



Old Montreal Road, South Glengarry, ON

Planning Rationale
Zoning By-law Amendment
May 29, 2025



Prepared for Impala Developments Inc.

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1.0 Introduction

Fotenn Planning + Design has been retained by Impala Development Inc. to prepare this Planning Justification Report. Impala Development Inc. owns the lands located at the southeast intersection of King Street and Old Montreal Road in the Hamlet of South Lancaster, within the Township of South Glengarry (the “subject property”). This Planning Justification Report has been prepared in support of a Zoning By-law Amendment (ZBA) application to permit the redevelopment of the property with a 3.5 storey, 8 unit rental apartment building.

The proposed development will have a total gross floor area of approximately 511 square metres (5,550 square feet) and will include surface parking along Old Montreal Road. A pre-application consultation meeting was held with Township staff on May 15, 2025, during which a preliminary concept was reviewed, and application requirements were confirmed. It was identified that the existing zoning does not permit the proposed use and that a Zoning By-law Amendment would be required to rezone the property to the R4 – Residential Type Four Zone.

A Site Plan application is not required for the proposed 8 unit development. Therefore, following approval of the Zoning By-law Amendment, a building permit application will be submitted to advance construction. The following supporting materials have been included in this submission for the Zoning By-law Amendment application:

- / Completed Application forms and fees;
- / This Planning Justification Report; and,
- / The conceptual Site Plan Drawing Package.

The purpose of this Planning Justification Report is to assess the appropriateness of the proposed development and the requested amendments in the context of the surrounding neighbourhood and applicable policy/regulatory framework.

2.0

Surrounding Area and Site Context

The subject property is located within the Township of South Glengarry, which forms part of the United Counties of Stormont, Dundas and Glengarry. The Township comprises eight rural hamlets, including Glen Walter, Lancaster, North Lancaster, South Lancaster, Bainsville, Green Valley, Martintown, and Williamstown. The subject site is situated in South Lancaster, which functions as a small, established residential community with a predominantly low-rise, low-density character.



Figure 1: Image showing site and its surrounding context.

Please note that the site is currently vacant, and this image predates existing site conditions

The property is located at the intersection of King Street and Old Montreal Road and is currently vacant. It is a corner lot within an established low-rise residential neighbourhood, where most surrounding properties are developed with single detached homes on generously sized lots. To the south, the abutting lot is vacant with mature trees. To the east, the site abuts a two-storey single detached dwelling, consistent with the prevailing built form. Across both King Street and Old Montreal Road, the neighbourhood is similarly developed with two-storey single detached dwellings, reinforcing the residential character of the area. Old Montreal Road and King Street are narrow local streets that support low-volume traffic and provide direct access to adjacent residential lots.



View of the subject property – looking east from King St. along Old Montreal Rd



View of the subject property from the north of Old Montreal St. along King St.



View of the subject property at the intersection of King St. and Old Montreal Rd



View of the property along King Street

Figure 2: Street views of the site context; source - google earth street views. Please note that the images predate the existing site conditions

3.0

Proposed Development

The proposed development represents an infill project that aligns with the surrounding residential character and supports the need for a broader range of housing types in South Lancaster. The subject property has a total area of 1,055 square metres and a frontage of 27.76 metres along Old Montreal Road.

The proposal includes a 3.5 storey residential apartment building containing eight rental units. These are comprised of five one-bedroom units and three two-bedroom units, offering a mix of unit types to accommodate a variety of household needs. The applicant also intends to market these units as seniors' apartments.

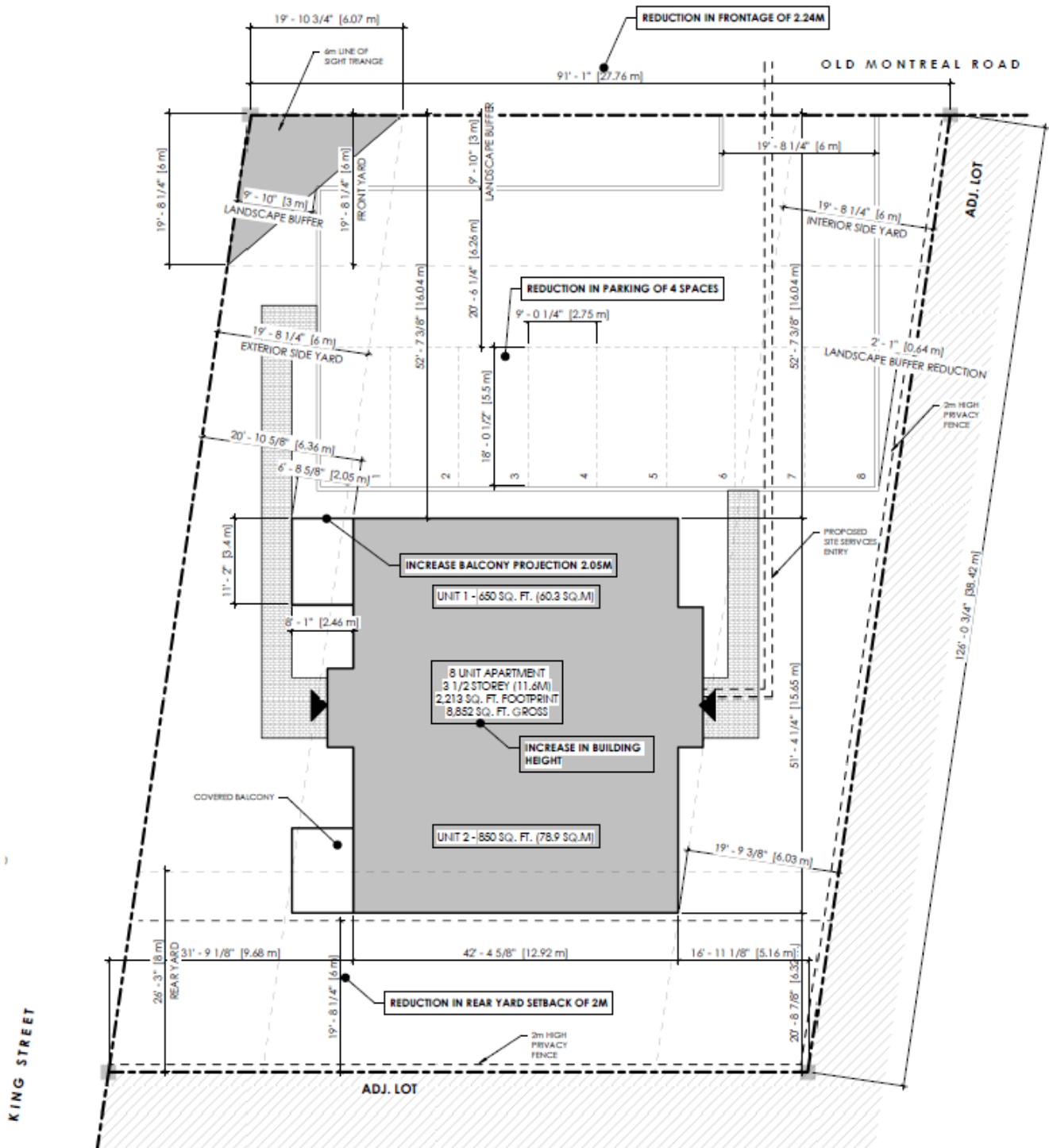
The building is oriented to face King Street, with balconies positioned along the front facade to contribute to an active and visually engaging streetscape. The rear elevation faces an adjacent residential property to the east. Privacy between properties is maintained through fencing along the east and south lot lines, consistent with applicable zoning requirements.

