

Public Meeting Agenda March 3, 2025 at 6:00 PM
Zoning Amendment Application 2024-01 (56 Rose Valley Road)
1092 Highway 595 (Council Chambers and virtual)

Topic: Public Meeting – Zoning Amendment Application 2024-01
Meeting ID: 858 6969 4042
Passcode: 778655

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1. Call to order

The Township of Gillies respectfully acknowledges that the lands on which we live, and work are the traditional lands of the Anishinabek Nation and the traditional territory of Fort William First Nation, signatory to the Robinson-Superior Treaty of 1850.

As partners with First Nations communities, the Métis Nation of Ontario, and Inuit people, the Municipality is committed to the common vision of a healthy, safe and sustainable community.

2. Confirmation of the agenda

3. Declaration of pecuniary interest

4. Adoption of the minutes

5. Visitors and deputations

6. Finances and accounts

7. Administrative reports

- Lisa Dalla Rosa, MBA MCIP RPP, Fotenn – for Gillies Township Planning report and presentation
 - Response by Applicant – Zoning Amendment Application 2024-01.
 - Response by individuals in attendance.

8. Correspondence

9. Unfinished business

9.1 Council decision

10. New business

11. By-laws

12. Closed session

13. Adjournment

Corporation of the Township of Gillies Planning Report

Prepared for:	Laura Bruni, Clerk-Treasurer	Applicant Name:	Markus Hofman
Prepared by:	Jaime Posen, MCIP RPP	Application Type:	Zoning By-law Amendment
Location:	56 Rose Valley Road, Township of Gillies	Report Date:	February 13, 2025

Recommendations

That Council:

- / **Amend the zoning on the property municipally known as 56 Rose Valley Road to rezone from Commercial (C) to Commercial – Special Provision (C-3) to permit a second accessory dwelling unit.**

Purpose

The purpose of the subject application is to permit up to two accessory dwellings on the property municipality known as 56 Rose Valley Road.

Background and Proposed Development

The subject property, municipally known as 56 Rose Valley Road in the Township of Gillies, currently accommodates the Rose Valley Lodge & Restaurant. The generally “L-shaped” lot has a total area of approximately 161 hectares (400 acres) and approximately 363 metres of frontage on Rose Valley Road, a Township road.

