



AGENDA
Public Meeting
Township of South Stormont

Wednesday, September 18, 2019, 7:00 PM
2 Mille Roches Road Long Sault ON

Pages

- 1. Call to Order**
- 2. Disclosure of Pecuniary Interest**
- 3. Public Meeting**
 - a. Zoning Amendment Application No. Z-2019-09 (Housekeeping Update V) **2 - 3**
- 4. Adjournment**



TOWNSHIP OF SOUTH STORMONT
PUBLIC MEETING CONCERNING A HOUSEKEEPING
UPDATE (V) TO ZONING BY-LAW 2011-100
FILE NO. Z-2019-09

TAKE NOTICE that the Council of the Corporation of the Township of South Stormont will hold a public meeting on **September 18th, 2019 at 7:00 PM** at the Town Hall, 2 Mille Roches Road, Long Sault, to consider a number of proposed zoning by-law amendments under Section 34 of the Planning Act.

The Township is updating Zoning By-Law 2011-100 and is seeking public input on potential changes including, but not limited to:

- increasing the maximum height permitted for accessory buildings in the Rural and Agricultural zones and clarifying minimum lot sizes for keeping livestock;
- updating secondary unit and accessory dwelling standards;
- reviewing the potential to permit the keeping of chickens or other poultry in urban areas;
- update standards for cannabis facilities to align with Health Canada licensing;
- reviewing development standards for corner lots and exterior side yards;
- consideration of restrictions for parking recreational and other large vehicles in residential areas;
- the creation of a new multi-story mixed-use zone;
- various changes to definitions and general provisions to improve the clarity of the by-law; and,
- changes to the zone mapping of eight (8) individual properties (shown on reverse) to reflect use(s) on the lands and correct any technical errors.

The proposed By-Law affects lands throughout the Township; key maps for individual corrections/changes are available at the Township Office and on the Township website and will be made available upon request.

If you wish to be notified of the decision of the Township of South Stormont on the proposed zoning by-law amendment, you must make a written request to: Planning Department, Township of South Stormont, P. O. Box 84, 2 Mille Roches Road, Long Sault ON K0C 1P0 or send an email to: info@southstormont.ca

If a person or public body would otherwise have an ability to appeal the decision of the Township of South Stormont to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of South Stormont before the by-law is passed, the person or public body is not entitled to appeal the decision.

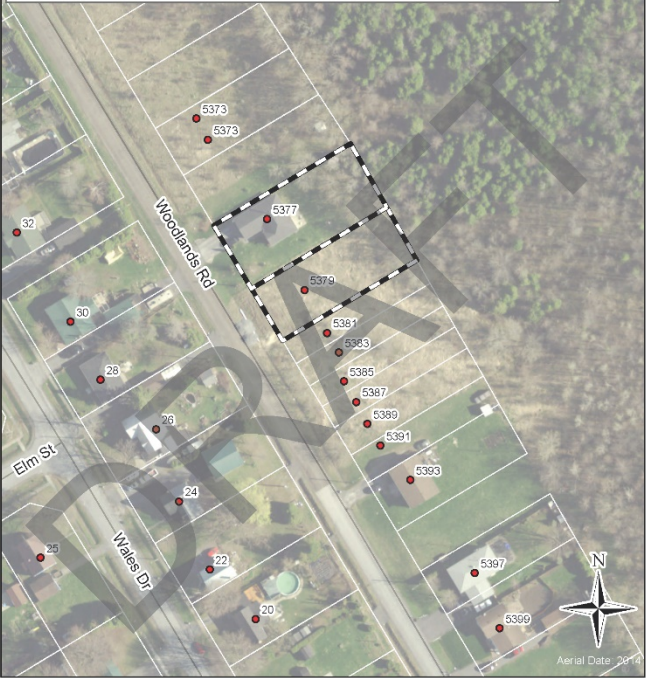
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of South Stormont before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



ADDITIONAL INFORMATION relating to the proposed amendments is available at the Township office during regular office hours (8:30 AM to 4:30 PM) and on the Township's website at www.southstormont.ca/devapps.

DATED at the Township of
South Stormont, this 26th day
of August, 2019.