The basement level of the building includes two one-bedroom units, as well as shared utility areas for building servicing. Each of the three upper floors includes one one-bedroom unit (approximately 60 sq m / 650 sq ft) and one two-bedroom unit (approximately 79 sq m or 850 sq ft), arranged side-by-side. All units include a full bathroom, in-suite laundry, a walk-in closet in the primary bedroom, and private balconies for outdoor access. Each floor has a central core containing the lobby, elevator, and two stairwells, occupying approximately 33 sq m (363 sq ft) of shared space.

Vehicular access is provided from Old Montreal Road, with surface parking located on the north portion of the site. A total of eight parking spaces are proposed, achieving a 1:1 parking ratio for residents.

The building is 11.6 metres in height, with 3.5 storeys above grade. The lowest level is partially below grade, allowing for two lower-level units with access to natural light and ventilation while reducing the overall building height impact. This approach supports a compact form that remains consistent with nearby built form.

Architectural features include a sloped roof, which reflects the residential character of the surrounding area, and varied facades and building setbacks to provide articulation and support a smooth transition in scale. The building footprint is approximately 205.6 sq m (2,213 sq ft), which represents 19% of the total lot area. The remainder of the site is largely landscaped, contributing to outdoor amenity space and overall site livability.



1 SCHEMATIC SITE PLAN
1/8" = 1'-0"

Figure 3: Site Plan, prepared by Wilson Architectural Design



Figure 4: Conceptual Elevations, prepared by Wilson Architectural Design.
Please note that the materials provided are for conceptual purposes only

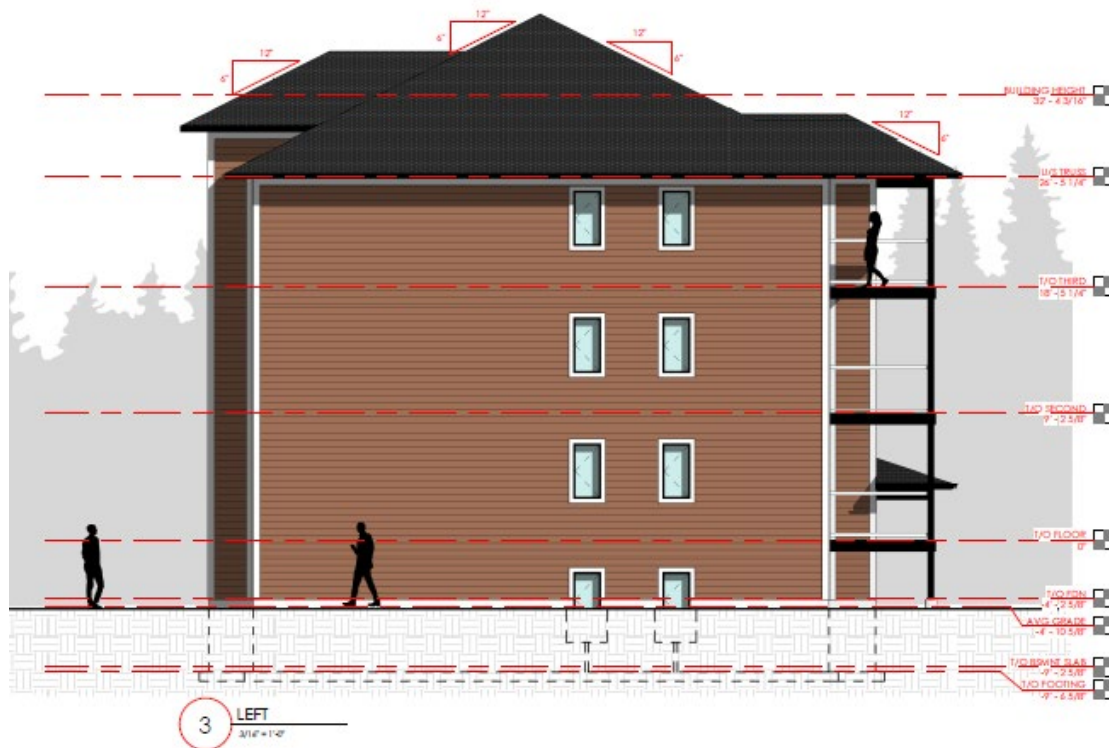


Figure 5: Conceptual Elevations, prepared by Wilson Architectural Design
Please note that the materials provided are for conceptual purposes only