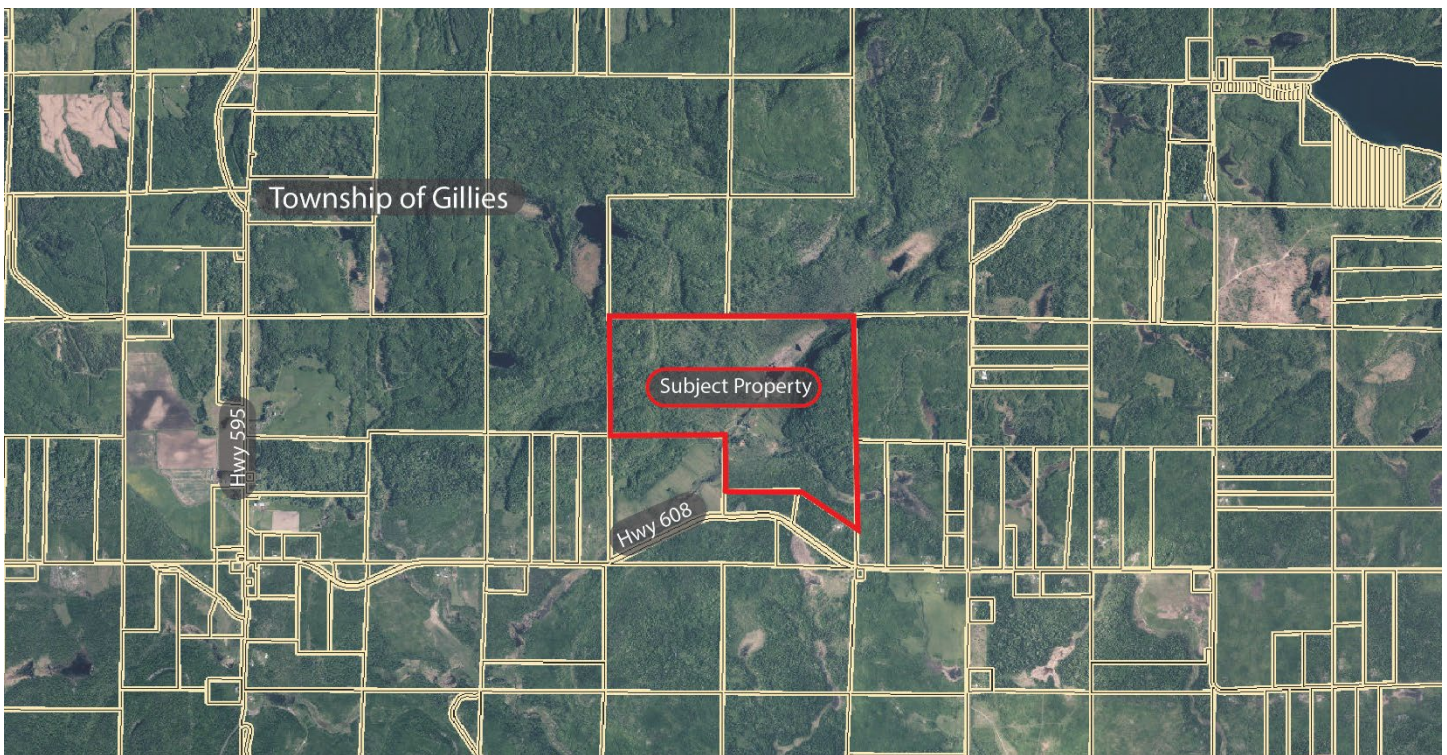


Figure 1: Subject property in context

The subject property is located in a predominantly rural-residential area in the South Gillies community of the Township of Gillies. The surrounding land is predominantly undeveloped forested land, with several detached dwellings fronting onto Highway 608 south of the subject property.

The property is currently developed with a hotel use (lodge) and restaurant. The commercial operation provides accommodations to the travelling public in guest cabins, with the restaurant offered in the main building at the centre of the facility. The main building also includes an existing accessory dwelling unit on the second floor.

The owners propose to construct an additional accessory dwelling unit in the form of a detached dwelling on the west side of the property. The proposed dwelling would be developed on the subject property and is not proposed to be accommodated on a separate lot through a severance or other land division process. While the Commercial zoning applicable to the property permits one accessory dwelling unit, a Zoning By-law Amendment is required to permit an additional accessory dwelling.

The applicant has provided to the Township a Class 4 Sewage System Permit issued by the Thunder Bay District Health Unit in support of the proposed accessory dwelling.

Circulation Comments

The Zoning By-law Amendment application has been circulated to property owners within 120 metres of the subject property and to Township departments. One comment was received in support of the application.

Circulation comments were also received from the Lakehead Region Conservation Authority (LRCA). The comments confirm that development on the property will require a permit from the LRCA, as lands within the property fall within its Regulated Area. The comments also state that any development within a wetland may also require an Environmental Impact Statement (EIS).

Policy and Regulatory Framework

Provincial Planning Statement (PPS), 2024

The 2024 Provincial Planning Statement (PPS), issued under Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning in Ontario. The Planning Act requires that all decisions affecting planning matters, including the preparation of Zoning By-laws, shall be consistent with policy statements issued under the Act.

The PPS promotes efficient development and land use patterns which accommodate an appropriate range and mix of land uses to meet long-term needs. Additionally, the policies promote cost-effective development standards to minimize land consumption and servicing costs.

Section 2.1 of the PPS provides policy direction for planning for people and homes. Policy 6 provides direction to support the achievement of complete communities by:

- / Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities, and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs;
- / Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- / Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.2(1)(b) of the PPS also directs municipalities to permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents. All types of residential intensification are permitted.

