is described as being Part of Lot 35, Concession 1, in the former Township of Lancaster, now the Township of South Glengarry, located at 20532 South Service Road in the Residential District. The subject property has an area of approximately 15.79 hectares, with approximately 164 metres of frontage along South Service Road, and approximately 36 metres of frontage on Old Montreal Road. The special land use district will apply to the northern portion of the property only, being the portion of lands situated north of Finney Creek and fronting onto South Service Road (approximately 2.7 hectares).

Basis

In the Official Plan for the United Counties of Stormont, Dundas and Glengarry, the property is presently designated as "*Residential District*". This designation permits a full range of low, medium, and high-density housing as well as neighborhood service uses such as convenience commercial and institutional. The site is predominately vacant with limited construction disturbance along South Service Road. The cleared area off of South Service Road is currently used for the temporary placement and storage of materials (e.g., clean fill). The balance of the lands are undeveloped with wooded areas throughout and two watercourses running west-east across the property. To the south of the property, the lands along Montreal Road have been disturbed by neighbouring residential development.

The property abuts South Service Road to the north, beyond which is the provincial Highway 401 corridor. East of the property is a predominately rural area with limited residential uses. Residential uses, including waterfront lots are located south of the property. The property west of the site currently contains agricultural uses, in the form of an open field.

The proposed site-specific land use district would permit the applicant to develop the site with commercial and mixed light industrial uses. The development proposal includes a mixed light industrial and commercial building fronting on South Service Road intended to feature retail space along the frontage of the property with flex commercial and light industrial space at the rear of the building. As a result of the OPA, a Zoning By-law amendment is required from the Township of South Glengarry to rezone the northern portion of the property from Rural to a site-specific General Commercial Zone, in turn this would allow the application to construct a building for mixed commercial and light industrial uses.

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. 17 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:

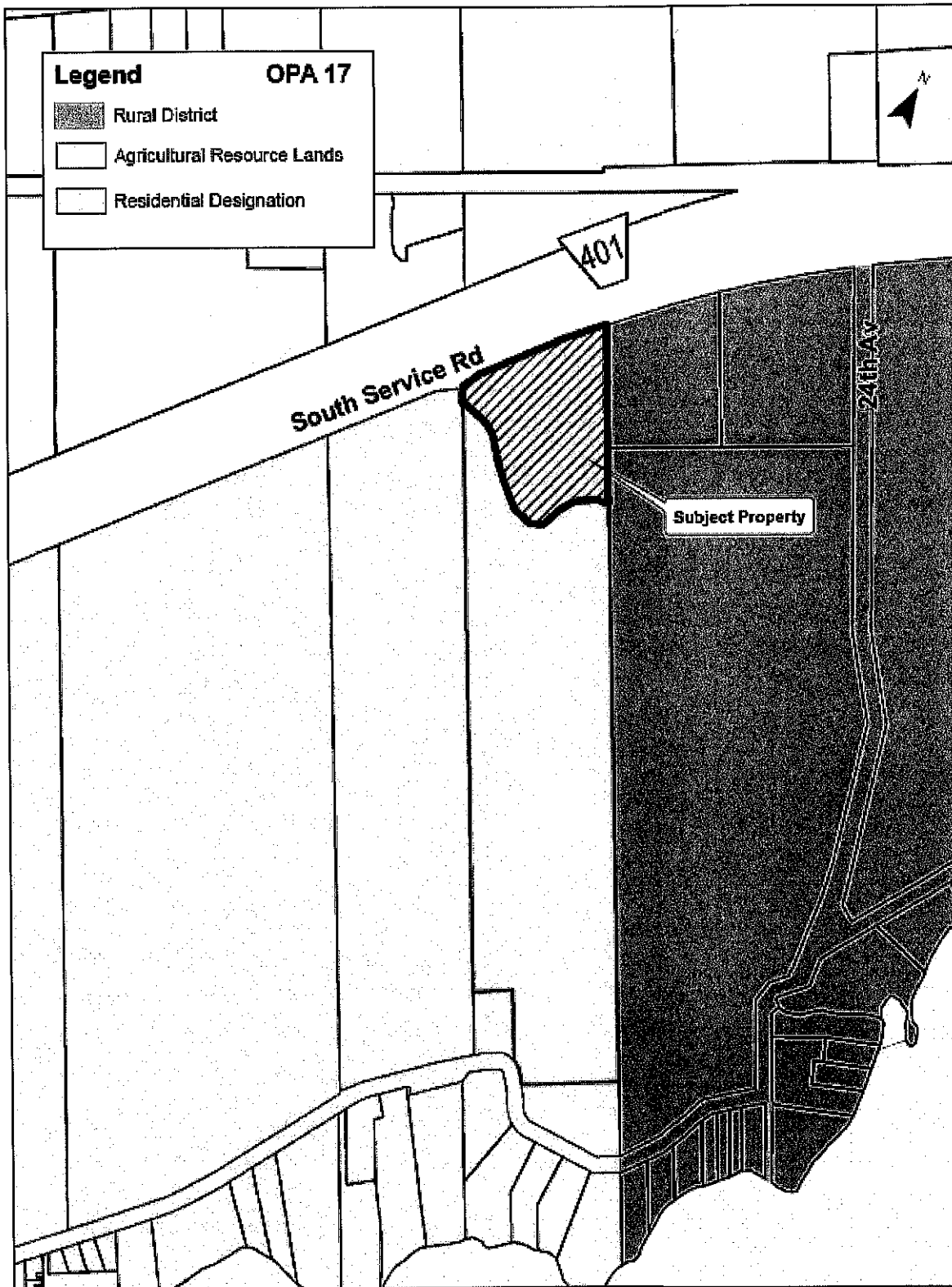
1. Schedule A6c: Lancaster/South Lancaster, is hereby amended by re-designating the lands shown on Schedule "A" to Amendment No. 17 attached hereto, from "Residential District" to "Commercial District".
2. "Table 9.1.5 - Special Land Use Districts, Township of South Glengarry" is hereby amended by adding the following:

"Notwithstanding the Commercial District policies to the contrary, light industrial uses shall also be permitted."

Implementation

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

Schedule "A"
OPA 17



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

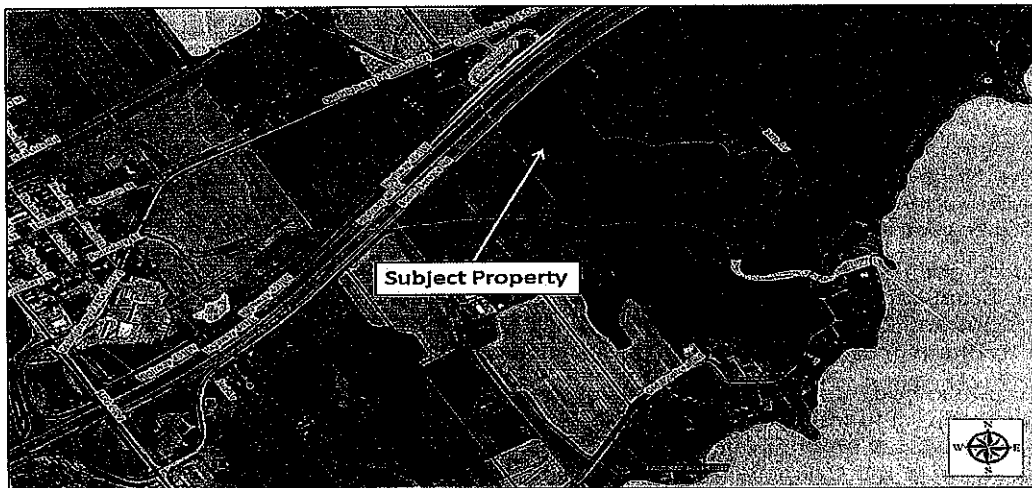


**Notice of Applications and Notice of a Public Meeting Concerning a Proposed
Official Plan Amendment and Zoning By-Law Amendment
Township of South Glengarry
SDG File – OPA 17
TOSG File – ZBLA-03-23**

TAKE NOTICE that the Council of the Corporation of the Township of South Glengarry gives public notice of a 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.