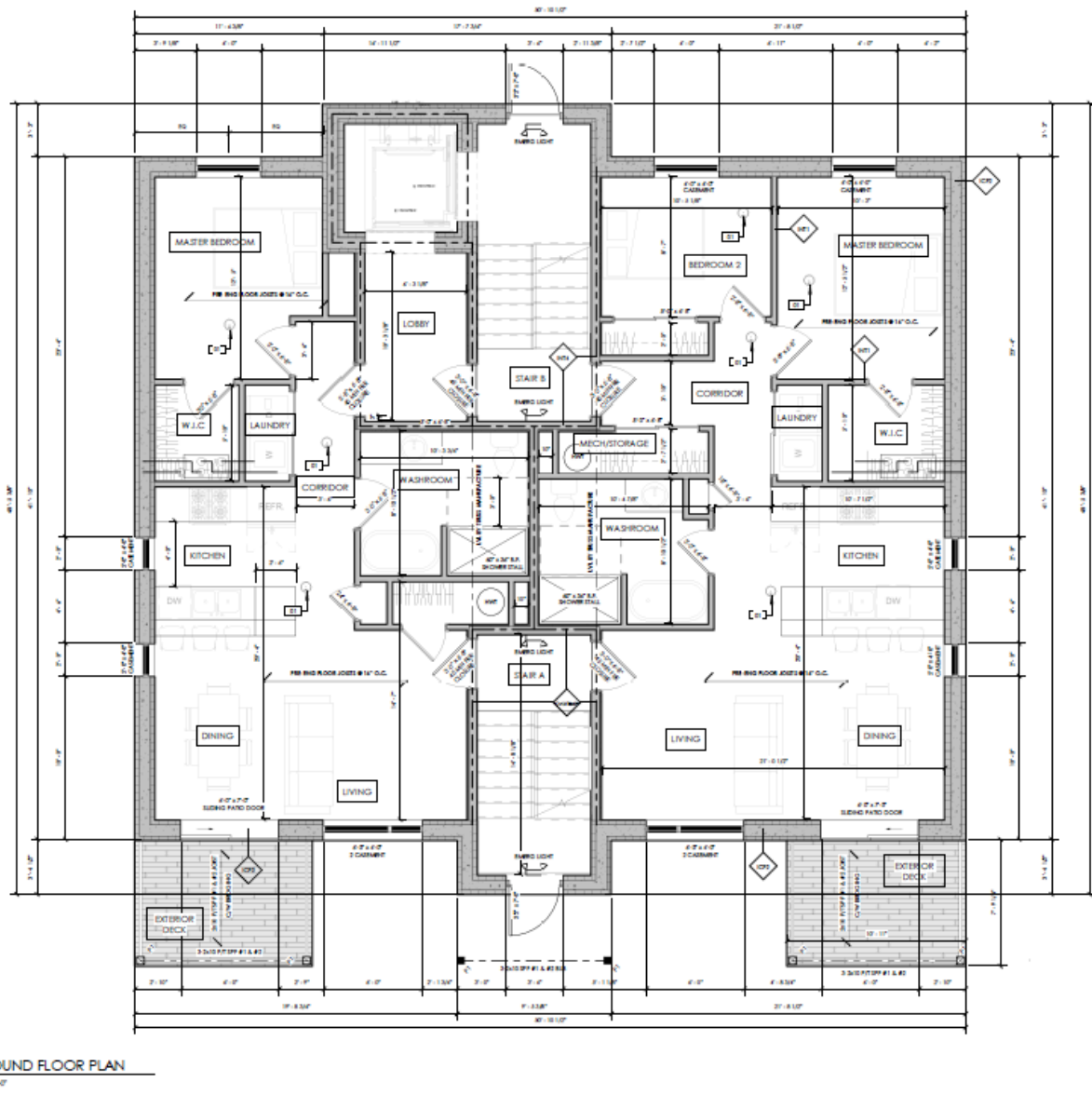


Figure 6: Conceptual floor plan, prepared by Wilson Architectural Design

4.0

Policy and Regulatory Framework

This section provides an overview of the key land use policies relevant to the waterfront setbacks on the property and demonstrates how the proposal conforms to the objectives for this site.

4.1 Provincial Planning Statement (2024)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development in Ontario municipalities. As a key part of Ontario's policy-led planning system, this document sets the policy foundation for the development and use of land. The 2024 PPS came into force on October 20th, 2024.

The PPS is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. The decisions of municipal councils must be consistent with the 2024 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 and preserving natural resources for their future use.

Concerning the proposed development, applicable policies are in *italics*, with responses outlined below:

Chapter 2 – Building Homes, Sustaining Strong and Competitive Communities

Chapter 2 of the 2024 PPS contains policies for Building Homes, Sustaining Strong and Competitive Communities. More specifically, Section 2.1 contains policies for Planning for People and Homes which state:

4. *To provide for an appropriate range and mix of housing options and densities required to meet proposed requirements of current and future residents of the regional market area, planning authorities shall:*
 - a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
 - b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*
6. *Planning authorities should support the achievement of complete communities by:*
 - a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
 - b) *improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
 - c) *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Section 2.2 contains policies for Housing, which state:

1. *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet proposed needs of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.*

Section 2.3 contains policies for Settlement Areas, which state:

- 1. *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
- 2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *efficiently use land and resources;*
 - b) *optimize existing and planned infrastructure and public service facilities;*
 - c) *support active transportation;*
 - d) *are transit-supportive, as appropriate; and*
 - e) *are freight-supportive.*
- 3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

Section 2.9 contains policies for Energy Conservation, Air Quality, and Climate Change which state:

- 1. *Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*
 - a) *support the achievement of compact, transit-supportive, and complete communities;*
 - b) *incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
 - c) *support energy conservation and efficiency;*
 - d) *promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
 - e) *take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

The proposed development aligns with the intent of applicable policies by supporting the creation of a complete community through the provision of a mix of housing options, including residential intensification within a fully serviced settlement area. It promotes the efficient use of land and infrastructure and contributes to the long-term housing supply within the regional market area. The rental units are designed to accommodate a diverse range of tenants, and the applicant intends to market them as senior-friendly to highlight their accessibility features. The development supports broader objectives related to housing affordability, accessibility, and social equity.

Chapter 3 – Infrastructure and Facilities

Chapter 3 contains policies for Infrastructure and Facilities. It provides direction on the coordinated, efficient, and cost-effective provision of infrastructure and public service facilities. It emphasizes optimizing the use of existing municipal services (3.1.2), promoting active transportation and connectivity, and ensuring public spaces and community design support healthy, active (3.9), and inclusive communities for people of all ages and abilities. The policies also encourage infrastructure planning that supports compact growth and considers the impacts of a changing climate (3.6.2).

The proposed development supports the intent of Chapter 3 by making efficient use of existing infrastructure within a serviced settlement area, avoiding the need for major infrastructure expansions. The development's location and design promote connectivity to the surrounding community through pedestrian access and proximity to existing public spaces. The rental housing format offers inclusive living opportunities for a wide range of household types, while the applicant intends to market the units as senior-friendly, contributing to an accessible and age-inclusive built environment. Collectively, the proposal aligns with PPS objectives to deliver infrastructure-supported, compact, and socially connected communities.

Chapter 4 – Wise Use and Management of Resources

Chapter 4 of the 2024 PPS outlines policies for protecting natural heritage, water resources, agricultural lands, mineral and aggregate resources, and cultural heritage.

The subject property has been reviewed and no natural heritage features, cultural heritage resources, or archaeological potential have been identified on-site. Consequently, no further assessments or conservation measures are required in relation to these features. The proposed redevelopment respects the applicable provincial policies by ensuring that any nearby heritage or natural resources are protected and conserved as appropriate.

Chapter 5 – Protecting Public Health and Safety

Chapter 5 of the 2024 PPS generally directs development away from natural and human-made hazards. There are no hazards that represent an unacceptable risk to public health or safety in the vicinity of the subject lands.

