

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Planning Committee Meeting

Monday March 12, 2012 at 6:00 p.m. - Council Chambers
102 Derby Street West, Alexandria, Ontario, K0C 1A0

Draft Agenda

The Council of the Township of North Glengarry would like to advise the public that this meeting is or may be recorded by either the press or any other individuals, but not by the Township.

1. **DECLARATION OF CONFLICTS OF INTEREST**
2. **ACCEPT THE AGENDA** (Additions/Deletions) ® (Carma)
3. **ADOPTION OF PREVIOUS MINUTES** ® (Jim)
 - a) [Public Meeting of Planning - February 13, 2012](#)
 - b) [Planning Committee Meeting - February 13, 2012](#)
4. **SEVERANCES**
 - a) [Claire Rickerd - B7/12](#) ® (Jamie)
 - b) [Carmelle Hagen - B5/11](#) ® (Jim)
5. **OLD BUSINESS**
 - [Severance B120/121 - William Hagen](#) ® (Jim)
6. **NEW BUSINESS**

Drinking Water Source Protection - Information purpose ® (Jamie)

 - a) Conc 1 N Pt Lot 7 RP14R-1119 Pts 1,2,3,6 - Glen Robertson
 - b) 102 Derby St- Alexandria
7. **NOTICE OF MOTION**
8. **ADJOURN** ® (Gary)

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

PUBLIC MEETING OF PLANNING

Monday February 13, 2012
Council Chambers
"Centre Sandfield Centre"
102 Derby Street West, Alexandria

A meeting of the Public Meeting of Planning was held in the Council Chambers on Monday February 13, 2012 at 6:00 p.m.

PRESENT: Mayor - Chris McDonell
Councillor (Alexandria Ward) - Jamie MacDonald
Councillor (at Large) – Gary Shepherd
Councillor (Kenyon Ward) - Jim Picken
Councillor (Maxville Ward) - Carma Williams
Councillor (Locheil Ward) - Eric MacSweyn

ALSO PRESENT: CAO - Daniel Gagnon
CBO/By-law Enforcement/Planning Manager – Gerry Murphy

ABSENT: None

1. MEETING CALLED TO ORDER

The chair of the Committee called the public meeting to order at 6:23 pm

2. ACCEPT THE AGENDA

Resolution No. 1

Moved by: Carma Williams

Seconded by: Eric macSweyn

That the Planning Committee accepts the Public Meeting agenda of the February 13, 2012 meeting as presented.

Carried

The Meeting was then turned over to the Planning Manager - Gerry Murphy

3) Zoning Amendments

a) No. Z-03-2012

Owner: Carole Poirier

Location: McDougald Ave, Alexandria

Tonight's Public meeting sessions regarding Zoning Amendment is held as part of the requirements under Section 34 of the Planning Act.

Notice of the Public Meeting for this Amendment, was circulated to all property owners within 120 meters of the subject property.

The Zoning Amendment was also circulated to all agencies.

To date we have not received any negative comments.

The meeting shall proceed as follows:

- 1) I will introduce the Zoning Amendment
- 2) The Meeting will be open to those who wish to speak in favor or against the Zoning Amendment
- 3) The Clerk shall ask if there are any more comments (3 times) for or against the proposed Variance, please leave them with the clerk
- 4) This will conclude the Public Zoning Amendment meeting.

Purpose:

To re zone parcel of land from RESIDENTIAL 1- holding (R1-h) to RESIDENTIAL 2 (R2) to permit the construction of an Semi-detached residential unit and or Duplex dwelling

Discussion:

The land in question on McDougald Ave, Alexandria is vacant land holding a R1-h zoning. The applicant wishes to construct a Semi-detached unit and or a Duplex which would require an R2 zoning.

The surrounding land uses include a mix of R2 uses Commercial and R1 uses. The intensification to the R2 uses complies with the provisions of the Township Official plan and the intent of the Zoning by-law where development within the Village boundaries is the preferred location for multi residential housing.

Recommendation: That once the required Public meeting is held that the application be forwarded on to the Planning Committee, as a part of the February 13 2012 Planning meeting for consideration and recommendation to Council.

The Clerk asked 3 times if anyone wished to speak in favour or against the amendment. No Z-03-2012 . **Council indicated that keeping the holding provision on the property was desirable to ensure adequate servicing plans take place in the future.**

3) Zoning Amendments

b) No. Z-02-2012

Owner: Patrick Paquette

Location: 19041 County Rd 24, Dunvegan

Tonight's Public meeting sessions regarding Zoning Amendment is held as part of the requirements under Section 34 of the Planning Act.

