



Municipality of North Grenville

Report No.
PD-021-2020

File No.
ZBA-10-20

Date:	August 19th, 2020 – Special Council Meeting
Subject:	Mike and Candy Glandon 3650 River Road, Concession 2, Part of Lots 36 & 37, BF being Parts 1 and 15 on RP 15R5641, Geographic Township of South Gower, now Municipality of North Grenville
Attachments:	Appendix 1: Location Plan Appendix 2: Details of Proposed Zoning

RECOMMENDATION

The following recommendation is provided for Council’s consideration:

That Council approve Zoning By-law Amendment Application ZBA-10-20 for the lands located at 3650 River Road, Concession 2, Part of Lots 36 & 37, BF being Parts 1 and 15 on RP 15R5641, Geographic Township of South Gower, now Municipality of North Grenville to amend the zoning of the property from Rural (RU) to Rural – Special Exception (RU-XX) to increase the aggregate floor area for accessory structures.

BACKGROUND

The subject property is located at 3650 River Road and is approximately 1.2 hectares (3 acres) in size with approximately 100 metres of frontage. The property currently features a single detached dwelling and 87 square metre (939 square foot) accessory workshop. The property is located on the Rideau River.

The property is designated Rural on Schedule ‘A’ of North Grenville’s Official Plan and zoned Rural (RU) according to the Municipality’s Comprehensive Zoning By-Law (50-12).

The applicant is seeking to construct a 27 square metre (288 square foot) shed on their property to store their lawn maintenance equipment. The Zoning By-law currently restricts the maximum aggregate floor area for accessory structures in the Rural zone where the primary use is residential to 100 square metres (1076 square feet). The proposed shed and the existing workshop combined are over the maximum aggregate floor area allowed for accessory structures.

DISCUSSION

The requested Zoning By-law amendment for the property is Rural– Special Exception to permit an increase in the maximum aggregate floor area for accessory structures.

The following zoning by-law amendment application has been reviewed against the following policy documents; Provincial Policy Statement (2014), United Counties of Leeds and Grenville's Official Plan, North Grenville's Official Plan and North Grenville's Comprehensive Zoning By-law 50-12.

Provincial Policy Statement

The Provincial Policy Statement (PPS) came into effect on April 30, 2014 and requires that all planning matters be consistent with the policy statement issued under the Act.

Through Section 1.1.4, the PPS recognizes that rural areas are diverse with respect to population, natural resources, geographies, and physical characteristics. On rural lands, development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted (1.1.5.4).

Staff is of the opinion that the proposed Zoning By-law amendment is consistent with the PPS. The property is currently developed for residential purposes. The proposed accessory structure is appropriate for the level of rural services available to the property.

United Counties of Leeds and Grenville Official Plan

The subject property is identified within the Rural designation on Schedule 'A' of the United Counties of Leeds and Grenville's Official Plan.

Section 3.3 of the Counties Official Plan promotes limited development that is compatible with the rural landscape and character and can be sustained by rural service levels.

Staff is of the opinion that the proposed Zoning By-law amendment is consistent with the policies and objectives of the Counties Official Plan, as the proposed accessory structure is associated with an existing residential development, which is compatible with the rural landscape.

North Grenville's Official Plan

The subject property is designated *Rural* within the Municipality of North Grenville's Official Plan. As stated within Section 4 of North Grenville's Official Plan the Rural designation allows for limited low density residential development.

It is Staff's opinion that the increase in aggregate floor area for accessory structures meets the intent of limited residential development in the Rural area.

North Grenville Comprehensive Zoning By-law 50-12

The subject property is currently zoned Rural (RU) which does permit an accessory structure to a residential use. General Provision Section 6.1 regulates accessory structures, including the maximum aggregate floor area. Section 6.1.2 (a) requires that where a residential use is the primary use in the Rural zone, the floor area – foot print (aggregate) of all accessory structures shall not exceed 100 square metres (1076 square feet). The applicant is seeking to increase the maximum permitted aggregate floor area to 114 square metres (1227

square feet) to construct a 27 square metre accessory shed. There is already an existing 87 square metre workshop on the property.

It is the opinion of Staff that the rezoning of the site to increase the aggregate floor area for all accessory structures for the property from 100 square metres (1076 square feet) to 114 square metres (1227 square feet) constitutes good land use planning.

PUBLIC CONSULTATION

This application was circulated to persons and agencies as required by the Planning Act. At the time of writing this report letters of no objection were received by Rideau Valley Conservation Authority and the Leeds, Grenville, Lanark District Health Unit.

CONCLUSIONS

It is the opinion of Staff that the proposed Zoning By-law amendment to increase the maximum aggregate floor area for accessory structures represents appropriate land-use planning and is consistent with policies of the Provincial Policy Statement, the United Counties of Leeds and Grenville's Official Plan and the Municipality's Official Plan and will comply with the Comprehensive Zoning By-Law 50-12. The property will continue to be used for residential purposes.

Recommendation:

It is the recommendation of Staff that Council **approve** Zoning By-Law Amendment ZBA-10-20 to amend the zoning on the property from the Rural (RU) zone to Rural- Special Exception (RU-xx).

