



Township of North Stormont

Agenda

Zoning Amendment Public Meeting
Tuesday, January 26, 2021 @ 6:30 PM
Council Chambers

Page

1. CALL TO ORDER

1.1. You are invited to a Zoom webinar.

When: Jan 26, 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/99480162813?pwd=Rllrb3pscXhwTkhMMldNTnZZdnZNdz09>

Passcode: 584955

Or iPhone one-tap :

Canada: +16473744685,,99480162813#,,,,*584955# or
+16475580588,,99480162813#,,,,*584955#

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 8016 2813

Passcode: 584955

International numbers available: <https://zoom.us/u/ayxlpTBYe>

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](#)

3 - 4

4. PRESENTATIONS

4.1. Be it resolved that Council receives the Planner's report and presentation for file No. Z-2020-08 (Brousseau) and hereby approves the recommendations contained therein.

5 - 25

[Planning Report \(Brousseau, 2 Gloss Street\)](#)

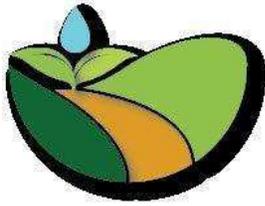
[Z-2020-08 Planning Presentation](#)

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, second, and third reading to By-law No. 08-2021, to change the zoning of certain lands in the Township of North Stormont from “Residential- First Density (R-1)” to “Residential – Second Density (R-2)”.

2.0 LEGAL DESCRIPTION

Part of Block B, Lot 14, Registered Plan 12, Former Geographic Township of Finch, Township of North Stormont (2A and 2B Gloss Street, Crysler).

3.0 BACKGROUND

The subject property is located at 2A and 2B Gloss Street, within a developed residential area of Crysler. The property is approximately 0.06 ha (0.15 ac) in size and contains an existing single detached dwelling (see Schedule “A”) measuring approximately 160.0 m² (1,722 ft²). The dwelling is serviced via municipal water and sewer and is accessed directly from Gloss Street.

The applicant has applied for a consent regarding the subject property (No. B-58-20) and received provisional consent issued on October 8th, 2020. A condition on said provisional consent; required that the applicant apply and obtain approval for a zoning by-law amendment to change the zoning of the severed and retained lots from “Residential – First Density (R1) to Residential – Second Density (R2).

The current R1 zoning only permits single detached dwellings and other low density uses. Notwithstanding the R1 zoning, the subject lands were previously used for higher density residential purposes and has two (2) separate civic addresses, entrances, and driveways. A second municipal water and sanitary sewer connection is required to be installed prior to the granting of final consent. The applicant is proposing to change the zoning of the subject lands from “Residential – First Density (R1)” to “Residential – Second Density (R2)” to permit the conversion and use of the existing single-detached dwelling to a higher density residential use, such as a semi-detached dwelling.

4.0 POLICY CONSIDERATIONS

The subject lands are located within an “*Urban Settlement Area*” as defined by the Provincial Policy Statement. The PPS states that healthy, livable, and safe communities are sustained in part by accommodating an appropriate range and mix of residential uses. The proposed use of an existing single-detached dwelling as a “semi-detached dwelling” will contribute to a more diverse stock of housing options in the area. The PPS also states that settlement areas shall be the focus of growth and development, and that appropriate redevelopment standards should be

promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health or safety. Through the utilization of an existing site and dwelling, the proposal will allow for an increase in the amount of housing opportunities in Chrysler, without necessitating new construction or significant reconstruction. It is in the opinion of staff that the proposal is consistent with the *Provincial Policy Statement 2020*.

The subject property is located within the Chrysler “Urban Settlement Area” and designated “Residential District” under the *United Counties of SDG Official Plan (OP)*. The OP establishes urban settlement areas as the primary communities to accommodate future development, considering their diverse mix of land uses and access to partial and/or full municipal servicing. Within the Residential District, a full range of low, medium, and high-density housing is permitted; more “specialized housing types” and certain “neighborhood serving uses” are permitted in this district as well.