Loriann Harbers, CMO
Director of Corporate Services/Clerk
Township of South Stormont
P. O. Box 84, 2 Mille Roches Road
Long Sault, ON K0C 1P0
Telephone: (613) 534-8889

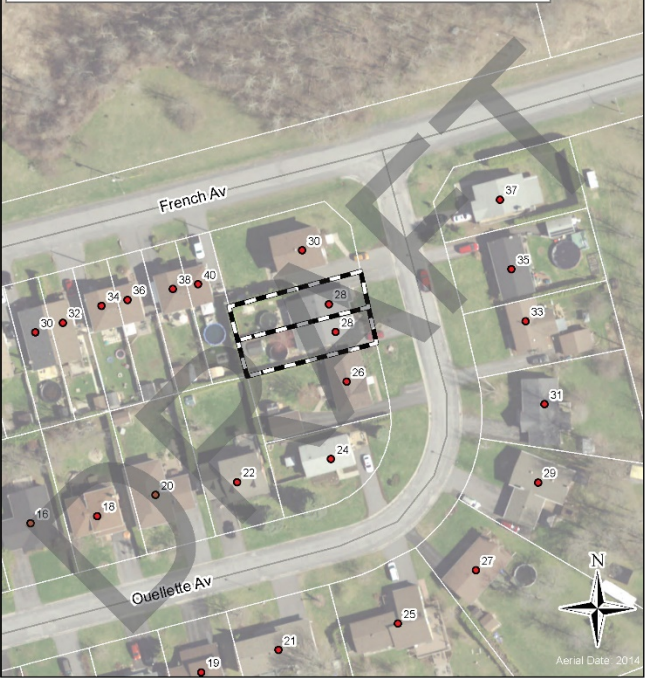
5377 & 5379 Woodlands Road, Ingleside
(Part of Lot 18, Concession 2, being Parts 1 & 2 on 52R-5366)
(Part of Lot 18, Concession 2, being Part 7 on 52R-2713)





-  Subject Property
-  Civic Address

The subject properties are proposed to be rezoned from "Residential Serviced - Second - Special Exception 2 - holding (RS2-2-h)" to "Residential Serviced - Second - Special Exception 2" in order to reflect the installation of services and development of the lots.

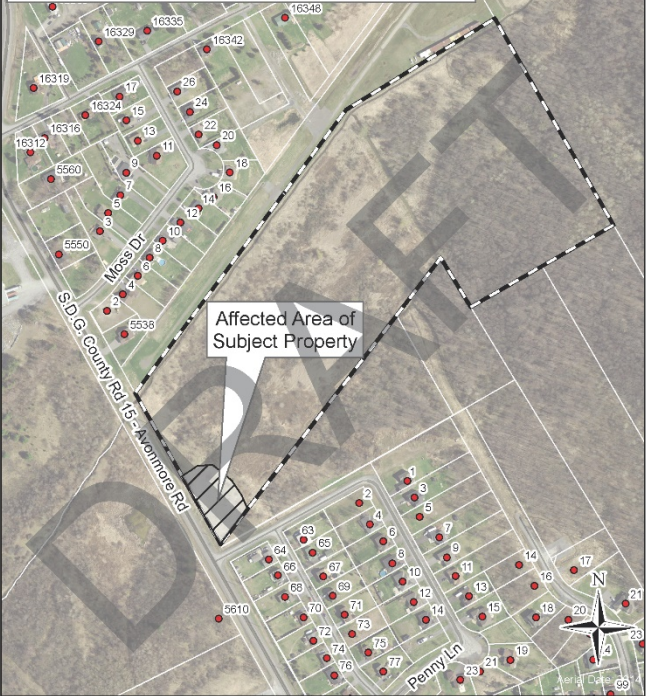
28A & 28B Ouellette Avenue, Long Sault
(Part of Lot 192 on Plan 228, being Parts 3 & 4 on 52R-1988)
(Part of Lot 192 on Plan 228, being Parts 3 & 4 on 52R-1988)





-  Subject Property
-  Civic Address

The subject properties are proposed to be rezoned from "Residential Serviced - First (RS1)" to "Residential Serviced - Second (RS2)" in order to appropriately reflect the existing semi-detached dwelling units on the lots.

Part of Lots 29 & 30, Concession 1, County Road 15
(PIN: 60221-0304)





-  Subject Property
-  Civic Address

The affected area of the subject property is proposed to be rezoned from "Residential Single Services - First - holding (RSS1-h)" to "Residential Single Services - First (RSS1)" as it can be serviced by municipal water, and a surveyed building envelope has been submitted to the Township indicating that a dwelling can be established beyond the influence area of the flood plain.