Land's Affected: The subject property is legally described as Part of Lot 35, Concession 1, in the geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, located at 20532 South Service Road, South Lancaster.

Key Map



Further Take Notice that the Council of the Township of South Glengarry will hold a virtual public meeting on Monday April 24, 2023 at 5:30 p.m. to consider the proposed Official Plan Amendment and Zoning By-Law Amendment, to be held via:

A Zoom webinar:
Topic: South Glengarry Public Meeting- Zoning Amendment

Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_ZKtOADyXSjGn-WLOzIIcQq

After registering, you will receive a confirmation email containing information about joining the webinar.

Members of the public who do not have internet/computer access and want to join the public meeting **by phone** will need to call Kelli Campeau, Clerk at 613-347-1166 ext. 2102 on or before 4:00pm on

April 24th, 2023. If you have any questions regarding this notice or the purpose of this meeting please call Joanne Haley, GM- Planning, Building and Enforcement at 613-347-1166 ext. 2201.

Proposed Official Plan Amendment:

The purpose of Amendment No. 17 to the Official Plan for the United Counties of Stormont, Dundas, and Glengarry, being an amendment initiated by an individual pursuant to Section 22 of the *Planning Act*, is to redesignate approximately 2.7 hectares of land in the Township of South Glengarry from the "Residential District" designation to the "Commercial District" designation, in order to permit the establishment and operation of a commercial building, light industrial uses will also be permitted on the site.

Proposed Zoning Amendment:

The purpose of the zoning amendment is to rezone approximately 2.7 hectares of land located at the north end of the subject property from Rural (RU) and Floodplain Holding (FP-H) to General Commercial – Exception Six (CG-6) and Flood Plain (FP) to add the following additional permitted uses, Mini Warehouse and Storage, Monument Sales and Manufacturing, Printing and Publishing Establishment, Recreation and Athletic Facility, and Warehouse/Distribution Centre. All other applicable provisions of Zoning By-law 38-09, as amended, shall continue to apply.

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.

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 to the proposed Official Plan Amendment to the United counties of Stormont, Dundas and Glengarry 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, K6J3P2, Attention Megan Benoit, Planning Technician or at mboenoi@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 of the Council of the Township of South Glengarry to the Ontario Land Tribunal (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, K0C1N0, 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 Zoning By-law Amendment is available between 8:30 a.m. and 4:00 p.m. Monday to Friday at the Township office.

**DATED AT THE TOWNSHIP OF SOUTH GLENGARRY
THIS 3rd DAY OF APRIL, 2023
Joanne Haley**

General Manager – Planning, Building and Enforcement
Township of South Glengarry
6 Oak Street, P.O. Box 220
Lancaster, Ontario K0C-1N0
Telephone: 613-347-1166 ext. 2201
Fax: 613-347-3411
E-mail jhaley@southglengarry.com

Appendix B: Record of Proceedings

**SOUTH
GLENGARRY**

Ontario's Celtic Heartland

CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY

MOVED BY	Councilor Sam McDonell	RESOLUTION NO.	155-2023
SECONDED BY	Councilor Trevor Bougie	DATE	5/15/2023

BE IT RESOLVED THAT Staff Report 69-2023 be received and that the Council of the Township of South Glengarry recommends to the United Counties of Stormont, Dundas and Glengarry to approve the proposed Official Plan Amendment #17.

☒ CARRIED

☐ DEFEATED

☐ POSTPONED


Mayor Lachlan McDonald

Recorded Vote:	Yes	No
Mayor McDonald	___	___
Deputy Lang	___	___
Councillor Jaworski	___	___
Councillor McDonell	___	___
Councillor Bougie	___	___



STAFF REPORT

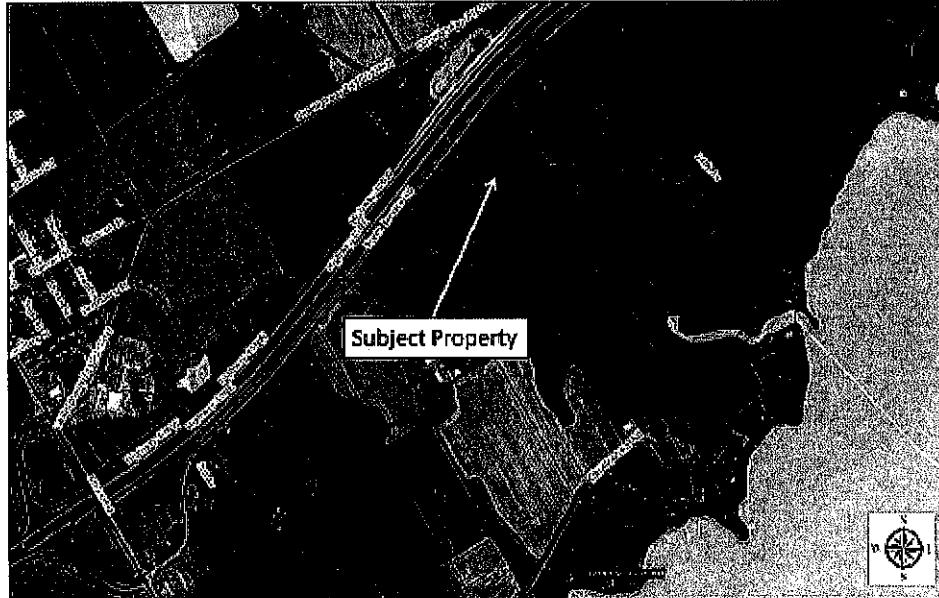
S.R. No. 69-2023

PREPARED BY: Joanne Haley, GM Planning, Building and Enforcement
PREPARED FOR: Council of the Township of South Glengarry
COUNCIL DATE: May 15, 2023
SUBJECT: Davenco Canada Official Plan Amendment

BACKGROUND:

Site Location:

1. Part of Lot 35, Concession 1, in the geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, located at 20532 South Service Road, South Lancaster.



Owner/Applicant:

2. Devanco Canada (David Van Home)/Fotenn Consultants Inc (David Nanton)

Description of Site and Surroundings:

3. The subject property is located east of Lancaster, south of Highway 401 on the south side of South Service Road. The whole property is approximately 39.03 acres in size. The area subject to the official plan amendment is approximately 6.67 acres in size. The subject land is currently undeveloped and is being used as a temporary site for MTO staging during the reconstruction of Highway 401.
4. The lands surrounding the affected portion of the property are characterized as forested lands to the north, south, and east, farmland to the north and west. There is also Highway 401 to the north and an MTO truck weigh station on the north side of Highway 401.

Summary of Requested Official Plan Amendment:

5. The purpose of Amendment No. 17 to the Official Plan for the United Counties of Stormont, Dundas, and Glengarry, being an amendment initiated by an individual pursuant to Section 22 of the Planning Act, is to redesignate approximately 2.7 hectares of land in the Township of South Glengarry from the "Residential District" designation to the "Commercial District" designation, in order to permit the establishment and operation of a commercial building, light industrial uses will also be permitted on the site.
6. The applicant wishes to construct and operate a flex-industrial building and a commercial self-storage operation on the subject property which requires an Official Plan Amendment (OPA) as the United Counties of SDG Official Plan does not permit commercial and light industrial uses within the residential district outside of neighbourhood serving uses.
7. The United Counties of Stormont, Dundas and Glengarry (SDG) accepted an Official Plan Amendment application where, if approved, the subject property will be designated commercial district and will permit the establishment and operation of a commercial building, light industrial uses will also be permitted on the site.
8. On March 30th, 2023, SDG forwarded the OPA application to the Township and requested that we hold the public meeting. A Zoning By-law Amendment was also filed with the Township on February 28th, 2023. This application will be dealt with in a separate report at a later date if the Official Plan Amendment is approved.