Sections 3.5.1 & 3.5.2 of the OP outline the principles that should inform the review of all planning applications, which include but are not limited to; ensuring lot size is adequate; appropriate servicing methods and capacity; and, promoting heights and densities that are in keeping with the character of the neighborhood. In reviewing the subject property and surrounding residential land use context, it is in the opinion of staff that the proposal would adhere to the intent and purpose of the Residential District outlined in the OP and would not substantially alter the development opportunities available under the current zoning; especially considering the applicant’s intent to utilize the existing dwelling in lieu of new construction and/or site redevelopment. Staff are of the opinion that the proposal conforms to the policies and direction established under the OP.

Notwithstanding the proposal is permitted within the scope of uses outlined in the OP for the Residential District, the current “Residential - First Density (R1)” zoning of the subject property does not permit a “Semi-detached dwelling”; therefore, necessitating the proposed rezoning to “Residential - Second Density (R2)” to permit the use. The zone requirements applicable to this proposed use are outlined in Section 6.2(2) – the Residential - Second Density (R2) Zone, and Section 4.1 outlines the minimum parking standards applicable to the use. After reviewing the site and existing building, staff are satisfied that the proposal would comply with the minimum zoning requirements applicable to a “Semi-detached dwelling” defined in the Comprehensive Zoning By-law #08-2014, and also meet and/or exceed minimum parking standards applicable to the proposed use.

5.0 ANALYSIS

As mentioned in the previous section, the subject property and existing building appear to meet and/or exceed the minimum zoning requirements for a serviced lot

to be used for a “Semi-detached dwelling” and also the minimum parking standards for said use.

The land use context around the site consists of low-density residential (single-detached dwellings) and high-density residential uses/zones. The proposed use of the existing single detached dwelling as a “Semi-detached dwelling” would appear to maintain the existing residential land use fabric and character of the surrounding neighborhood. Furthermore, the proposal constitutes a repurposing of an existing residential use and building to increase the number of housing units available in Crysler. Considering the previous use of the subject property was for residential purposes (single detached dwelling), the zoning change and proposed development is not anticipated to introduce negative impacts on existing/future uses on lands adjacent to the subject property.

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.

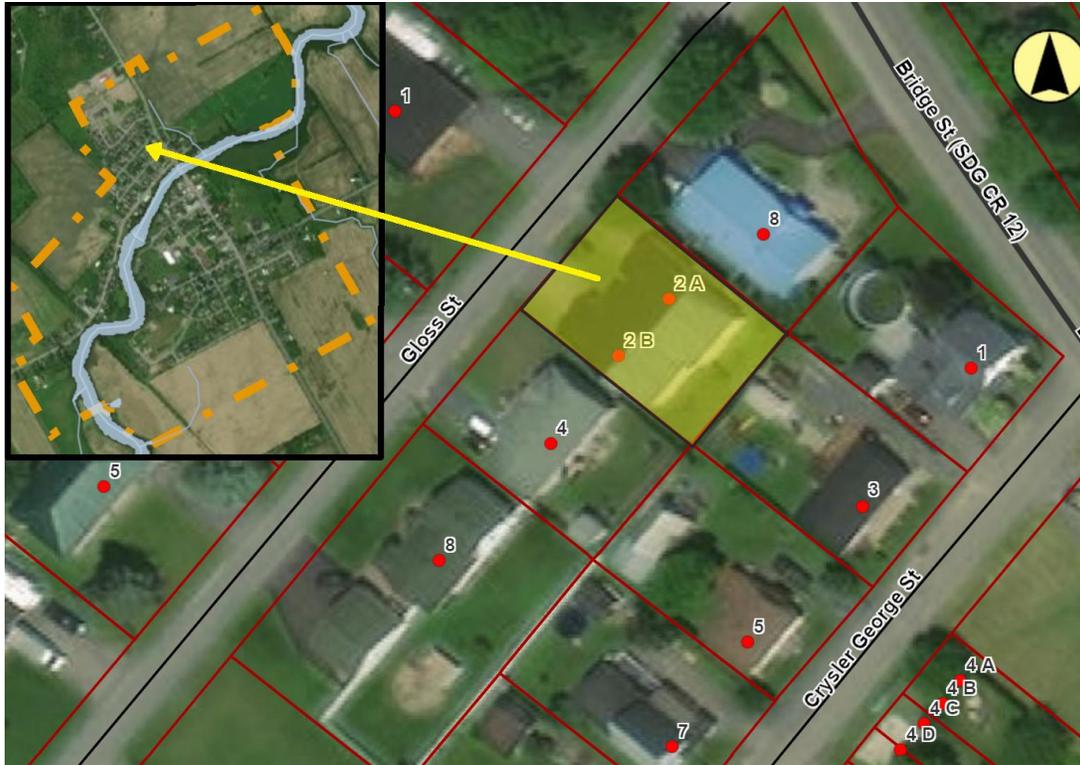
8.0 ALTERNATIVES

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.