Section 2.5 of the PPS establishes policies for Rural Areas within Municipalities. Policy 2.5.1 states that healthy, integrated and viable rural areas should be supported by:

- / Build upon rural character, and leveraging rural amenities and assets;
- / Promoting regeneration, including the redevelopment of brownfield sites;
- / Accommodating an appropriate range and mix of housing in rural settlement areas;
- / Using rural infrastructure and public service facilities efficiently;
- / Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and sustainable management of use of resources;
- / providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- / conserving biodiversity and considering the ecological benefits provided by nature;
- / providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.

Section 2.6 of the PPS establishes policies for Rural Lands within municipalities. Policy 2.6.1 states that on rural lands located in municipalities, permitted uses are:

- / the management or use of resources;
- / resource-based recreational uses (including recreational dwellings not intended as permanent residences);
- / residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
- / agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- / home occupations and home industries;
- / cemeteries; and
- / other rural land uses.

Policy 2.6.2 states that development that can be sustained by rural service levels should be promoted.

Policy 2.6.3 states that development shall be appropriate to the infrastructure, which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

Policy 2.6.4 states that planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

The proposed amendment is consistent with the policies of the PPS.

Township of Gillies Official Plan (2009)

The Township of Gillies Official Plan contains goals, objectives, and policies that guide development in the community. All policies must be consistent with the Planning Act, Provincial Planning Statement (2024), the Growth Plan for Northern Ontario (2011), and all other applicable laws and policy directions.

Section 1.3 of the Official Plan establishes the overall objectives for the Township of Gillies. Policy 1.3.1 states that the Township is committed to actively seeking and encouraging new development that maintains the rural quality of life, maintains the health of existing businesses and diversifies the economy.

Policy 1.3.2 states that Council shall encourage patterns of development which facilitate the provision of local services with minimal or no impact on local finances. Policy 1.3.4 adds that Council shall encourage recreational opportunities that are compatible with the natural environment and are economically feasible.

Policy 1.3.6 establishes that Council shall encourage the creation of housing which is affordable, accessible, adequate and appropriate to the full range of households in the Township and shall encourage that an adequate supply of land is available to meet the housing needs of the residents of the Township.

The subject property is designated Rural in the Township of Gillies Official Plan. Policy 3.2.2 states that the Rural area is characterized as a low-density, multi-purpose area in which a variety of land uses can be accommodated in a compatible manner. Policy 3.2.3 establishes that permitted uses in the Rural area include rural residential dwellings, commercial, industrial, institutional and recreational uses.

Policy 3.2.4 states that the intent of the Rural designation is to:

- a) Maintain the low-density rural character of the Township;
- b) Provide flexibility by permitting a variety of land uses;
- c) Allow development of natural resources and economic activities in a manner compatible with the rural character;
- d) Protect potential aggregate operations from incompatible land uses and ensure their viability; and
- e) Protect existing operations from incompatible land uses and ensure their long-term viability.

Section 2.6 of the Official Plan establishes policies to ensure compatibility of land uses. Policy 2.6.2 states that sensitive land uses are residential areas or areas where people sleep, institutional areas, recreational areas for parks and or picnic/areas, agricultural operations and bird or wildlife sanctuaries.

The proposed Zoning By-law Amendment conforms with the Township of Gillies Official Plan. The proposed additional residential dwelling is permitted in the Rural designation and is compatible with the existing use of the subject property. As both the existing lodge and the proposed residential accessory dwelling are classified as sensitive land uses, the proposed combination of uses conform to the compatibility objectives of the Official Plan.

Township of Gillies Zoning By-law (2014-018)

The subject property is zoned Commercial (C) in the Township of Gillies Zoning By-law (2014-018). A range of commercial uses are permitted within the Commercial Zone, including Hotel and Restaurant. A dwelling unit accessory to a permitted use is permitted within the Commercial Zone, but is limited to one accessory dwelling unit. Consequently, a Zoning By-law Amendment is required to permit a second additional dwelling unit in the Commercial zone.

Section 3.1 of the Zoning By-law also contains provisions for accessory uses, including:

- / Maximum building height: same as main building;
- / Location: minimum 3 metres from any main building, structure or dwelling;
- / Location: prohibited to be located in a required front yard; and
- / Setback requirements: required side yard and rear yard requirements for accessory buildings and structures is 50% of the required setbacks for the main building.