ANALYSIS:

Policy and Regulatory Review

Provincial Policy Statement

9. The Provincial Policy Statement (PPS) 2020 provides policy direction on matters of provincial interest relating to land use planning and development. This policy provides for appropriate development, while protecting resources of provincial interest, public health and safety and the quality of the natural and built environment. All land use planning decisions must be consistent with the PPS. The PPS policies that apply to this proposed OPA are as follows:

a. 1.0 Building Strong Communities

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

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

The proposed development will promote the efficient use of land that is not well suited to other uses while establishing an appropriate employment use to contribute to meeting long term needs.

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

The proposed amendment would facilitate economic growth and development within the existing settlement area.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- g) are freight-supportive.

The proposed uses that would be permitted by this amendment would efficiently use the land and existing infrastructure while facilitating the movement of goods by permitting "warehousing/distribution centre" as a use.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and

compact form, while avoiding or mitigating risks to public health and safety.

The proposed uses will be subject to the appropriate setbacks established in Zoning By-law 38-09 and the proposed amendments will only impact a section of the whole property restricting the use from expanding to the rest of the property and potentially posing risks to public health and safety.

1.2 Coordination

1.2.6 Land Use Compatibility

1.2.6.1 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 from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

The proposed use will be separated from sensitive uses (ie; residential uses, institutional uses, etc) as the surrounding lands are primarily rural and/or agricultural.

1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- e) ensuring the necessary infrastructure is provided to support current and projected needs.

The proposed amendments will facilitate development of a wider range of employment uses that will diversify economic opportunities in an area with adequate infrastructure available.

1.3.2 Employment Areas

1.3.2.3 Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas

The proposed amendments will restrict uses to exclude residential uses and the surrounding land uses currently provide an appropriate transition to non-employment uses.

1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

The proposed amendments will permit uses that require access to major goods movement corridors within close proximity of access to the Highway 401.

b. 2.0 Wise use of Management and Resources,
2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The proposed development will be subject to the appropriate watercourse setbacks to protect the existing watercourse and an environmental impact study has been completed and determined that all of the impacts, for the proposed development, can be mitigated through the use of common mitigation measures and no residual negative impacts to the natural environment are anticipated as a result of the development.

c. 3.0 Protecting Public Health and Safety,
3.1 Natural Hazards.

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;

3.1.2 Development and site alteration shall not be permitted within:

d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

Development is restricted to outside of the floodplain zone and the proposed amendments will not impact these regulations.

Official Plan Designation

10. The subject property is designated Residential District. If this OPA is approved, the zoning by-law amendment will be brought to Council for a decision.

Zoning By-law:

11. The subject property is currently zoned Rural, Residential 2, and Floodplain-Holding in the Township's Zoning By-Law 38-09. A site-specific zoning amendment is required to be approved to permit additional uses including:

- Mini Warehouse and Storage
- Monument Sales and Manufacturing
- Printing and Publishing Establishment
- Recreation and Athletic Facility
- Warehouse/Distribution Centre

and limit the permitted uses to include:

- Agricultural Machinery Sales Service
- Art Gallery
- Artist's Studio
- Antique shop
- Auction Establishment
- Bake Shop
- Beer, Wine and Liquor Sales Outlet
- Commercial school
- Contractor's Yard
- Equipment Rental
- Fitness Centre
- Food Bank
- Food Store
- Furniture and Home Improvement Centre (size restrictions)
- Post Office
- Private Club
- Professional or Business Office
- Retail Store
- Second-hand Store
- Veterinary or Animal Hospital
- Workshop

12. The Township's Zoning By-law 38-09 conforms to the United Counties Official Plan and is consistent with the Provincial Policy Statement (PPS), 2020.

Public Consultation:

13. The proposed Official Plan Amendment and Zoning By-law Amendment was circulated to the neighbouring property owners within 120 metres of the proposed site; it was also advertised in the Glengarry News. A public meeting was held on April 24th, 2023. There were no verbal comments from members of the public in attendance at the public meeting and one written comment was received from the public requesting clarification on the proposed development and requesting a copy of the decision.

14. The proposed Amendment was also circulated to the Ministry of Transportation (MTO) and they have provided the following comments:

"The Ministry has reviewed the above Notice of Applications SDG File – OPA17 and TOSGFile – ZBLA-03-23, received on April 11, 2023, and the Ministry of Transportation has no objection to the proposal."

15. The proposed Amendment was also circulated to the Raisin Region Conservation Authority (RRCA) and they have provided the following comments:

"The Raisin Region Conservation Authority (RRCA) staff has reviewed this application as per our delegated responsibility from the province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 175/06. The application has also been reviewed through our role as a public body under the Planning Act. There is a natural hazard on the property, a flood plain, associated with Finney Creek. The floodplain at this location extends approximately 15m onto land from the top of the bank, and there is an additional 5m setback for other water-related hazards. The RRCA has reviewed the concept plan (FOTENN, 2022), and is satisfied that the proposed development can be accommodated outside of this hazard. See attached map."

"The RRCA does not object to the OPA and does not object to the zoning bylaw amendment."

IMPACT ON 2023 BUDGET:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

N/A

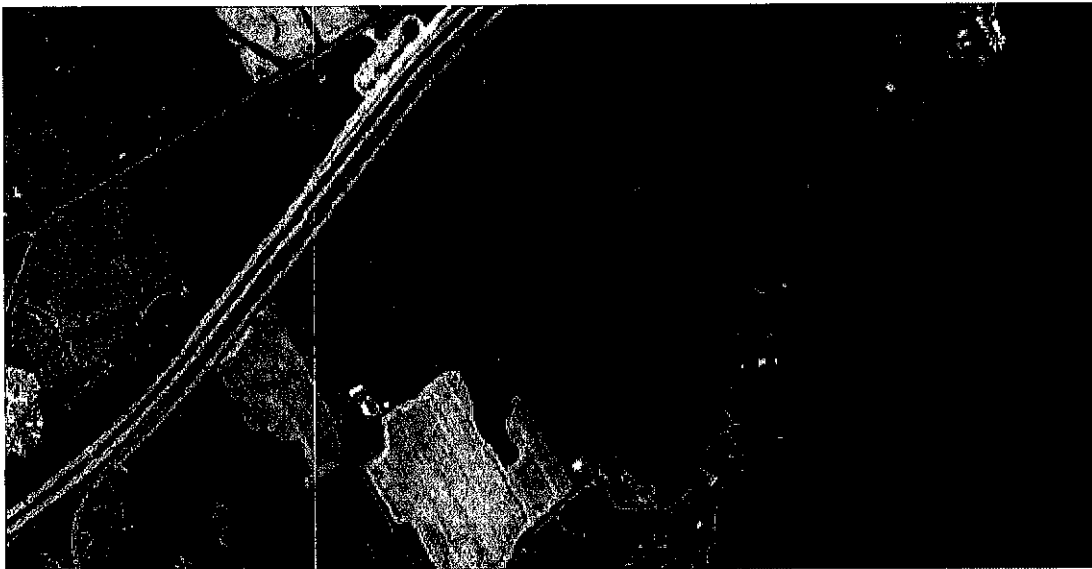
RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 69-2023 be received and that the Council of the Township of South Glengarry recommends to the United Counties of Stormont, Dundas and Glengarry to approve the proposed Official Plan Amendment #17.

**Recommended to Council for
Consideration by:
ACTING CAO – KELLI CAMPEAU**

Appendix C: Planning Rationale

FOTENN



20532 South Service Road, South Glengarry

Demonstration Report
Official Plan Amendment, Zoning By-law Amendment
February 24, 2023

1.0 Introduction

1.1 Introduction

Fotenn Planning + Design has been retained by Devanco Canada to prepare this Planning Rationale in support of applications for Official Plan Amendment and Zoning By-law Amendment for a portion of the property located at 20532 South Service Road in the Township of South Glengarry, herein referred to as "the site". The purpose of these applications is to permit the development of the site with light industrial and commercial uses, in the form of a flex-industrial building and a commercial self storage operation.