SCHEDULE "A" – SUBJECT PROPERTY



 Subject Lands to be Rezoned – 2A & 2B Gloss Street, Crysler



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PUBLIC MEETING | January 26, 2021

PROPOSED AMENDMENT TO ZONING BY-LAW 08-2014

Public Meeting Process

- ▶ Proposed Application is outlined
- ▶ Opportunity for public comments
 - ▶ Those persons wishing to speak to the proposed amendment will have a chance to speak
 - ▶ The chair may direct some questions to the applicant or staff

Notice of Public Meeting

- ▶ Notice of the Public Meeting was sent to all owners of land within 120 metres of the subject lands via carrier mail
- ▶ Notice of the Public Meeting was posted on a sign at the entrance to the property
- ▶ Notice was also given electronically to the prescribed list established under the Planning Act

Opportunity for Appeal

- ▶ If a person or public body would otherwise have an ability to appeal the decision of the Township of North Stormont to the Local Planning Appeal Tribunal (LPAT), but they do not make oral or written submissions to the Township before the by-law is passed:
 - ▶ the person or public body is not entitled to appeal the decision; and,
 - ▶ The person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so

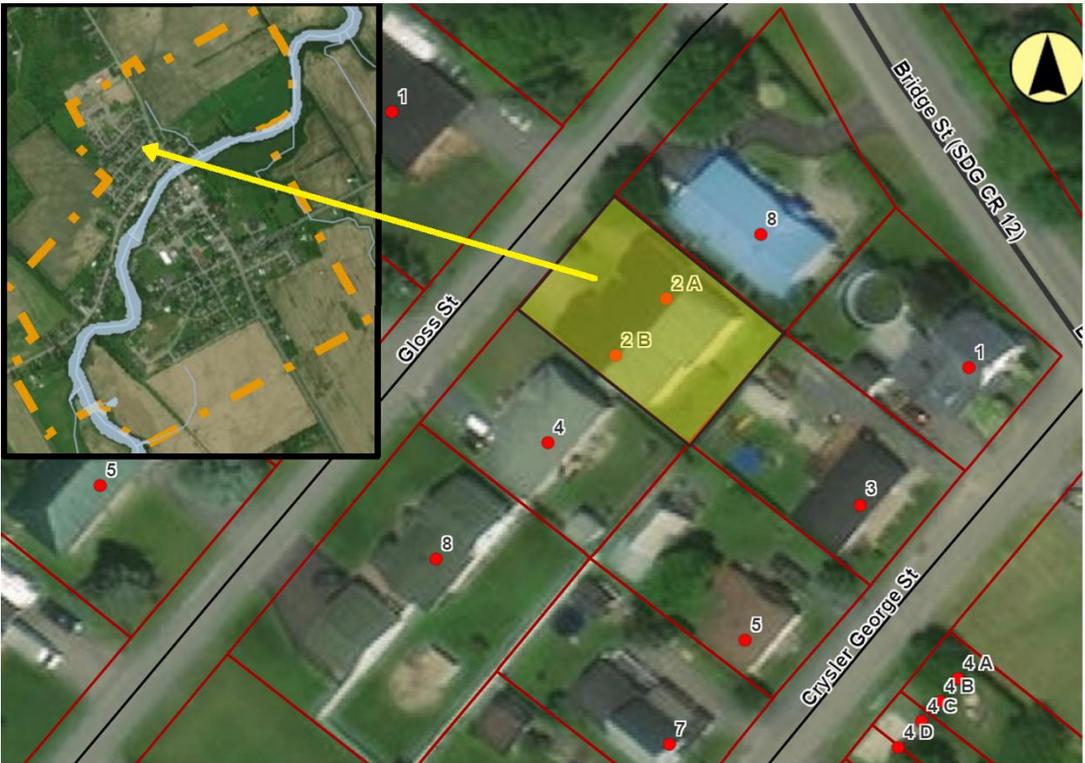
Council Action

- ▶ Upon consideration of the comments made and documentation provided, Council will decide one of the following for the application:
 - ▶ pass and/or amend the By-Law;
 - ▶ defer the decision; or
 - ▶ refuse the zoning amendment application