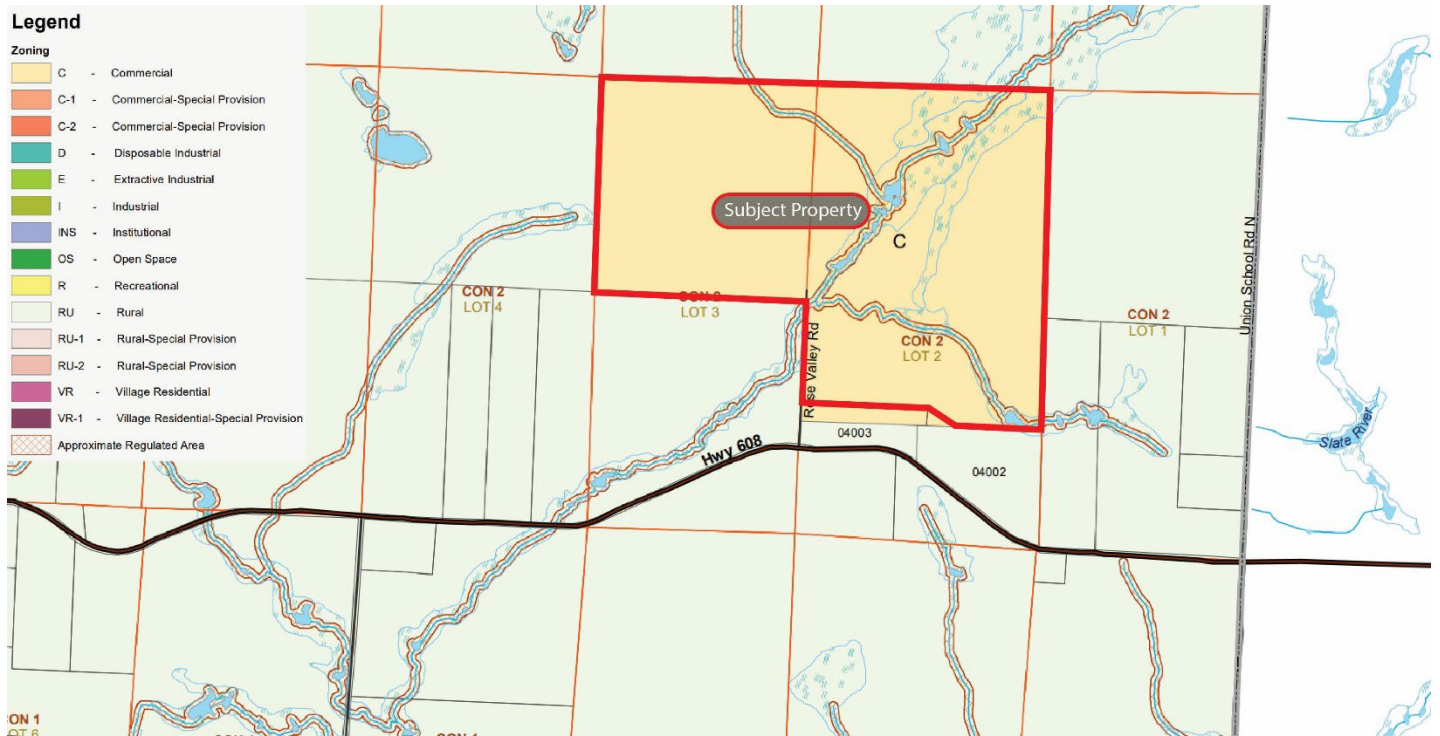


Figure 2: Extract from the Township of Gillies Zoning Map

Planning Recommendation

It is our professional planning opinion that the proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and the Growth Plan for Northern Ontario and conforms with the Township Gillies Official Plan (2009).

The application is reasonable and appropriate for the subject property, being compatible with the current permitted use of the land and surrounding land uses. The proposed detached dwelling on the subject property represents a compatible sensitive use that is appropriate to develop on the subject property.

The intended development represents good planning. We recommend that Council approve the application.

Fotenn Consultants Inc.