



Township of North Stormont

Agenda

Zoning Amendment Public Meeting
Tuesday, March 2, 2021 @ 6:30 PM
Council Chambers

Page

1. CALL TO ORDER

1.1. You are invited to a Zoom webinar.

When: Mar 2, 2021 06:30 PM Eastern Time (US and Canada)

Topic: Regular Council Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/99484626262?pwd=TnVwR2ZqZ3FUZHh4QVBiY0JnUFFiUT09>

Passcode: 783016

Or iPhone one-tap :

Canada: +15873281099,,99484626262#,,,,*783016# or
+16473744685,,99484626262#,,,,*783016#

Or Telephone:

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

Canada: +1 778 907 2071 or +1 204 272 7920 or +1 438 809 7799

Webinar ID: 994 8462 6262

Passcode: 783016

International numbers available: <https://zoom.us/j/99484626262?pwd=TnVwR2ZqZ3FUZHh4QVBiY0JnUFFiUT09>

1.2. Open

Be it resolved that this public zoning meeting open for business at 6:30 PM

2. ADOPTION OF AGENDA (AMENDMENTS ADDITION OR DELETIONS)

2.1. Adopt

Be it resolved that the agenda be approved as presented.

3. DISCLOSURE OF PECUNIARY INTEREST

3.1. [Pecuniary Interest Form](#)

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4. PRESENTATIONS

4.1. Be it resolved that Council receives the Planner's report for file No. Z-2021-01 (Quesnel) and hereby approves the recommendations contained therein.

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[Planning Report \(Quesnel, 16375 Eighth Rd.\)](#)

5. PUBLIC QUESTIONS/COMMENTS

6. ADJOURNMENT

6.1. Close

Be it resolved that this public zoning meeting adjourn at _____ p.m.



CANTON DE STORMONT NORD
TOWNSHIP OF NORTH STORMONT

DÉCLARATION D'INTÉRÊT – Loi sur les conflits d'intérêt municipaux
DECLARATION OF INTEREST –Municipal Conflict of Interest Act

Date _____

N^o. de l'article et sujet / *Item No and Title:* _____

Je / I, _____ membre du conseil du Canton de Stormont
Nord/Township of North Stormont Council Member:

déclare avoir un intérêt pécuniaire potentiel (réputé / direct / indirect
concernant le sujet ci-haut mentionné de l'ordre du jour du Conseil / Comité pour les
raisons suivantes : _____

*declare a potential (deemed / direct / indirect) pecuniary interest on Council /
Committee Agenda for the following reason: _____*

Signature

- *Pour un « intérêt pécuniaire indirect » voir l'article 2 de la Loi sur les conflits d'intérêt municipaux.*
- *For an "indirect pecuniary interest" see Section 2 of the Municipal Conflict of Interest Act.*
- *Pour un « intérêt pécuniaire réputé » direct ou indirect voir l'article 3 de la Loi sur les conflits d'intérêt municipaux.*
- *For a "deemed" direct or indirect pecuniary interest see Section 3 of the Municipal Conflict of Interest Act.*

Intérêt pécuniaire indirect

2 Pour l'application de la présente loi, le membre a un intérêt pécuniaire indirect dans une affaire du ressort du conseil ou du conseil local, dans les cas suivants :

- a) le membre, directement ou par personne interposée :
- (i) est actionnaire, administrateur ou dirigeant d'une personne morale dont les valeurs mobilières ne sont pas offertes au public,
 - (ii) détient des intérêts majoritaires dans une personne morale dont les valeurs mobilières sont offertes au public, ou en est administrateur ou dirigeant,
 - (iii) est membre d'un organisme, qui a un intérêt pécuniaire dans l'affaire;
- b) il est l'associé d'une personne ou l'employé d'une personne ou d'un organisme qui a un intérêt pécuniaire dans l'affaire. L.R.O. 1990, chap. M.50, art. 2.

Intérêt de certaines personnes réputé celui du membre

3 Pour l'application de la présente loi, l'intérêt pécuniaire, direct ou indirect, du père ou de la mère, du conjoint ou d'un enfant d'un membre, est réputé, si le membre en est au courant, un intérêt pécuniaire de celui-ci L.R.O. 1990, chap. M.50, art. 3; 1999, chap. 6, par. 41 (2); 2005, chap. 5, par. 45 (3).

Indirect pecuniary interest

2 For the purposes of this Act, a member has an indirect pecuniary interest in any matter in which the council or local board, as the case may be, is concerned, if,

- (a) the member or his or her nominee,
- (i) is a shareholder in, or a director or senior officer of, a corporation that does not offer its securities to the public,
 - (ii) has a controlling interest in or is a director or senior officer of, a corporation that offers its securities to the public, or
 - (iii) is a member of a body, that has a pecuniary interest in the matter; or
- (b) the member is a partner of a person or is in the employment of a person or body that has a pecuniary interest in the matter. R.S.O. 1990, c. M.50, s. 2.