It is our professional opinion that the proposed development is consistent with the policies of the Provincial Planning Statement (2024 PPS).

4.2 United Counties of Stormont, Dundas and Glengarry Official Plan and Township of South Glengarry Official Plan

The United Counties of Stormont, Dundas and Glengarry Official Plan (County OP), adopted by County Council on July 17, 2017, and approved by the Ministry of Municipal Affairs and Housing on February 4, 2018, serves as the upper-tier planning document that guides land use and growth across the County. The Plan reflects a coordinated approach that balances provincial, County, and local interests.

The Township of South Glengarry has adopted the County Official Plan as its primary land use planning framework. The Plan outlines strategic directions for development consistent with the Planning Act and applicable provincial policies. It addresses a broad range of considerations, including environmental protection, agricultural preservation, natural resource management, economic development, housing, and the provision of transportation and public services.

The subject property is situated within the Urban Settlement Area and is designated Residential District in accordance with Land Use Schedule A6c of the Township of South Glengarry.

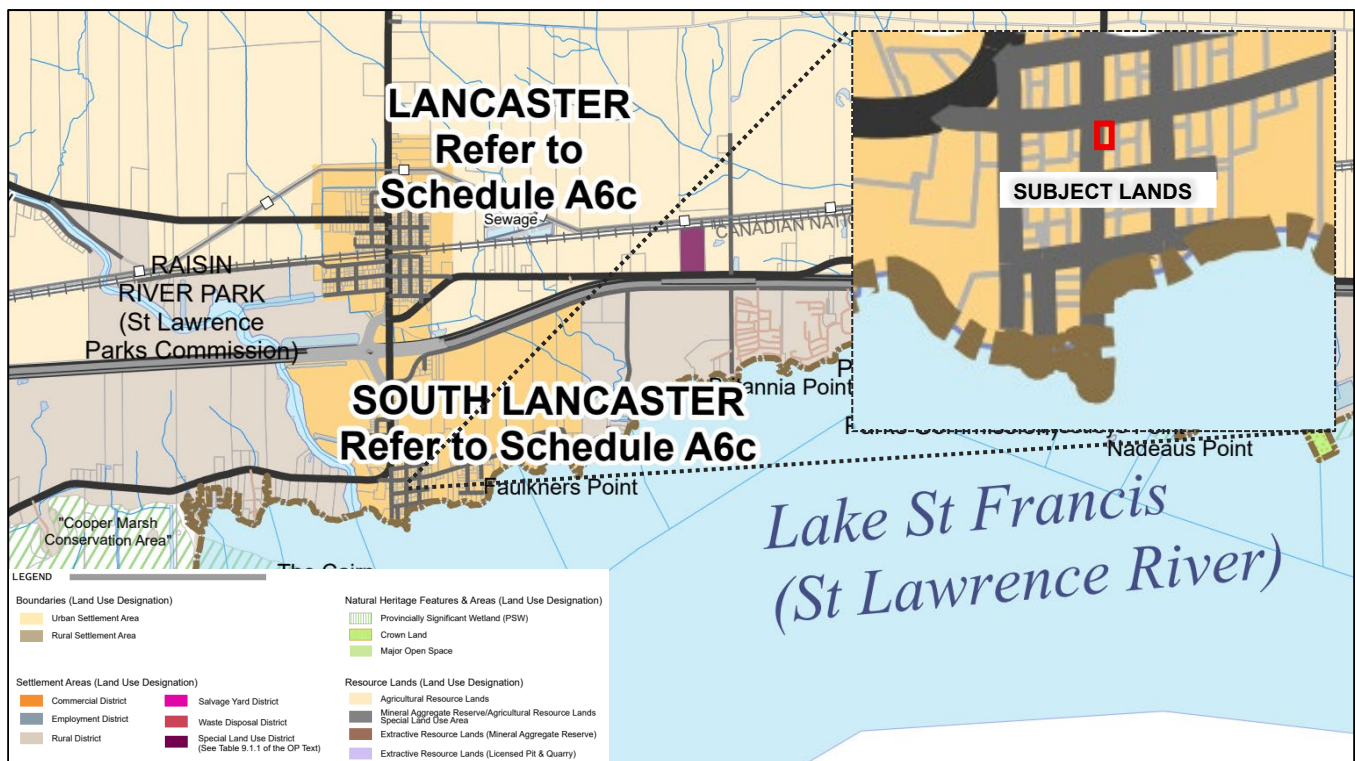


Figure 7: Image showing the subject property within the Settlement Area of the Township of South Glengarry Map

Section 3.2 of the County OP outlines policies for Settlement Areas. Specifically, Section 3.2.1.2 characterizes Urban Settlement Areas as communities with a mix of land uses and full or partial municipal servicing. These areas are prioritized for accommodating future growth.

Section 3.4 further organizes land across the County into Land Use Districts, within Urban Settlement Areas including Residential, Commercial, and Employment Districts. Within the Residential District, a full range of housing types – ranging from low to high density, including specialized housing is permitted. Neighbourhood serving uses such as convenience commercial, institutional, and open space uses are also allowed where compatible.