A pre-application meeting was held with United Counties of Stormont, Dundas, and Glengarry and Township of South Glengarry staff on November 22, 2022, which identified the necessary supporting studies. The following reports and plans are being submitted in support of the applications:

- / Environmental Impact Statement;
- / Completed application forms;
- / Application fees; and
- / This Planning Rationale.

The purpose of this report is to assess the appropriateness of the proposed development and the requested Official Plan Amendment and Zoning By-law Amendment with consideration for the surrounding community and the applicable policy and regulatory framework.

1.2 Development Application

The property is split-designated Residential District and Regulatory Floodline on Schedule A6c of the United Counties of Stormont, Dundas and Glengarry Official Plan and split-zoned Rural (RU) Zone, Flood Plain Holding (FP-H) Zone, and Residential (R2) Zone as provided on the St. Lawrence Shoreline Part 10 Schedule of the Township of South Glengarry Zoning By-law 38-09.

The applicant is seeking to develop the site with mixed light industrial and commercial uses. An Official Plan Amendment is necessary for the site, being the portion of lands situated north of Finney Creek, to permit the proposed uses. A Zoning By-law Amendment is necessary to apply a site-specific General Commercial (CG) Zone to allow the development of select light industrial and commercial uses on the site. The balance of the property, being the lands south of Finney Creek, will remain within the current designation and zone category to permit future residential development.

It is acknowledged that a future application for site plan control will be required to facilitate the development of the site.

2.0 Site Context and Surrounding Area

2.1 Site Context and Surrounding Area

The site has an area of approximately +/- 2.7 hectares and approximately +/- 164 metres of frontage along South Service Road. The site is predominately vacant with limited construction disturbance along South Service Road. The cleared area off of South Service Road is currently used for the temporary placement and storage of materials (e.g., clean fill). The balance of the lands are undeveloped with wooded areas throughout and two watercourses running west-east across the property. To the south of the property, the lands along Montreal Road have been disturbed by neighbouring residential development.



Figure 1: Immediate site context (Source: Ontario AgMaps)

The property abuts South Service Road to the north, beyond which is the provincial Highway 401 corridor. East of the property is a predominately rural area with limited residential uses. Residential uses, including waterfront lots are located south of the property. The property west of the site currently contains agricultural uses, in the form of an open field.

Further north-west of the property, is the town of Lancaster, featuring a mix of residential and commercial uses. South-west of the property is the hamlet of South Lancaster with predominately residential uses and limited commercial uses.

Light industrial and larger-scale commercial uses are concentrated adjacent to the Highway 401 corridor along County Road 2/Military Road North. The site is within the Lancaster/South Lancaster Urban Settlement Area.



Figure 2: Surrounding site context (Source: Ontario AgMaps)

The following uses are immediately adjacent to the subject lands:

- / North: Road Network / Rural
- / East: Vacant / Rural
- / South: Residential
- / West: Rural / Agricultural

3.0 Development Proposal

The applicant is seeking to permit the development of the site with mixed light industrial and commercial uses. The site is primarily vacant with limited construction disturbance, and the balance of the lands are undeveloped with two natural watercourses and wooded areas. The development proposal includes a mixed light industrial and commercial building fronting on South Service Road intended to feature front-facing retail space with flex commercial and light industrial space at the rear. A commercial storage facility is also proposed to be permitted through the applications.

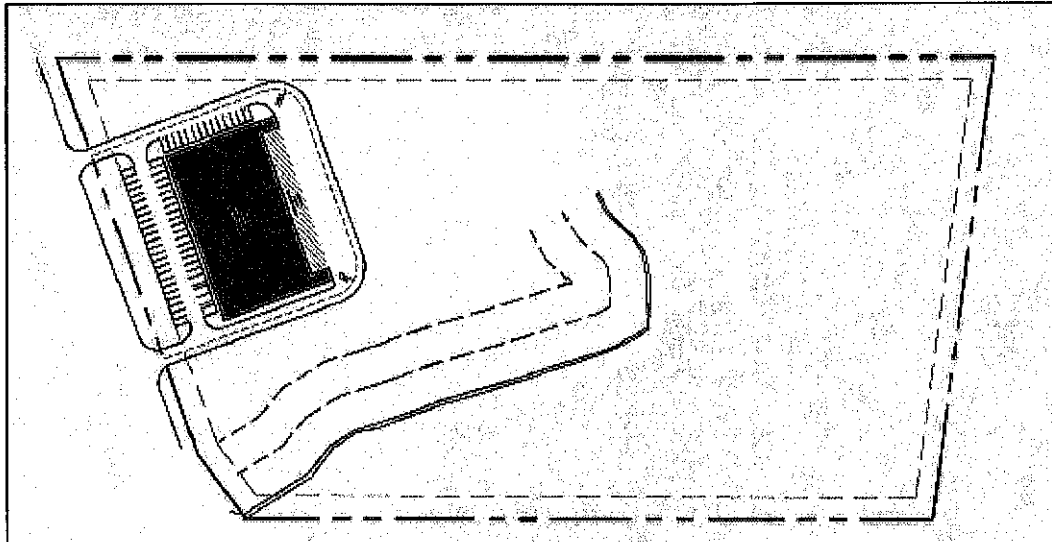


Figure 3: Concept plan (Source: Fotenn Planning + Design)

3.1 Site Design

The proposed concept plan reflects a preliminary site design for zoning purposes, and it is intended that a more detailed plan will be provided for consideration through Site Plan Control. The proposed development will consist of a primary building, with an area of approximately +/- 2,800 to 3,000 square metres, fronting onto South Service Road and a storage facility, including small accessory buildings, further south into the site. The primary building may function as a visual buffer between the storage facility, located in the rear yard, and South Service Road. Access to the site will be provided by two private driveways, one to the west and one to the east of the primary building. Surface parking will be provided in the front and side yard adjacent to the building. Loading bays are intended to be located at the rear of the building to avoid conflict with pedestrians and parking areas. Landscaped areas will visually enhance the front yard along South Service Road, as well as the interior side yards of the property, where appropriate. Existing trees on the eastern and southern portions of the property will be retained and a 30-metre buffer will be maintained along the existing watercourse. The site will be serviced by an on-site septic system and well.

4.0 Supporting Studies

4.1 Environmental Impact Statement

An Environmental Impact Statement was prepared by Bowfin Environmental Consulting in October 2021. The EIS found that there is little remaining natural vegetation left on the site, however fish habitat is present in the immediate adjacent lands (to the south and west of the site) as is a significant woodland (to the east and to the south of Finney Creek). In addition, Butternuts were identified on the adjacent lands to the east of the site. The report provides two mitigation options to protect the Butternuts in proximity to the site, as well as precautionary measures to be taken during construction for various species. Other mitigation measures recommended include precautionary measures during construction for turtles, bats and birds. Ultimately, the report concludes that the impacts of the proposed development can be mitigated through the use of common mitigation measures and no residual negative impacts to the natural environment are anticipated as a result of the proposed development.