Interest of certain persons deemed that of member

3 For the purposes of this Act, the pecuniary interest, direct or indirect, of a parent or the spouse or any child of the member shall, if known to the member, be deemed to be also the pecuniary interest of the member. R.S.O. 1990, c. M.50, s. 3; 1999, c. 6, s. 41 (2); 2005, c. 5, s. 45 (3).

1.0 RECOMMENDATION

THAT Council provides the first and second reading to By-law No. 12-2021, to change the zoning of certain lands in the Township of North Stormont from “Agricultural (AG) Zone” to “Agricultural – Special Exception 67 (AG-67) Zone”, as generally described in Schedule “A” attached hereto.

2.0 LEGAL DESCRIPTION

West Part of Lot 30, Concession 8, situated in the Geographic Township of Roxborough, Township of North Stormont, 16375 Eighth Road, Moose Creek (PIN: 60114-0079).

3.0 BACKGROUND

The owner currently operates a farm on the subject lands and is seeking to employ individuals who are not permanent residents of the area to work on the farm. Accordingly, the owner wishes to provide affordable housing accommodations for employees on site. To accomplish this, the owner is proposing to renovate the existing single detached dwelling on the lands to accommodate the housing needs of multiple farm employees. The owner is also proposing to construct a new single detached dwelling on the lands wherein the owner will take up residence following renovation of the existing dwelling. This new dwelling would be the main principal dwelling for the property, to which the employee housing would be secondary.

The proposed conversion/use of the existing dwelling for employee accommodation is considered a “Boarding, Lodging, and Rooming House” under the Zoning By-Law, which is not currently permitted in the Agricultural (AG) Zone. The zoning by-law currently only permits one accessory dwelling for a person engaged full-time in an agricultural operation. The owner is therefore proposing to change the zoning of the subject lands from “Agricultural (AG) Zone” to “Agricultural – Special Exception 67 (AG-67) Zone” to permit the use. The special exception will incorporate site specific provisions, outlined further in Section 5.0.

The subject property is located at 16375 Eighth Road, Moose Creek, just east of the County Road 6 / Eighth Road intersection. The property is approximately 62 hectares (153 acres) in size and contains an existing single detached dwelling and livestock operation with associated outbuildings. The lands are accessed directly from Eighth Road, and the existing driveway will serve both of the dwellings.

4.0 POLICY CONSIDERATIONS

The subject lands are classified as “Prime Agricultural Lands” and located within a “Prime Agricultural Area” as defined by the Provincial Policy Statement (PPS). Section 2.3.3 of the PPS outlines the permitted uses in prime agricultural areas as

agricultural uses, agriculture-related uses, and on-farm diversified uses. The existing farm is permitted, and the PPS definition of *agricultural uses* includes associated on-farm buildings and structures such as accommodation for full-time farm labour when the size and nature of the operation requires additional employment. Staff are of the opinion that the proposal is consistent with the PPS.

The subject lands are designated Agricultural Resource Lands in the United Counties of SDG Official Plan (OP). Table 5.2 of the OP outlines the uses permitted on Agricultural Resource Lands, which includes *agricultural uses* and existing dwellings. Similar to the PPS, the definition of *agricultural uses* in Section 5.3.2 of the OP includes associated on-farm buildings and structures such as accommodation for full-time farm labour when the size and nature of the operation requires additional employment. Staff are of the opinion that the proposal conforms with the OP.

Notwithstanding the proposal is permitted within the scope of uses outlined in the OP for Agricultural Resource Lands, the current “Agricultural (AG)” zoning of the property does not permit a “Boarding, Lodging, and Rooming House”; therefore, necessitating the proposed rezoning to a site-specific “Agricultural – Special Exception 67 (AG-67) Zone” to permit the use. The special exception will incorporate site specific provisions (outlined in Section 5.0) to regulate the proposed use and address the construction of a new main dwelling.

5.0 ANALYSIS

The subject property and existing buildings appear to meet and/or exceed the minimum zoning requirements for an agricultural lot to accommodate a “Boarding, Lodging, and Rooming House” for employee housing purposes. Notwithstanding this, the owner will be required to adhere to any Ontario Building Code requirements and obtain any necessary permits for the renovation of the existing dwelling. The proposed construction of a new main principal dwelling for occupancy by the owner is permitted under the Zoning By-law, as the “Boarding, Lodging, and Rooming House” would be accessory or secondary to it once constructed.

The special exception will incorporate site-specific provisions to regulate the “Boarding, Lodging, and Rooming House” to ensure conformity with the PPS and OP for residential uses in agricultural areas. Such provisions generally include, but are not limited to:

- requirement for the “Boarding, Lodging, and Rooming House” to be established on a temporary basis to serve the farm, with a requirement for removal once it is no longer needed/of use;
- all occupants of the “Boarding, Lodging, and Rooming House” must be directly employed by the farm to which it serves;
- the “Boarding, Lodging, and Rooming House” must meet all Ontario Building Code requirements; and,

- The “Boarding, Lodging, and Rooming House” cannot be severed.