ALTERNATIVES

That Council refuse an amendment to Zoning By-law No. 50-12 to change the zoning from Rural (RU) zone to Rural- Special Exception (RU-xx).

This alternative is not recommended as the land use policies applicable to the subject property are supportive accessory structures. The increase in aggregate floor area does not adversely impact surrounding land uses.

FINANCIAL/STAFFING IMPLICATIONS

This item has been identified in the current budget: Yes No N/A

This item is within the budgeted amount: Yes No N/A

Staffing implications, as they relate to implementing Council’s decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

COUNCIL WORK PLAN

The proposed zoning by-law amendment supports the theme of investing in North Grenville’s rural area.

**Prepared and submitted
by:**

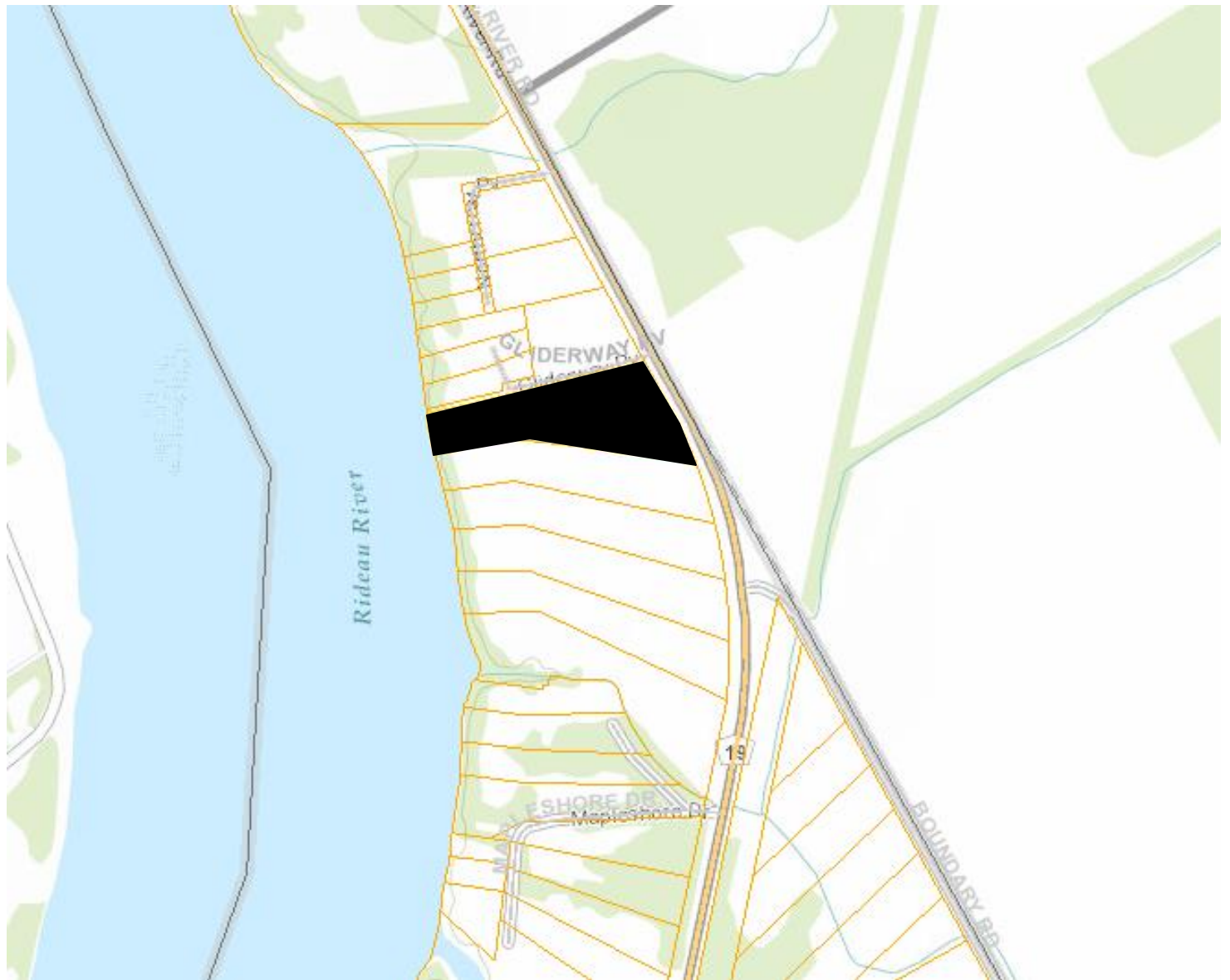
**Reviewed and submitted
for Council consideration
by:**

Original Signed By

Original Signed By

**Amy Martin
Acting Director of Planning
and Development**

**Gary Dyke
CAO**



Subject Lands:



3650 River Road, Concession 2, Part of Lots 36 & 37, BF being Parts 1 and 15 on RP 15R5641, Geographic Township of South Gower, now Municipality of North Grenville

Details of Proposed Zoning

That Section 9 of By-law 50-12, as amended is hereby further amended by adding the following new clause to Subsection 9.4.2 (RU Special Exception Zones), as follows:

(XX) RU-XX (3650 River Road)

1. The maximum aggregate floor area for all accessory structures shall be 114 square metres (1227 square feet).