Application Z-2020-08 (Brousseau)

Z-2020-08 | Subject Property

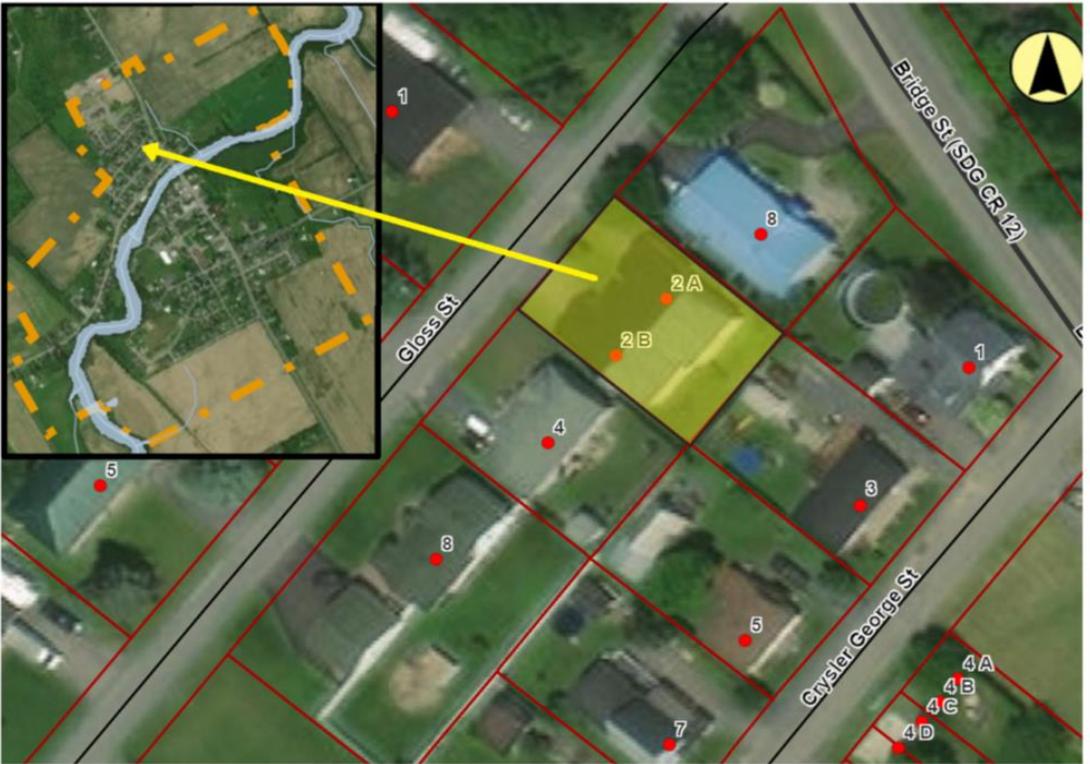
- ▶ Legally known as Part of Block B, Lot 14, Registered Plan 12, Former Geographic Township of Finch, Township of North Stormont
- ▶ Municipally known as 2A and 2B Gloss Street
- ▶ Existing dwelling constructed in 2004