Notice of the Public Meeting for this Amendment, was circulated to all property owners within 120 meters of the subject property.

The Zoning Amendment was also circulated to all agencies.

To date we have not received any negative comments.

The meeting shall proceed as follows:

- 1) I will introduce the Zoning Amendment
- 2) The Meeting will be open to those who wish to speak in favor or against the Zoning Amendment
- 3) The Clerk shall ask if there are any more comments (3 times) for or against the proposed Variance, please leave them with the clerk
- 4) This will conclude the Public Zoning Amendment meeting.

Location: 19041 County Rd 24, Conc 9 Lot 25 14R-3651 Pts 3,4,5,6 Dunvegan, ON

Purpose:

The Township received an application for severance B 97/11, May 26 2011, which was conditionally approved by the Counties S.D.&G. One of the conditions was a zoning amendment to re zone the lands from Residential hamlet to Institution to permit the severed portion to be adjoined to the cemetery to the north. The intent is to use the new addition as an area for new plots.

The use of the lands would be subject to approval under the Cemeteries Act. The Zoning by law section 7.2 (d) states : Cemeteries shall not be governed by the forgoing but shall conform with the Cemeteries Act.

Recommendation:

That once the required Public meeting is held that the application be forwarded on to the Planning Committee meeting as a part of the February 13, 2012 planning meeting for consideration and recommendation to Council

The Clerk asked 3 times if anyone wished to speak in favour or against the amendment. No Z-02-2012 no comments were made.

4. OLD BUSINESS

Owner: William MacGillis

Location: Lot 31 Concession 5 - 20705 Lochiel Rd

Purpose: To rezone a parcel of land from Agricultural to Agricultural special exception so as to prohibit future residential development on the lot to be severed being the west half lot 31 concession 5.

Evaluation:

The property in question is a 200 acre agricultural holding containing a single family dwelling and agricultural barn situated on the east half. The west half is vacant agricultural land .

The property owner wished to sever the parcel in two creating two 100 acres land holdings .

The Township planning documents based on Provincial Policy Statements permit the severing of Agricultural property under limited circumstances. The severing of the farm stead is permitted and under most circumstances the requirement is to allow for a minimal amount of land to accompany the surplus dwelling 6.1.8 Official Plan N.G.

"Farm related severances will only be permitted where a house which existed at the time of the adoption of the Official Plan has been rendered surplus to the needs of the farming operation . The size of any such lot should be kept to a reasonable Minimum . If the creation of such lot results in a separate vacant lot , such separate lot must be rezoned to prohibit another dwelling. In this case the retained portion, containing the house, is of sufficient size,100acres, to permit continued Agricultural uses and they would be not need to prohibit Agricultural uses on this portions . The other section must be rezoned to prohibit future residential uses.

Recommendation: That once the required Public meeting is held that the application be forwarded on to the Planning Committee, as a part of the January 23, 2012 Planning meeting for consideration.

RECOMENDATION REVISED:

As Council members are aware this application was scheduled to be passed at the Planning and Council meetings on Jan 23 2012 . The decision was deferred due to the fact that some

information had been provided by the County planner indicating that the process was flawed. The Information was vague and as a result I contacted Mike Otis to get some clarification on the matter. It is clear from the Emails included that once Mr. Otis reviewed the file he is now of the opinion that the Township proceeded in a proper manner on this application.

Quote:

"I was not aware of this (that zoning was a condition of severance) when I first spoke to the Mayor or provided you with my most recent comments. Therefore I would recommend that you continue to process the subject zoning by-law amendment "

In light of the above my original recommendation stands being ,that once the required Public meeting is held that the application be forwarded on to the Planning Committee, as a part of the February 13, 2012 Planning meeting for consideration.

5. NEW BUSINESS

None

6. NOTICE OF MOTION

**Next Regular Public / Planning Meeting
Call of the Chair**

7. ADJOURNMENT

Resolution No. 2

Moved by: Gary Shepherd

Seconded by: Carma Williams

There being no further business to discuss, the meeting was adjourned at 6:36 p.m.

Carried

Daniel Gagnon – CAO/ Clerk

Mayor - Chris McDonell

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

PLANNING MEETING

Monday February 13, 2012
Council Chambers
"Centre Sandfield Centre"
102 Derby Street West, Alexandria

A meeting of the Planning Committee was held in the Council Chambers on Monday February 13, 2012 at 6:00 p.m.