The figure below shows the constraints identified based on the existing conditions on the site, as well as recommended mitigation measures for the proposed development:

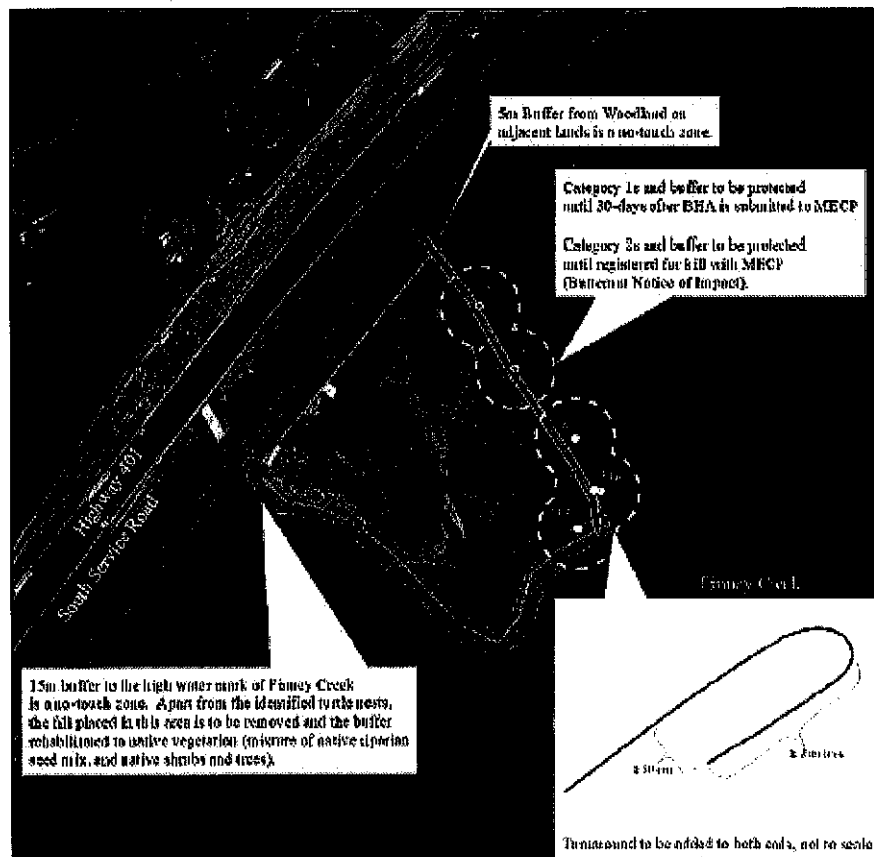


Figure 4: Constraints mapping and mitigation measures (Source: Bowfin Environmental Consulting)

5.0 Policy and Regulatory Review

5.1 Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020. The 2020 PPS provides high-level land use 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, which 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 1.1.1 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 intensification of an underutilized parcel in the municipality's urban boundary will improve the efficiency of the existing infrastructure. The site is located on South Service Road which is efficiently connected to a Highway 401 interchange. The proposed development provides an efficient land use pattern which optimizes commercial and light industrial uses easily accessible to Highway 401.

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 proposed development does not contain residential uses. The site is located on the periphery of a residential district and in close proximity to major road networks, conditions that are not conducive for new residential development.

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

The Environmental Impact Statement concluded that any potential environmental impacts resulting from the proposed development can be mitigated with common mitigation measures. Environmental or public health and safety concerns are not anticipated as a result of the proposed development.

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 proposed development will not result in the expansion of the settlement area.

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 proposal represents appropriate development of underutilized lands within the settlement area, thereby mitigating the need to expand the settlement area unnecessarily and making use of existing municipal infrastructure. The proposed development, thereby, represents cost-effective development that minimizes land consumption and infrastructure costs.

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

The proposed development will comply with the standards of the Accessibility for Ontarians with Disabilities Act (AODA). This will help to ensure that accessibility is maintained for persons with disabilities and older persons.

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 existing municipal infrastructure.

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

The Environmental Impact Statement prepared to support the proposed development concluded that no residual negative impacts to the natural environment are anticipated as a result of the proposal provided mitigation measures are implemented.

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

The proposed development will introduce a 30-metre natural buffer to protect the existing watercourse and implement stormwater management best practices, such as maintaining existing tree cover adjacent to watercourses. As a result, the proposed development seeks to appropriately develop the site while also promoting environmental protection and reducing impermeable surfaces where possible.

Section 1.1.3 of the PPS provides policy direction for development within Settlement Areas, including:

1.1.3.1 Settlement areas shall be the focus of growth and development.

The proposed development is located within the settlement area of South Lancaster.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public services facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

The proposed development represents the introduction of commercial and light industrial uses on an underutilized site in the settlement area. Development of under-utilized lands within the settlement area mitigates the need to expand the settlement area and public infrastructure unnecessarily. The proposed development will efficiently utilize the available infrastructure and public services.

c) minimize negative impacts to air quality and climate change, and promote energy efficiency;

d) prepare for the impacts of a changing climate;

The proposed development will be constructed utilizing modern building practices that reflect energy efficiency and help mitigate climate change. There are no anticipated impacts to air quality as a result of the proposed development. The majority of the site will remain undisturbed, and landscaping will be introduced to diversify the vegetation on the site.

e) support active transportation;

f) are transit-supportive, where transit is planned, exists or may be developed; and

g) are freight-supportive.

The proposed development is not currently serviced by transit routes. The introduction of commercial and light industrial uses in an area intended for future development and expansion of the community will positively contribute towards the density and diversity of land uses required to support transit and active transportation. The site is freight-supportive given its proximity to Highway 401, however the development is not anticipated to generate significant commercial traffic.

Section 2 of the PPS deals with wise use and management of resources such as significant natural heritage features and areas, watersheds, prime agricultural areas, mineral and petroleum resources, and significant built and cultural heritage. There are no identified cultural heritage or natural heritage features in proximity to the subject site. The site not ideal for a significant agricultural use with consideration for natural features. No negative impacts with respect to management of resources or natural features are anticipated as a result of 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 such as former mining and aggregate extraction operations, and other types of contaminated areas. No negative impacts to public health and safety are anticipated from the proposed uses.

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

5.2 United Counties of Stormont, Dundas and Glengarry Official Plan

The United Counties of Stormont, Dundas and Glengarry's Official Plan sets out goals and objectives for development in the County for the planning horizon (2017-2037) including regard for the social, economic, and natural environment of the County. The Official Plan was approved by the Ministry of Municipal Affairs and Housing (MMAH) on February 4, 2018.

The following sections of the Official Plan are reviewed below:

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

Section 3 of the Official Plan provides policy direction for community growth and settlement. This section highlights supporting employment uses and development in the settlement area. It is the intent of the Plan to provide for development that is generally compact, adequately serviced, avoids or resolves land use conflicts and is sensitive to the features and characteristics of the natural environment. In making land use decisions, it is the intent to conserve or enhance natural heritage features and areas and other attributes of the natural landscape.

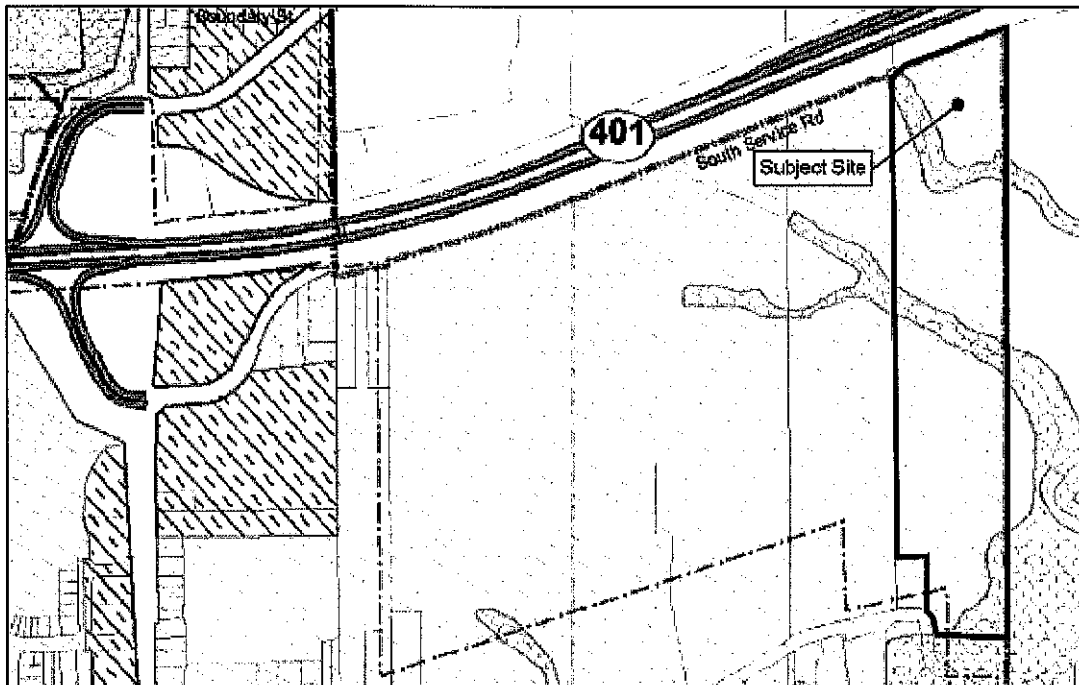


Figure 5: Current Official Plan Designation (Source: United Counties of Stormont, Dundas, and Glengarry)