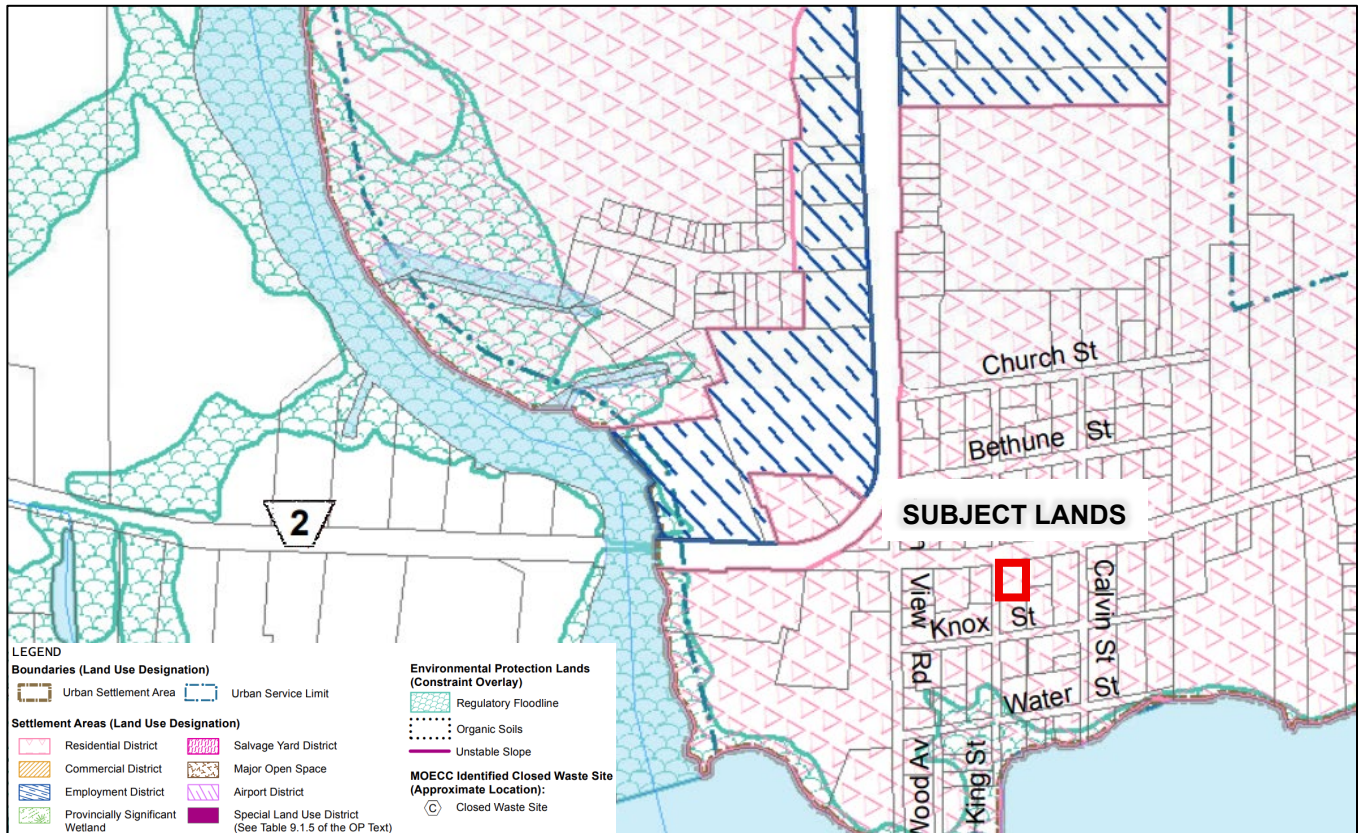


Figure 8: Schedule A6c Land Use Map, Township of South Glengarry

Table 3.5 of the Plan identifies permitted uses by designation. For Residential Districts, this includes:

- / A full range of housing types (low, medium, and high density)
- / Specialized housing (e.g., group homes, crisis care, supportive housing, additional residential units)
- / Compatible neighbourhood-serving uses (e.g., convenience commercial, institutional, open space)

Table 3.5.1 outlines general permitted uses across all designations, including:

- / Infrastructure and utilities (excluding waste management systems)
- / Legally existing and accessory uses
- / Institutional, open space, parkland, and conservation uses

Section 3.5.1 of the County Official Plan outlines a series of planning principles to guide the review of development applications. These principles ensure that new development is appropriately serviced, compatible with surrounding uses, and aligned with broader policy goals. Section 3.5.1.1 requires that lot sizes be sufficient to accommodate all proposed and potential future uses, including setbacks, servicing, and access requirements.

Section 3.5.1.2 emphasizes the need to confirm the availability and adequacy of servicing capacity - including water, sewage, waste management, and school capacity - early in the planning process. Section 3.5.1.3 stipulates that all development must have frontage on and access to an open and maintained public road and must meet the requirements of the applicable road authority.

To promote compatibility between land uses, Section 3.5.1.4 encourages the use of landscaping, buffering, and site planning measures to mitigate adverse effects such as noise, visual impact, and land use conflicts. Section 3.5.1.6 supports the creation of accessible communities for people with disabilities and seniors.

Zoning provisions, as required under Section 3.5.1.7, must regulate a range of development criteria including lot size, setbacks, density, access, and parking, as well as outdoor storage and screening requirements. Additionally, Section 3.5.1.11 promotes the development of complete communities by encouraging compact, mixed-use development that integrates housing, employment, recreation, and transportation options while supporting long-term infrastructure viability and community well-being.

The proposed development conforms to the policy direction set out in the United Counties of Stormont, Dundas and Glengarry Official Plan (County OP) and the Township of South Glengarry's land use planning framework. The subject lands are located within the Urban Settlement Area and are designated Residential District under Schedule A6c of the Township's Official Plan mapping, which permits a full range of housing types, including medium-density residential development such as the proposed rental apartment building.

The proposal aligns with the policy intent of Section 3.2.1.2, which prioritizes Urban Settlement Areas for growth and supports a mix of land uses within areas serviced by municipal infrastructure. The development will be appropriately serviced and located on a maintained public road, consistent with the servicing and access requirements of Sections 3.5.1.2 and 3.5.1.3.

In accordance with Table 3.5 and Section 3.4, the development introduces a compatible housing form within the *Residential District* and contributes to the range of residential options available in the community. The proposal also reflects the principles outlined in Section 3.5.1, including ensuring sufficient lot size, efficient use of services, and compatibility with surrounding land uses. The site design incorporates landscaping and buffering to promote compatibility as encouraged in Section 3.5.1.4 and supports the creation of an accessible and inclusive living environment in accordance with Section 3.5.1.6.

The development supports broader policy goals identified in Section 3.5.1.11, including the promotion of complete communities and compact built form. It contributes to long-term housing supply, encourages efficient infrastructure use, and integrates well with the surrounding residential neighbourhood, thereby fulfilling the objectives of both the County and Township planning frameworks.

It is our professional opinion that the proposed development is consistent with the policies of the United Counties of Stormont, Dundas and Glengarry Official Plan.

4.3 Township of South Glengarry Zoning By-law 06-2023

Zoning By-law 06-2023, adopted by the Township of South Glengarry in 2023, governs land use and development within the municipality. The subject property is currently zoned Residential Two (R2). The R2 zone permits a range of low-density residential uses, including single detached dwellings, semi-detached dwellings, duplexes, link dwellings, converted dwellings (up to two units), and boarding or rooming houses as accessory uses (up to five units). Additional permitted uses include home occupations, Group Home Type 1, home daycares (up to five children), bed and breakfast establishments (up to three bedrooms within the principal dwelling), garden suites, public uses (subject to General Provisions), places of worship (excluding cemeteries), accessory uses, licensed and private day nurseries.

The proposed built form and density are not permitted under the current R2 zoning. Accordingly, a Zoning By-law Amendment (ZBLA) is required to rezone the lands from R2 to a site-specific Residential Type Four Exception (R4-XX) zone to permit the proposed development and address related zoning performance standards. The proposed Special R4-XX zone will facilitate the apartment building use and incorporate site-specific exceptions to standards related to height, yard setbacks, and lot frontage. A summary of the key zoning provisions and the proposed site-specific modifications is provided in the table below.