 Subject Lands to be Rezoned – 2A & 2B Gloss Street, Crysler

Z-2020-08 | Background

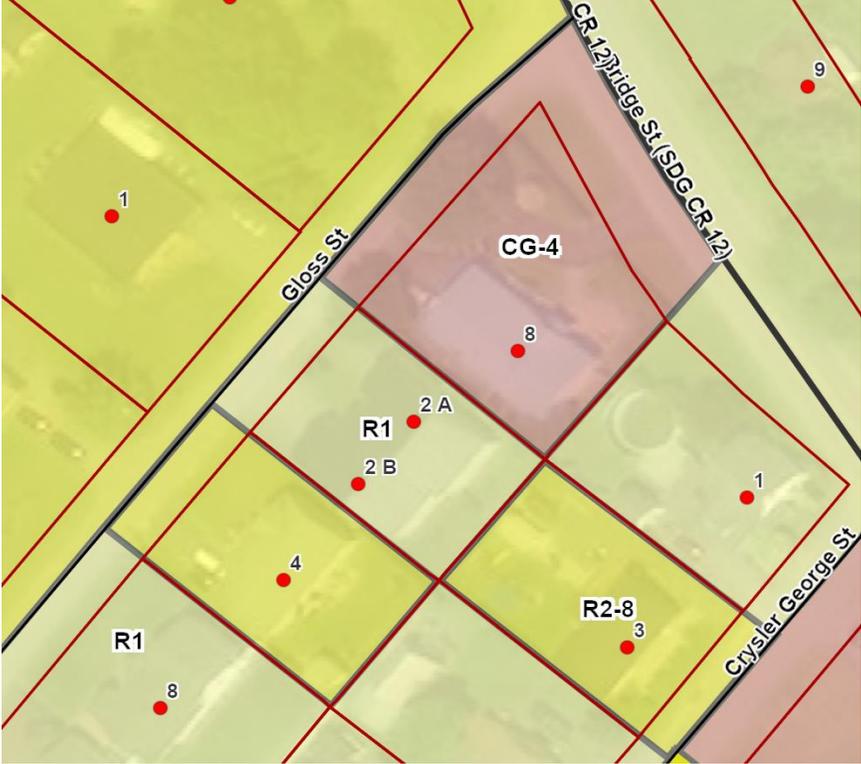
- ▶ The property is approximately 0.06 ha (0.15 ac) in size and contains an existing single detached dwelling (see Schedule “A”) measuring approximately 160.0 m² (1,722 ft²)
- ▶ The applicant has received provisional consent regarding the subject property (No. B-58-20), and wishes to change the zoning of the subject lands from “Residential - First Density (R1)” to “Residential - Second Density (R2)”



 Subject Lands to be Rezoned – 2A & 2B Gloss Street, Crysler

Z-2020-08 | Designation & Zoning

- ▶ **Official Plan Designation**
 - ▶ Urban Settlement Area - Residential District
- ▶ **Current Zoning**
 - ▶ Residential - First Density (R1)
- ▶ **Proposed Zoning**
 - ▶ Residential - Second Density (R2)



Z-2020-08 | Applicable Policy

- ▶ **Sections 1.1.1 & 1.1.3** of the **Provincial Policy Statement (PPS)** outlines the policies applicable to sustaining healthy, liveable, and safe communities through land use compatibility and efficiency, and generally outlines that Settlement Areas shall be the focus of growth and development in municipalities.
- ▶ **1.1.3.4** of the **PPS** states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- ▶ **Table 3.5** of the **Official Plan** outlines the permitted uses in the Residential District, which includes a full range of low, medium and high-density housing.

Z-2020-08 | Applicable Policy

- ▶ **Section 3.5.1 and 3.5.2** of the Official Plan outlines the set of planning principles that municipalities shall apply to the review of planning applications which include but are not limited to; ensuring lot size is adequate; appropriate servicing methods and capacity; and, promoting heights and densities that are in keeping with the character of the neighborhood
- ▶ **Section 3.5.2.2** instructs that Residential areas shall be designed to be safe and livable. The County and Local Municipalities shall consider several design criteria in the design of residential areas or neighborhoods, or in the review of related planning applications, one of which being:
 - ▶ 1. Residential developments of different heights and densities may be permitted where the scale and character is in keeping with existing or planned surrounding residential heights and densities.

Z-2020-08 | Proposed Amendment

- ▶ **THE PURPOSE** of the proposed zoning amendment is to rezone the lands legally described as being Concession 10 Part of Block B, Lot 14, Registered Plan 12, Former Geographic Township of Finch, Township of North Stormont (2A and 2B Gloss Street, Crysler), from “Residential First Density (R1) Zone” to “Residential Second Density (R2) Zone”.
- ▶ **The Effect** of the proposed amendment is to permit the conversion and use of the existing single-detached dwelling to a higher density residential use, such as a semi-detached dwelling, a duplex, a link dwelling, or a converted dwelling up to two (2) units.

Z-2020-08 | Site Photos



► 2A Gloss Street

Z-2020-08 | Site Photos



2B Gloss Street

Z-2020-07 | Comments Received

- ▶ As of January 21, 2021, there has been zero (0) comments received.

Z-2020-08 | Further Comment



Subject Property 2A and 2B Gloss Street, Chrysler

Question and Answer Period

▶ **Thank you! Any questions?**



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