Section 3.1 of the Official Plan outlines various policy objectives and development objectives for rural and settlement areas, such as:

1. *To maintain an appropriate supply of land for residential, institutional, recreational, park and open space, and employment uses to meet projected growth and development demands for the next 20 years.*

Commercial districts are presently concentrated along County Road 34 north of Highway 401. The proposed development would be incompatible with the downtown commercial uses intended for these districts. Further, the proposed development will ensure greater land use diversity in the northeastern portion of the settlement area. The site is naturally

divided by Finney Creek, therefore the proposed redesignation of the northern portion of the property (the site) will not negatively impact residential development potential on the southern portion of the property.

2. To provide a range and mix of housing types and densities (additional residential units, affordable housing, and housing for older persons) to meet current and future requirements while maintaining at least a 10-year supply of land designated and available for new residential development and intensification.

The proposal does not include residential uses.

3. To designate land uses in settlement areas and rural lands to accommodate development and redevelopment having regard for the health, safety, convenience and needs of the present and future population.

The proposed development will fulfill a need for mixed commercial and light industrial uses within the community and serve the needs of future residents as the community grows. There are no anticipated impacts to health and safety as a result of the proposed development.

4. To improve accessibility for persons with disabilities and older persons by identifying, preventing, and removing land use barriers which restrict full participation in society.

The proposed development will comply with the standards of the Accessibility for Ontarians with Disabilities Act (AODA). This will help to ensure that accessibility is maintained for persons with disabilities and older persons.

5. To maintain the well-being of downtowns and main streets by encouraging development of town-centered, pedestrian, and transit-oriented communities that promote well-designed built form that conserves and protects cultural heritage resources.

The proposed commercial and light industrial use is incompatible with the downtown core. There are no anticipated impacts to cultural heritage resources as a result of the proposed development.

6. To achieve balanced growth and settlement across the County including a mix of residential, employment, institutional, and recreation uses to meet long-term needs.

The proposed development would contribute to a balance of uses within a settlement area by offering commercial and light industrial uses on the eastern periphery of the settlement area.

7. To promote development where it can be adequately serviced with existing capacity or planned expansion of public service facilities and infrastructure and to ensure development is financially viable.

The proposed development is outside of the current urban service limit but is within the area planned for future expansion of public infrastructure. The proposed development can be adequately serviced by private on-site services.

8. To protect sensitive land uses (e.g. dwellings, health care and educational facilities) from incompatible land uses and to avoid or resolve existing land use conflicts.

The proposed development has been designed to minimize and mitigate impacts on adjacent sensitive land uses. Through applying appropriate setbacks and buffers the proposed commercial and light industrial uses on the site are not intended to negatively impact the surrounding residential district. Similarly, there are no anticipated impacts on the rural land uses to the east of the site as a result of the proposed development.

9. To conserve and protect natural heritage features and areas and biodiversity and consider the impacts of a changing climate in the design, development and maintenance of land uses and activities.

The proposed development will introduce a 30-metre natural buffer to protect the existing watercourse. The proposal seeks to appropriately develop the site while also promoting environmental protection and reducing impermeable surfaces. Through development, enhanced landscaping will be introduced to increase the diversity of vegetation on the site.

10. To design a land use planning framework that sustains existing employment and encourages economic development.

The proposed development will positively contribute to the economic vitality of the Township of South Glengarry and provide additional employment opportunities within the community.

Section 3.2.1 of the Official Plan provides policy direction for Settlement Areas, including:

3.2.1.2 Characterization of Urban Settlement Areas

Urban Settlement Areas are communities with a diverse mix of land uses and full or partial municipal sewage and water services. These communities are the primary settlement areas for future development. Land division will primarily be by plan of subdivision.

The proposal seeks an Official Plan Amendment to redesignate the lands north of Finney Creek to a site-specific Commercial District to permit a mix of commercial and light industrial uses on the site. The proposed development will positively contribute to the diversity of land uses in the Lancaster settlement area.

Section 3.4.3 of the Official Plan outlines the scope of land uses permitted within urban settlement areas. This section dictates that commercial districts may include mixed uses such as commercial, residential, public services facilities and institutional uses. The proposal seeks an Official Plan Amendment to redesignate the lands north of Finney Creek to a site-specific Commercial District to permit a mix of commercial and light industrial uses on the site.

Further, Section 3.5 of the Official Plan provides a table of permitted land uses within each designation. Per Table 3.5, a full range of retail, service commercial, automotive, recreational and resort commercial, and personal service uses are permitted in the commercial district, as well as mixed commercial/residential developments. The proposed official plan amendment would expand the breadth of permitted uses to include additional light industrial uses, such as commercial storage facilities, office uses, and warehouse space. These additional uses reflect those permitted as of right in the commercial district and are compatible with more sensitive uses, such as residential dwellings.

Section 3.5.2.2 of the Official Plan speaks to the Residential District. This proposal seeks an Official Plan Amendment to redesignate the northern portion of the lot, as defined by Finney Creek, from Residential District to a site-specific Commercial District. The balance of the lot will remain in the Residential District designation. Future residential development will be subject to a separate planning process to ensure conformity with the residential policies outlined in this section. Of note, the policies do not identify the commercial and light industrial uses proposed through the application(s) as being incompatible with residential uses, therefore, the proposed development is not intended to negatively impact or limit future adjacent residential development.

Section 3.5.2.3 provides policy guidelines for commercial areas, main streets, and downtowns. The proposed commercial uses represent highway oriented commercial uses which are not easily accommodated in the downtown core given the size, scale, and nature of buildings required. The Official Plan states that highway oriented commercial uses should be directed to strategic locations on major thoroughfares, with service roads in proximity to major intersections where such uses benefit from exposure to large volumes of traffic.

The proposed development is located on South Service Road, which offers convenient access to both Highway 401 and the broader Lancaster/South Lancaster community via County Road 2/34. While the proposed development would benefit from exposure to large volumes of traffic, the proposed development is not anticipated to generate substantial commercial traffic on South Service Road. Additionally, per the policy guidelines, areas for outdoor storage, parking, loading, and waste receptacles will be visually screened or appropriately located to minimize effects on nearby land uses, particularly sensitive land uses. The proposed development will be subject to site plan control and matters such as functional and desirable design (e.g., garbage receptable location) will be managed through that process.

Section 4 of the Official Plan provides policy objectives and guidelines regarding public services and infrastructure, including physical services such as sewage and water, roads, and waste disposal. This section of the plan provides the County and Local Municipalities with mechanisms to plan for cost effective and efficient delivery of public services and infrastructure, to control the location and phasing of development based on availability and capacity of services, and to minimize land use conflicts related to the location of facilities and infrastructure.

Section 4.3.3 specifically addresses water supply and sewage disposal systems. It is noted that individual on-site water supply and sewage disposal systems may be used for commercial development where appropriate. The proposed development will be adequately serviced by private on-site systems as it is located outside of the defined urban service limit and near the boundary of the settlement area bound by natural features, therefore it would not be logical to extend services to the site. The proposed on-site services will reflect the groundwater quality and quantity on the site, as well as

soil conditions and the ability to accommodate the proposed effluent load. The systems will be constructed in compliance with the applicable requirements or standards of the Ontario Water Resources Act, the Safe Drinking Water Act, Clean Water Act, and the Building Code Act or the Environmental Assessment Act.