Figure 9: Map extract - Schedule S-9, St. Lawrence Shoreline Part 9 Zoning Map

Proposed Zone - Residential Type 4 Exception (R4 -XX)

Proposed Built form - Apartment Building

Provision	Required	Proposed	Zoning Compliance
Lot Area (minimum)	62 DU/Ha (25 DU/acre)	76 DU/Ha Total Units - 8 Lot Area – 1,055 sq m	Yes
Lot Frontage (min.)	30 m	Existing – 27.76 m	A Zoning By-law Amendment is being sought to recognize the existing frontage as on

Provision	Required	Proposed	Zoning Compliance
			the date this by-law is passed.
Dwelling Floor Area (min.)	Bachelor/Studio: 46 m ² One Bedroom: 56 m ² Two Bedroom: 60 m ² Three Bedroom: 65 m ² Seniors Apartment: 43 m ²	One Bedroom – 60.3 sq m Two Bedroom – 78.9 sq m	Yes
Front Yard Depth (min.)	6 m	Front Setback – 6m	Yes
Exterior Side Yard Width (min.)	6 m	Exterior – 6 m	Yes
Interior Side Yard Width (min.)	6 m	Interior – 6 m	Yes
Rear Yard Depth (min.)	8 m	Rear – 6 m	A Zoning By-law Amendment is being sought to reduce the required rear yard depth to 6 m.
Lot Coverage (max.)	40%	19%	Yes
Height of building (max.)	11 m	Proposed 3.5 storeys, 11.6 m in height	A Zoning By-law Amendment is being requested to permit an increased building height of 12 m.

General Provisions

Provision	Requirement	Proposed	Zoning Compliance
Landscaped Buffering	3.23 (1) Any part of a lot which is not occupied by buildings, structures, parking areas, loading spaces, driveways, excavations, agricultural use, or permitted outdoor storage areas shall be maintained as landscaped open space.	Noted. Indicated appropriately on the Site Plan.	Yes
	3.23 (2) Except as otherwise specifically provided herein, no part of any required front yard or required exterior side yard shall be used for any purpose other than landscaped open space. Where landscaped open space of any kind, including a planting strip, is required adjacent to any lot line or elsewhere on a lot, nothing in this By-law shall apply to prevent such landscaped open space from being traversed by pedestrian walkways or permitted driveways.	Noted. Indicated appropriately on the Site Plan.	Yes
	3.23 (3) No part of any driveway, parking area, loading space, stoop, roof-top terrace, balcony, swimming pool, or space enclosed within a building, other than a	Noted. Indicated appropriately on the Site Plan.	Yes

Provision	Requirement	Proposed	Zoning Compliance
	landscaped area located above an underground parking area, shall be considered part of the landscaped open space on a lot.		
	<p>3.23 (4)(a) Where a lot is within a Commercial or Industrial Zone or a Residential Multiple Dwelling Zone and the interior side and/or rear lot line, or portion thereof abuts a Residential or Institutional Zone or use, a landscaped buffer area shall be provided on the commercial or industrial lot. The landscaped buffer area shall have a minimum width of three metres (3 m [9.84 ft.]), and an opaque privacy fence or decorative wall of not less than two metres (2 m [6.56 ft.]) shall be constructed along the mutual lot line. The requirement for height of a privacy fence or decorative wall may be reduced where approved through site plan control.</p> <p>3.23 (4)(b) The landscaped buffer area shall be kept free of all parking, buildings, or structures except for a legal boundary partition and used only for the placement of trees, shrubs, similar vegetation, fencing, and landscaping features and shall be landscaped and maintained by the owner of land on which such buffer area is required. Details of the landscaping and privacy fence or wall shall be provided in a site plan submitted to and approved by the Township.</p>	<p>2 m high privacy fence indicated along the east and south property lines on the Site Plan.</p> <p>The landscaped buffer along the east property line is irregular in shape and while it mostly meets and exceeds the 3 m min. width requirement, the narrowest portion of the buffer, located adjacent to proposed parking space # 8, is approximately 0.64 metres in width.</p>	A Zoning By-law Amendment is proposed to permit a minimum landscaped buffer width of 0.64 m along the east interior side lot line.
	3.23 (5) Lots within Commercial, Industrial, Institutional and Residential Multiple Zones shall be landscaped in accordance with a site plan submitted to and approved by the Township.	Site Plan is not required for the proposed 8-unit development. The provision will be addressed through a basic landscape plan submitted at the building permit stage.	N/A
Sight Triangles	3.38 (1) No building, structure, or use which would obstruct the vision of drivers of motor vehicles on corner lots shall be permitted;	Noted	Yes
	3.36 (2) No fence, wall, tree, hedge, bush, or other vegetation, greater than 0.76 metre (2.5 ft.) above the centre line of the street or road, other than agricultural crops shall be permitted;	Noted	Yes
	3.38 (3) No portion of a delivery space, loading space, driveway or parking space, berm, or other ground surface which exceeds the elevation of the street by more than 0.6 metres (1.97 ft) shall be permitted.	Noted	Yes
	3.38 (4) For the purposes of this By-law, a minimum dimension of 10 metres (32.8 ft.) along both lot lines shall be provided in all Commercial and Industrial Zones; and 6 metres (19.7 ft.) along both lot lines in all other Zones.	Noted. Indicated appropriately on the Site Plan.	Yes

Provision	Requirement	Proposed	Zoning Compliance
	3.38 (5) Despite these provisions, sight triangle requirements of the Ontario Ministry of Transportation and the Roads Department of the United Counties of Stormont, Dundas, and Glengarry shall also be satisfied.	Noted.	N/A
Special setbacks	3.39 (1)(d) The setback for all lots abutting a Municipal Road shall be 10 metres (32.8 ft.) from the centre line of the road in addition to the applicable front yard setback.	0 metres proposed.	A Zoning By-law Amendment is being sought to reduce the required special setback from the centre line of King Street from 10 metres to 0 metres. This will allow the exterior side yard setback to be measured from the property line.
Yard Encroachments	3.45 (2) An exterior staircase may encroach into a required side or rear yard to a maximum of one metre (1 m [3.28 ft.]).	Noted	Yes
	3.45 (4) Canopies and awnings may project into any required side yard to a maximum of one-and-two-tenths metre (1.2 m [3.94 ft.]) but must retain a setback of not less than six-tenths of one metre (0.6 m [1.97 ft.]) from any lot line.	Noted	Yes
	3.45 (5) Entry, Paths, and Landings may project into any front, rear, or exterior side yard but not into a sight triangle.	Noted	Yes
	3.45 (6) Balconies may project into any required yard but not more than one metre (1 m [3.28 ft.]).	While both balconies project into the setback, the north balcony encroaches further, with a maximum projection of 2.05 metres.	A Zoning By-law Amendment is proposed to permit a maximum balcony projection of 2.05 m into the exterior side yard setback, exceeding the standard 1m limit.
	3.45 (7) Awnings, flagpoles, lighting fixtures and lampposts, garden trellises, fences are permitted as constructed and located in accordance with the Fence By-law requirements. Fountains, statues, monuments, recreational equipment that is accessory to the main use and similar accessories shall be permitted in any required	Noted	N/A