The land use context around the subject property consists of large-lot agricultural operations and cultivated fields with very few residential uses in the vicinity. The proposal is therefore not anticipated to introduce negative impacts on existing/future uses on lands adjacent to the subject property, and staff are supportive of the repurposing of the existing dwelling to suit the housing needs of farm employees.

Considering the above, it is in the opinion of staff that the proposed application for rezoning under Section 34 of the Planning Act is consistent with the Provincial Policy Statement; conforms to the Official Plan of the United Counties of SDG; constitutes good planning; and is in the public interest.

6.0 ENVIRONMENTAL CONSIDERATIONS

None.

7.0 RECOMMENDED CONDITIONS

None.

8.0 ALTERNATIVES

1. Defer the application to request additional information from staff or to further consider issues raised by members of the public or circulated agencies.
2. Refuse the application.
3. Other.

9.0 FINANCIAL/STAFFING IMPLICATIONS

None.

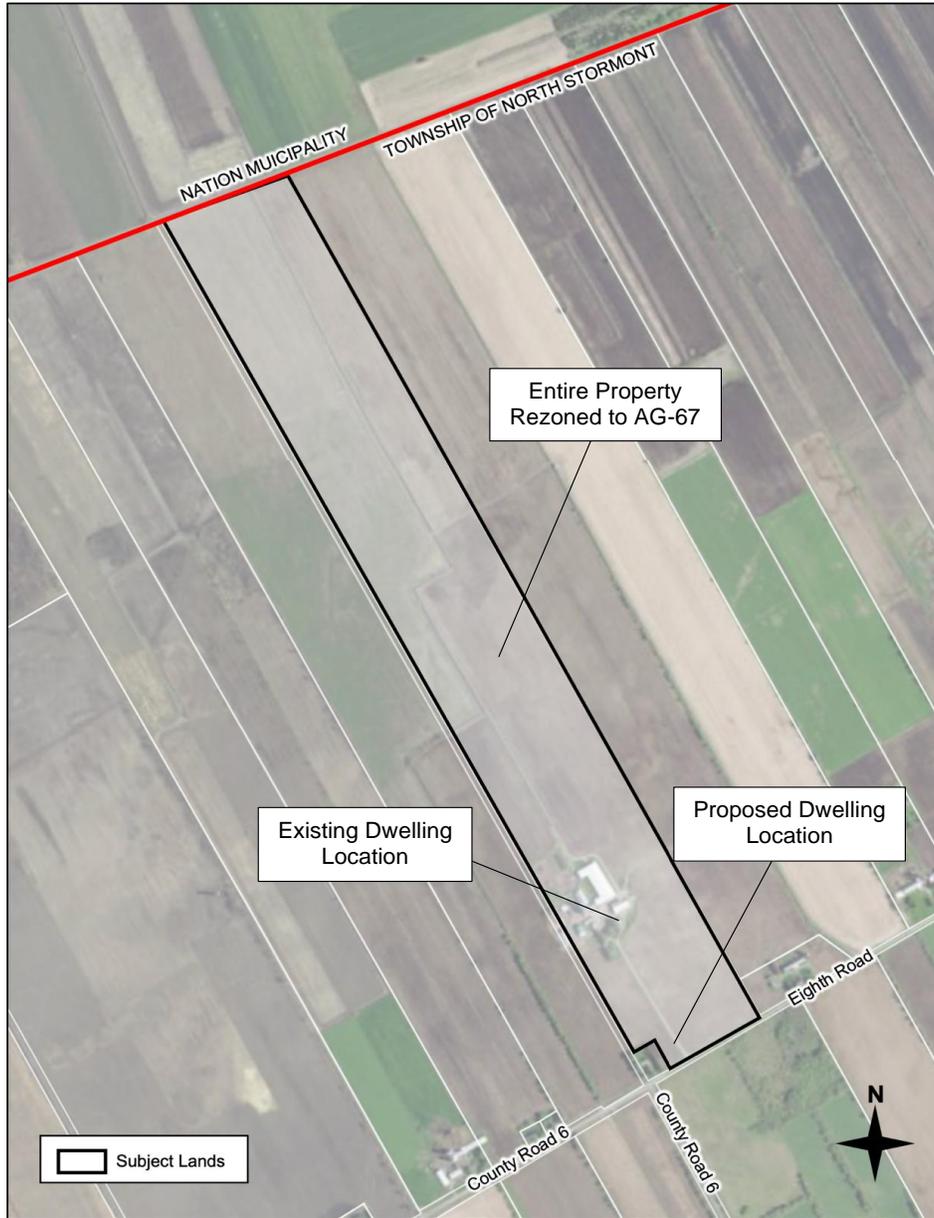
Prepared and Submitted by:

Jesse McPhail, B.A.
Planner, Re: public Urbanism

Reviewed by:

Paul Hicks, RPP MCIP,
Planner, Re: public Urbanism

SCHEDULE "A" – REZONING CONCEPT



West Part of Lot 30, Concession 8, situated in the Geographic Township of Roxborough, Township of North Stormont, 16375 Eighth Road, Moose Creek (PIN: 60114-0079)