Section 4.3.4 of the Official Plan provides direction for stormwater management. Stormwater management is required as part of the development approval process for all proposed development. A stormwater management plan conforming with the policies of the Official Plan will be prepared and submitted as part of the site plan control process for the proposed development.

Section 4.3.6.3 of the Official Plan provides policy direction for township roads, including:

Traffic studies may be required by a Local municipality as a pre-requisite to the approval of any new access or a change to an existing access or intersection, or intersection spacing with a local road.

The proposed development will require approval of a new access on South Service Road. The appropriateness of the access, and the potential need for a traffic study, will be determined at the Site Plan Control stage.

Section 6 of the Official Plan outlines objectives and policies regarding public health and safety, intended to safeguard the public and the natural environment from natural and human-made hazards. The policies in this section direct development away from naturally occurring and human-made hazard lands, such as floodplains, erosion-prone areas, former mining and aggregate extraction operations, and other types of contaminated areas. Given the proposed and historical use of the site, there are no human-made hazards which have been identified. Development constraints on the site will be further evaluated during the site plan control process.

Section 8 of the Official Plan provides guidance on the implementation of the Plan. Section 8.12 more specifically addresses procedures for applications and matters that apply to the Planning Act.

Section 8.12.1 provides direction on amendments to the Official Plan as follows:

It is the policy of the County that amendments to the Plan shall be required for a change in a land use designation as shown on the Land Use Plan Schedules or for a change in the substance of the policy or text of the Plan (see Section 1.7).

The proposed Official Plan Amendment seeks to redesignate the site from Residential District to a site-specific Commercial District designation to permit diverse commercial and light industrial uses on the site. The proposed uses are intended to be compatible with adjacent residential uses long-term and contribute to the economic vitality of the Township of Glengarry and United Counties of Stormont, Dundas and Glengarry. The proposed amendment process will conform with the procedures outlined in Section 1.7 of the Official Plan.

In determining if an amendment to the Plan is required, special regard shall be had to the Growth and Settlement policies of Section 3.

The proposed development conforms with the intent of the Growth and Settlement policies provided through Section 3, as discussed herein. The proposed amendment will permit commercial and light industrial uses that are compatible with future adjacent residential uses on an underutilized site in the settlement area.

Any proponent of development must discuss the need for an amendment with the County and the Local municipality prior to making an application. The County requires pre-consultation for all Official Plan Amendment applications.

A pre-consultation meeting was held with Township of South Glengarry and United Counties of Stormont, Dundas and Glengarry staff on November 22, 2022. Meeting notes were distributed by the Township of South Glengarry on November 23, 2022.

It is our professional planning opinion that the proposed Official Plan Amendment and proposed development are appropriate and conform to the policies of the United Counties of Stormont, Dundas and Glengarry Official Plan.

6.0 Existing and Proposed Zoning

The subject site is regulated by the Township of South Glengarry Zoning By-law 39-2022 and is split-zoned Rural (RU) Zone, Flood Plain Holding (FP-H) Zone, and Residential (R2) Zone in the St. Lawrence Shoreline Part 10 Schedule of the Township of South Glengarry Zoning By-law 38-09. The proposed commercial and light industrial uses are not permitted in the existing RU Zone, regulating the north of the property.



Figure 6: Current Zoning (Source: Township of South Glengarry)

It is proposed to rezone the northern portion of the site from Rural (RU) to a site-specific General Commercial (CG-XX) Zone. The proposed site-specific General Commercial Zone would permit the development of a mixed commercial and light industrial building. It is proposed to maintain the existing Floodplain Holding Zone (FP-H) and Residential (R2) zones which apply to the balance of the lands.

The following provides a detailed review of the proposed zoning in relation to the General Commercial (CG) Zone.

CG Zone Provision	Requirement	Proposed	Relief Sought?
Permitted Non-Residential Uses	Agricultural Machinery Sales Service	Agricultural Machinery Sales Service	Yes
	Art Gallery	Art Gallery	
	Artist's Studio	Artist's Studio	
	Antique shop	Antique shop	
	Auction Establishment	Auction Establishment	
	Bake Shop	Bake Shop	
	Bank or Financial Office	Beer, Wine and Liquor Sales Outlet	
	Beer, Wine and Liquor Sales Outlet	Commercial school	
	Commercial school	Contractor's Yard	

CG Zone Provision	Requirement	Proposed	Relief Sought?
	Contractor's Yard	Equipment Rental	
	Convenience Yard	Fitness Centre	
	Day Nursery	Food Bank	
	Dry Cleaning Depot	Food Store	
	Equipment Rental	Furniture and Home	
	Farm Supply Establishment -	Improvement Centre	
	Indoor	(size restrictions)	
	Farmer's Market	Post Office	
	Fitness Centre	Private Club	
	Food Bank	Professional or Business	
	Food Store	Office	
	Funeral Home	Retail Store	
	Furniture and Home	Second-hand Store	
	Improvement Centre (size	Veterinary or Animal	
	restrictions)	Hospital	
	Garden Centre and	Workshop	
	Greenhouse		
	Hotel	Additional Uses:	
	Laundromat	Mini Warehouse and	
	Marina	Storage	
	Maine Facility	Monument Sales and	
	Medical Clinic	Manufacturing	
	Motel	Printing and Publishing	
	Motor Vehicle Gas Bar	Establishment	
	Motor Vehicle Rental Agency	Recreation and Athletic	
	Personal Service	Facility	
	Establishment	Warehouse/Distribution	
	Place of Assembly	Centre	
	Place of Entertainment		
	Place of Worship		
	Pet Shop		
	Post Office		
	Private Club		
	Professional or Business		
	Office		
	Propane Facility, Retail		
	Recreational Commercial		
	Establishment		
	Restaurant		
	Retail Store		
	Second-hand Store		
	Shopping Centre		
	Theater		
	U-Brew Establishment		
	Veterinary Clinic – small		
	animal		
	Veterinary or Animal		
	Hospital		
	Video Rental Outlet		
	Winery		
	Workshop		

CG Zone Provision	Requirement	Proposed	Relief Sought?
Lot Area (min.)	4,000m ² (private services)	27,000m ²	No
Lot Frontage (min.)	40m (private services)	196m	No
Lot Coverage (max.)	20% (private services)	+/- 1.8% (11% site coverage)	No
Building Height (max.)	11m	<11m	No
Front Yard (min.)	3m	>3m	No
Rear Yard (min.)	9m	>9m	No
Interior Side Yard (min.)	3m – where abuts residential: 9m	>9m	No
Exterior Side Yard (min.)	6m	>6m	No
General Provisions			
Parking Spaces	Commercial uses: 1 space per 20m ² of gross floor area with a minimum of 3 spaces Industrial uses: 1 space for each 95m ² of gross floor area plus 1 space for each 3 employees per shift	60 spaces	No
Designated Parking Spaces	Parking Spaces Required: 50-99 spaces = minimum of 3 spaces	4 spaces	No
Loading Spaces	Above 500m ² = 1, plus 1 for each additional 1,000m ² of gross floor area or part thereof	3 spaces	No
Dimensions of Loading Spaces	3.5m x 9m	Complies	No

Permitted Non-Residential Use

The parent CG zone includes a variety of permitted general commercial uses which are appropriate for the site. A selection of the CG uses are proposed to be permitted based on their compatibility with the private services proposed for the site. The addition of select light industrial uses that are compatible within the context of the site are also proposed to be permitted, including mini warehouse and storage uses. The proposed commercial and light industrial uses are compatible with the adjacent proposed residential uses as well as the intentions of the proposed designation and zone.