Provision	Requirement	Proposed	Zoning Compliance															
	yard, subject to meeting all other applicable provisions of this Bylaw.																	
	3.45 (10) Retaining walls shall be permitted in any required yard provided a setback of one metre (1 m [3.28 ft.]) from all lot lines is maintained.	Noted	N/A															
Landscape Parking Buffering	<p>4.12 (1) Where, in a yard in any Zone, a required parking area providing more than four (4) parking spaces in a Commercial, Industrial or Institutional Zone abuts a Residential use, lot or Zone, then a continuous strip of landscaped open space a minimum width of 3 metres (9.84 ft.) shall be provided along the abutting lot line.</p> <p>4.12 (2) Where, in any yard in any Zone, a required parking area providing more than four (4) parking spaces abuts a street, then a strip of landscaped open space a minimum width of 3 metres (9.84 ft.) with, including a privacy fence, shall be provided along the lot line abutting the street and the landscaped strip shall be continuous except for aisles, driveways, and pedestrian areas required for access to the parking area.</p> <p>4.12 (3) Where a parking area providing more than four (4) parking spaces is located within or abuts a Residential Zone or use, a fence of at least 2 metres (6.56 ft.) in height shall be erected and maintained on the mutual lot line.</p>	<p>2 m high privacy fence indicated along the east and south property lines on the Site Plan.</p> <p>The landscaped buffer along the east property line is irregular in shape while mostly meeting the full 3 m min. width requirement throughout. The narrowest portion of the buffer, located adjacent to a proposed parking space 8, is approximately 0.64 metres in width.</p>	A Zoning By-law Amendment is proposed to permit a minimum landscaped buffer width of 0.64 m along the east interior side lot line, in accordance with the amended permissions of Section 3.23 (4) of the By-law, as proposed through this application															
Parking and Loading Provisions	4.1 Apartment Dwelling: 1.5 spaces per dwelling unit, 15% of which will be clearly marked and reserved for visitor parking.	8 spaces provided.	A Zoning By-law Amendment is proposed to reduce the required parking rate to 1 space per unit, with no designated visitor parking, based on the availability of on-street parking in the surrounding area.															
	<p>4.8 Each parking space shall maintain a minimum size and area as indicated herein:</p> <table><tr><th>Parking Space Type</th><th>Minimum Width</th><th>Minimum Length</th></tr><tr><td>Standard 90°</td><td>2.75 metres</td><td>5.5 metres</td></tr><tr><td>Angled – measured at right angles to lines</td><td>2.75 metres</td><td>5.75 metres</td></tr><tr><td>Parallel</td><td>2.75 metres</td><td>6.7 metres</td></tr><tr><td>Barrier-free</td><td>3.7 metres</td><td>6.0 metres</td></tr></table>	Parking Space Type	Minimum Width	Minimum Length	Standard 90°	2.75 metres	5.5 metres	Angled – measured at right angles to lines	2.75 metres	5.75 metres	Parallel	2.75 metres	6.7 metres	Barrier-free	3.7 metres	6.0 metres	2.75 x 5.5 m provided	Yes
Parking Space Type	Minimum Width	Minimum Length																
Standard 90°	2.75 metres	5.5 metres																
Angled – measured at right angles to lines	2.75 metres	5.75 metres																
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Barrier-free	3.7 metres	6.0 metres																

Provision	Requirement	Proposed	Zoning Compliance																
Accessible Parking	<table><tr><th>No. of Required Parking Spaces</th><th>No. of Designated Spaces</th></tr><tr><td>1 to 9</td><td>No minimum, but minimum of 1 space for institutional, public authority uses, medical clinics, or medical offices</td></tr><tr><td>10 to 19</td><td>Minimum of 1 space</td></tr><tr><td>20-49</td><td>Minimum of 2 spaces</td></tr><tr><td>50-99</td><td>Minimum of 3 spaces</td></tr><tr><td>100-199</td><td>Minimum of 4 spaces</td></tr><tr><td>200-399</td><td>Minimum of 5 spaces</td></tr><tr><td>400+</td><td>Minimum of 6 spaces</td></tr></table>	No. of Required Parking Spaces	No. of Designated Spaces	1 to 9	No minimum, but minimum of 1 space for institutional, public authority uses, medical clinics, or medical offices	10 to 19	Minimum of 1 space	20-49	Minimum of 2 spaces	50-99	Minimum of 3 spaces	100-199	Minimum of 4 spaces	200-399	Minimum of 5 spaces	400+	Minimum of 6 spaces	Not provided	Given we are proposing 8 parking spaces, no accessible parking spaces are included in the proposal.
	No. of Required Parking Spaces	No. of Designated Spaces																	
	1 to 9	No minimum, but minimum of 1 space for institutional, public authority uses, medical clinics, or medical offices																	
	10 to 19	Minimum of 1 space																	
	20-49	Minimum of 2 spaces																	
	50-99	Minimum of 3 spaces																	
	100-199	Minimum of 4 spaces																	
	200-399	Minimum of 5 spaces																	
400+	Minimum of 6 spaces																		
	4.3 (3) The total number of parking spaces for the disabled shall be included within the parking requirements of the permitted use, as part of overall parking requirement total. Each off-street parking space for the disabled shall be a minimum of six metres (6 m [19.7 ft.]) long, three and seven-tenths metres (3.7 m [12.14 ft]) wide and have a vertical clearance of three metres (3 m [9.84 ft.]).	Noted	N/A																

A Zoning By-law Amendment is required to facilitate the proposed 8 unit residential development, as several site-specific provisions are needed to accommodate the design within the constraints of the existing lot. An amendment is proposed to recognize the existing lot frontage, which is slightly deficient from the minimum requirement but reflects the lot's long-standing configuration.

A reduced rear yard setback of 6 m is sought to support a compact building footprint while maintaining appropriate separation from adjacent properties. An increase in building height to 12 m is proposed to accommodate a 3.5 storey built form that supports appropriate density and massing for the area while respecting the immediate surroundings.