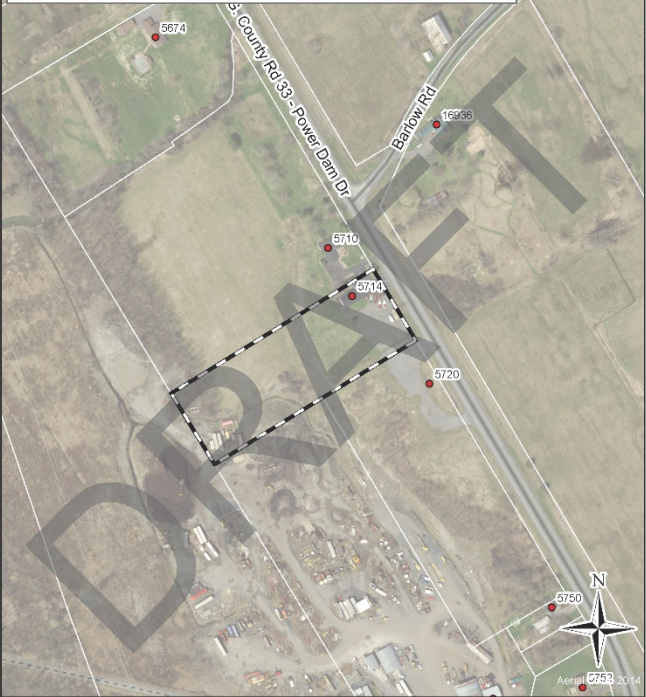
Lot 1 on Plan 293
(Part of PIN: 60219-0057)





-  Subject Property
-  Civic Address

The subject property is not currently designated in the zoning by-law and is proposed to be zoned "Open Space (OS)" in order to reflect the use of the lands as parkland and an entrance to "Guindon Park" in the City of Cornwall.

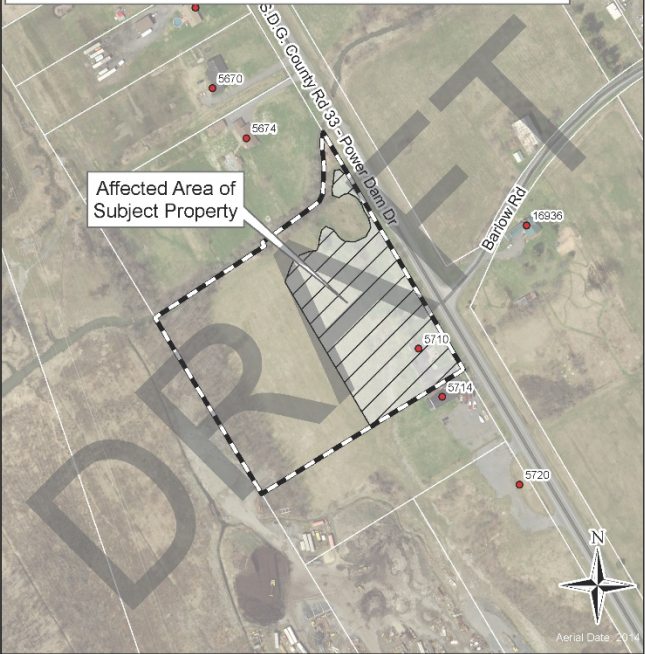
5714 County Road 33, Long Sault
(Part of Lot 18, Concession 4, being Part 1 on 52R-6322)





-  Subject Property
-  Civic Address

The subject property is proposed to be rezoned from "Rural (RU)" and "Highway Commercial (CH)" to "Highway Commercial - Special Exception 18 (CH-18)" to correct a technical mapping error and allow for the existing "Workshop" use on the subject property to continue.

5710 County Road 33, Long Sault
(Part of Lot 18, Concession 4, being Part of Part 1 on 52R-1997 and Parts 4 & 5 on 52R-2626)
(PIN: 60220-0135)



-  Subject Property
-  Civic Address

The affected area of the subject property is proposed to be rezoned from "Highway Commercial (CH)" to "Rural (RU)" to reflect the discontinued use of the lands for commercial purposes following a severance in 2002 (File B-33-2002) and to reflect the current use of the lands for residential purposes.