7.0 Conclusion

Devanco Canada is seeking to develop the site on the south side of South Service Road. The property is currently a vacant site within the urban boundary. The intention of the development is to establish light industrial and commercial uses on the site, in the form of a flex-industrial building and a commercial self storage operation.

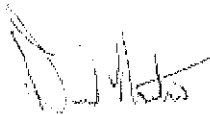
An Official Plan Amendment is necessary to redesignate the site from Residential District to a site-specific Commercial District land use designation. A Zoning By-law Amendment is required to rezone the site from Rural (RU) Zone to site-specific General Commercial (GC-X) Zone to permit the proposed development of a flexible light industrial building and mini-warehouse and storage facility. A Site Plan Control application will be required before the development can proceed.

Supporting studies for the applications have been submitted, including an Environmental Impact Statement. This study demonstrated that the impacts of the proposed development can be mitigated using common mitigation measures. The study concludes that no residual negative impacts to the natural environment are anticipated as a result of the development provided recommended mitigation measures are implemented.

The subject site is located in an underdeveloped area within the urban boundary. The surrounding area is primarily characterized by rural uses intended for future residential development. The proposed uses are compatible with the existing uses in the surrounding area and surrounding residential designation. The proposed development will provide commercial and employment opportunities and help to promote the long-term growth and viability of the community.

The subject applications are consistent with the Provincial Policy Statement and conform to the policies of the United Counties of Stormont, Dundas and Glengarry's Official Plan. The proposal represents an appropriate use of the subject lands that is compatible with the surrounding area. It is our 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 x234 or at nanton@fotern.com.

Respectfully,



David Nanton, MCIP RPP
Senior Planner
Fotern 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 __, known as 20532 South Service Road)

Passed: [Date]

Whereas on [Date] Fotenn Planning + Design, on behalf of Devanco Limited., submitted an application for Official Plan Amendment for the property municipally known as 20532 South Service Road; and

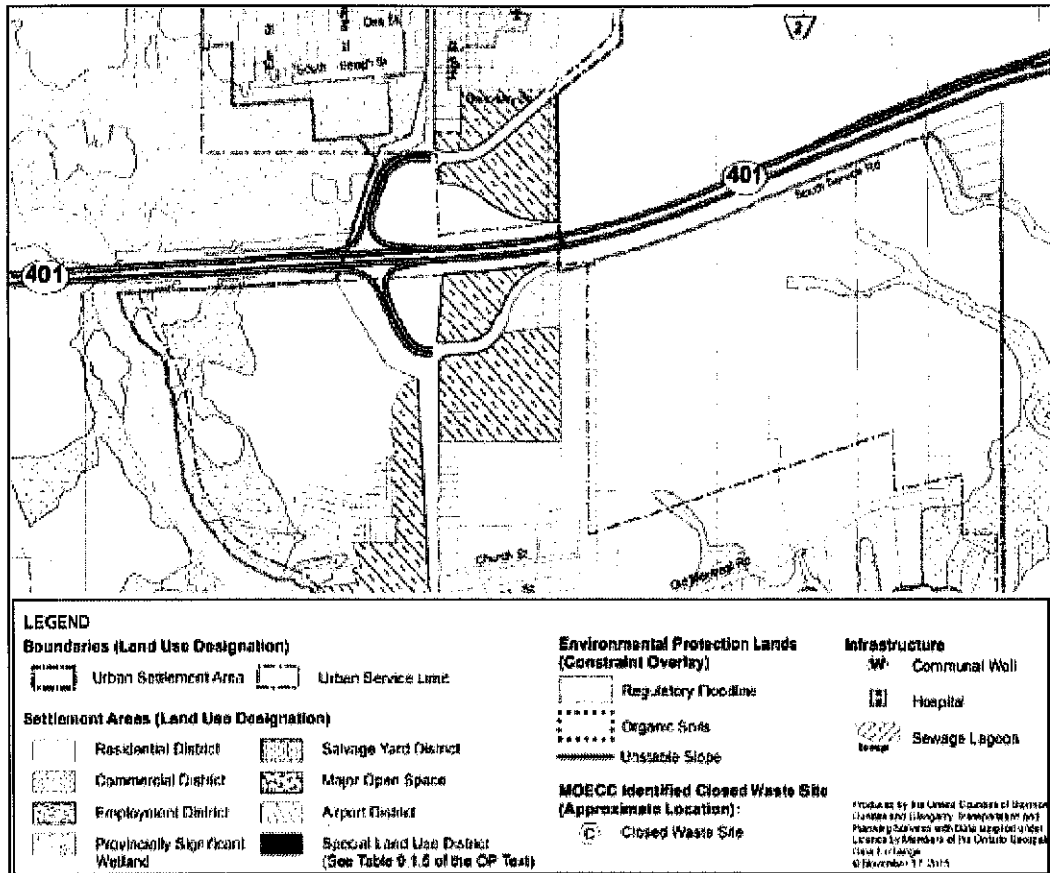
Whereas a public meeting was held regarding this amendment on _____;

Now Therefore the Council 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:

1. The Official Plan for the United Counties of Stormont, Dundas, and Glengarry is hereby amended by the following text and Schedule A which constitutes Amendment No. __ to the Official Plan for the United Counties of Stormont, Dundas, and Glengarry.
 - (a) Amend Schedule 'A6c: Lancaster/South Lancaster', of the United Counties of Stormont, Dundas, and Glengarry Official Plan, so as to amend the land use designation of the site located on a portion of 20532 South Service Road from Residential District to a special policy Commercial District.
 - (b) Notwithstanding the requirements of Section 3.5, that the permitted uses for the lands designated Commercial District-XX include light-industrial and commercial uses. The amendment shall be implemented through an amendment to the Township of South Glengarry's Zoning By-law.
 - (c) Amend Section 9.1 Special Land Use Districts and Table 9.1.5 - Special Land Use Districts, Township of South Glengarry, of the United Counties of Stormont, Dundas, and Glengarry Official Plan, so as to include the following:

Item	Roll Number	Legal Description	Development Criteria
2	D101001006180050	Part Lot 35, Concession 1, Lancaster	Notwithstanding the Commercial District policies to the contrary, light industrial uses shall be permitted on the lands identified within the special policy district as regulated through the Township of South Glengarry Zoning By-law.

Schedule 'A6c: Lancaster/South Lancaster'



Given all Three Readings and Passed: [Date]

John Bolognone
City Clerk

Bryan Paterson
Mayor

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" (Zoning By-law Amendment for a portion of 20532 South Service Road from Rural (RU) to a site-specific General Commercial (CG-XX) zone)

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. That the area affected by this by-law be the portion of 20532 South Service Road indicated on the Schedule attached and forming part of this by-law.
- 1.2. That Schedule "St. Lawrence Shoreline Part 10", as amended, be further amended by rezoning the subjects to General Commercial, Exception 'X' (CG-X).
- 1.3. That Section 7, Exception Zones, of By-law 38-09, as amended, be further amended by adding the following new subsection, as follows:

(x) General Commercial, Exception 'X' (CG-X) (20532 South Service Road)

Despite the standards of Section 7.1 on lands zoned CG-X, the following uses shall be permitted:

Permitted Uses:

- Agricultural Machinery Sales Service
- Art Gallery
- Artist's Studio
- Antique shop
- Auction Establishment
- Bake Shop
- Beer, Wine and Liquor Sales Outlet
- Commercial school
- Contractor's Yard
- Equipment Rental
- Fitness Centre
- Food Bank
- Food Store
- Furniture and Home Improvement Centre (size restrictions)
- Post Office
- Private Club
- Professional or Business Office
- Retail Store
- Second-hand Store
- Veterinary or Animal Hospital
- Workshop

- Additional Uses:
- Mini Warehouse and Storage
 - Monument Sales and Manufacturing
 - Printing and Publishing Establishment
 - Recreation and Athletic Facility
 - Warehouse/Distribution Centre

St. Lawrence Shoreline Part 10 Schedule