To address site constraints and enable efficient site layout, a reduced minimum landscaped buffer width of 0.64 m is proposed along a portion of the east lot line adjacent to parking. The landscaped buffer along the east property line is irregular in shape. While it generally meets or exceeds the minimum required width of 3 metres, the narrowest section - adjacent to proposed parking space #8 - is approximately 0.64 metres wide. Additionally, a balcony projection of 2.05 m is requested to provide functional private outdoor space while enhancing the building's design.

A reduced special setback from King Street is also proposed to align setbacks with the property boundary rather than the road centreline. This will simplify and allow the exterior side yard setback to be measured from the property line. Lastly, a reduction in the minimum parking rate to 1 space per unit is requested. This reduction is considered appropriate given the applicant's intent to market the units to seniors. In addition, there is ample on-street parking available in the surrounding area, with no posted restrictions, accommodating short term visitors to the site, further supporting the suitability of the proposed parking rate.

It is therefore our professional opinion that the proposed development is consistent with the general intent and purpose of the Zoning By-law and will be consistent with the provisions of the Zoning By-law as amended.

5.0 Conclusion

The proposed development aligns with the overall intent and objectives of the applicable planning framework by promoting compact urban form, efficient land use, and an increased supply of housing options within a designated settlement area. It supports intensification in a location that is well-connected to existing infrastructure and services and is compatible with the surrounding residential context.

To facilitate the proposed development, an application for a Zoning By-law Amendment is being submitted. If approved, the amendment will have the following effect:

- / Rezone the subject property from the current Residential Two (R2) Zone to a site-specific Residential Four Exception (R4-XX) Zone to permit a higher density residential development and increased building height;
- / Allow the minimum lot frontage to be the lot frontage as it exists on the date this By-law was passed;
- / Reduce the minimum required rear yard setbacks to 6 m;
- / Permit a maximum building height of 12 metres (3.5 storeys);
- / Reduce the parking requirement to 1 space per unit, with no designated visitor parking Permit a reduced minimum landscaped buffer width of 0.64 metres along the east lot line, adjacent to the parking area;
- / Permit a balcony projection of up to 2.05 metres into the exterior side yard setback; and,
- / Reduce the special setback from the King Street centre line from 10.0 metres to 0 metres; and

These site-specific changes are necessary to implement the proposed development concept in a manner that aligns with municipal design and land use objectives, while ensuring compatibility with adjacent uses and contributing to a complete and compact community.

It is our professional opinion that the proposed development is consistent with the Provincial Policy Statement, 2024, conforms with the growth management and land use policies of the United Counties of Stormont, Dundas and Glengarry Official Plan and the Township of South Glengarry Official Plan, and represents good planning that is in the public interest. The development makes efficient use of land and infrastructure, contributes to housing choice, and reflects an appropriate balance of intensification and compatibility with the surrounding neighbourhood.

Should you require any additional information, please do not hesitate to contact the undersigned at 416.789.4530 ext. 121.

Respectfully,



Michael Keene, MCIP, RPP
Principal Planning + Development
Fotenn Planning + Design



Jayati Trivedi, MURP, RPP Candidate
Planner
Fotenn Planning + Design

6.0 **Draft Zoning By-law Amendment**

**THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY
BY-LAW NO. XX-2025**

**BEING A BY-LAW TO AMEND ZONING BY-LAW 06-2023, AS AMENDED, FOR THE LANDS MUNICIPALLY
KNOWN AS 20378 OLD MONTREAL ROAD IN THE TOWNSHIP OF SOUTH GLENGARRY.**

WHEREAS the Council of the Corporation of the Township of South Glengarry deems it advisable to amend Zoning By-law No 06-2023, as amended;

AND WHEREAS the proposed amendment conforms to the general intent and purpose of the Township of South Glengarry Official Plan;

NOW THEREFORE the Council of the Corporation of the Township of South Glengarry enacts as follows:

1. THAT "Schedule A" to By-law No XX-2025 is hereby amended by changing the zoning of the lands municipally known as 20378 Old Montreal Rd, from the Residential Two (R2) zone to Residential Type 4 Exception (R4-XX), as shown on "Schedule A" attached hereto and forming part of this By-law.

2. THAT Section 6.2 Residential Type 4 Zone of By-law No. 06-2023 is hereby amended by adding the following new Exception Zone R4-XX:

Notwithstanding the provisions of Section 6.4, on the lands zoned R4-XX, the following site-specific provisions shall apply:

- The minimum lot frontage shall be deemed to be the lot frontage as it existed on the date of passing of this By-law.
- The minimum rear yard depth shall be 6 m; and,
- The maximum building height shall be 12 m.

3. THAT By-law No. 06-2023, Section 3.39 (1)(d), is hereby amended by adding the following regulations:

Notwithstanding the provisions of Section 3.39 (1)(d) of the Zoning By-law, the required special setback from the centre line of King Street shall be reduced from 10 metres to 0 metres.

4. THAT By-law No. 06-2023, Section 3.45(6), is hereby amended by adding the following regulations:

Notwithstanding the provisions of Section 3.45(6) of the Zoning By-law, the northmost balconies shall be permitted to project into the required exterior side yard setback by a maximum of 2.05 metres, whereas the By-law otherwise permits a maximum projection of 1.0 metre.

5. THAT By-law No. 06-2023, Section 3.23(4)(a), 3.23(4)(b), and 4.12(1), is hereby amended by adding the following regulations:

Notwithstanding the provisions of Sections 3.23(4)(a), 3.23(4)(b), and 4.12(1) of the Zoning By-law, a minimum landscaped buffer width of 0.64 metres shall be permitted along the east interior side lot line, along the parking area, where a 3.0 metre wide continuous landscaped buffer is otherwise required. A 2 metre high privacy fence is proposed and will be maintained along the east and south lot lines to ensure adequate screening and buffering. All other requirements of Section 3.23 (4) shall continue to apply.

6. THAT By-law No. 06-2023, Section 4.1, is hereby amended by adding the following regulations:

Notwithstanding the provisions of Section 4.1 of the Zoning By-law, which require 1.5 parking spaces per dwelling unit with 15% reserved for visitor parking, a site-specific Zoning By-law Amendment is proposed to permit a reduced parking rate of 1 space per unit, with no designated visitor parking.

7. THAT this By-law shall come into force and take effect on the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, as amended.

READ and finally passed in Open Council this _____ day of _____Month_____, 2025.

Mayor

Clerk

SCHEDULE A TO ZONING BY-LAW NO. XX-2025