PRESENT: **Mayor** Chris McDonell
Councillor (Alexandria Ward) - Jamie MacDonald
Councillor (Maxville Ward) - Carma Williams
Councillor (Kenyon Ward) - Jim Picken
Councillor (at Large) – Gary Shepherd
Councillor (Lochiel Ward) - Eric MacSweyn

ALSO PRESENT: **CAO/Clerk** - Daniel Gagnon
CBO/By-law Enforcement/Planning Manager – Gerry Murphy

ABSENT: None

1 MEETING CALLED TO ORDER

The chair called the meeting to order at 6:37 pm

2. ACCEPT THE AGENDA

Resolution No. 1

Moved by: Carma Williams

Seconded by: Eric MacSweyn

That the Planning Committee hereby accepts the agenda of the February 13, 2012 meeting as presented.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved by: Jim Picken

Seconded by: Jamie MacDonald

That the Planning Committee hereby ratify the following meeting minutes as presented

Public Meeting of Planning
Planning Committee Meeting

January 23, 2012
January 23, 2012

Carried

The Chair of the Planning Committee called upon the Planning Manager to introduce the applications for the evening.

4. ZONING AMENDMENT

a) Z-03-2012 - Carole Poirier

Location: Pt lot 38 Conc 2 Lochiel Pts 1,2,3 on 14R-2260

Purpose:

To re zone parcel of land from RESIDENTIAL 1- holding (R1-h) to RESIDENTIAL 2 (R2) to permit the construction of an Semi-detached residential unit and or Duplex dwelling

Discussion:

The land in question of McDougald Ave, Alexandria is vacant land holding a R1-h zoning. The applicant wishes to construct a Semi-detached unit and or a Duplex which would require an R2 zoning.

The surrounding land uses include a mix of R2 uses Commercial and R1 uses. The intensification to the R2 uses complies with the provisions of the Township Official plan and the intent of the Zoning by-law where development within the Village boundaries is the preferred location for multi residential housing.

Recommendation: That the Committee approve this application Z-03-2012 and that the by-law be prepared to be adopted at the February 13, 2012, General Council Meeting.

Planning Committee indicated that keeping the holding provision on the property was desirable to ensure adequate servicing plans take place in the future.

Resolution No #3

Moved by: Jamie MacDonald

Seconded by: Jim Picken

That the Planning Committee recommends Zoning By-law Z-03-2012 be forwarded to the February 13, 2012 Council Meeting for Council consideration for adoption as amended.

Carried

4. ZONING AMENDMENT

b) Z-02-2012 - Patrick Paquette

Location: 19041 County Rd 24 - Conc 9 Lot 25 14R-3651 Pts 3,4,5,6 Dunvegan

The Township received an application for severance B 97/11, May 26 2011, which was conditionally approved by the Counties S.D.&G. One of the conditions was a zoning amendment to re zone the lands from Residential hamlet to Institution to permit the severed portion to be adjoined to the cemetery to the north. The intent is to use the new addition as an area for new plots.

The use of the lands would be subject to approval under the Cemeteries Act. The Zoning by law section 7.2 (d) states : Cemeteries shall not be governed by the forgoing but shall conform with the Cemeteries Act.

Recommendation:

That the Committee approve this application Z-02-2012 and that the by-law be prepared to be adopted at the February 13, 2012, General Council Meeting.

Resolution No #4

Moved by: Eric MacSweyn

Seconded by: Gary Shepherd

That the Planning Committee recommends Zoning By-law Z-02-2012 be forwarded to the February 13, 2012 Council Meeting for Council consideration for adoption.

Carried

5. OLD BUSINESS

Zoning Z-01-2012

Owner: William MacGillis

Location: Lot 31 Concession 5 - 20705 Lochiel Rd

Purpose: To rezone a parcel of land from Agricultural to Agricultural special exception so as to prohibit future residential development on the lot to be severed being the west half lot 31 concession 5.

Evaluation:

The property in question is a 200 acre agricultural holding containing a single family dwelling and agricultural barn situated on the east half. The west half is vacant agricultural land . The property owner wished to sever the parcel in two creating two 100 acres land holdings . The Township planning documents based on Provincial Policy Statements permit the severing of Agricultural property under limited circumstances. The severing of the farm stead is permitted and under most circumstances the requirement is to allow for a minimal amount of land to accompany the surplus dwelling 6.1.8 Official Plan N.G.

"Farm related severances will only be permitted where a house which existed at the time of the adoption of the Official Plan has been rendered surplus to the needs of the farming operation . The size of any such lot should be kept to a reasonable Minimum . If the creation of such lot results in a separate vacant lot , such separate lot must be rezoned to prohibit another dwelling. In this case the retained portion, containing the house, is of sufficient size,100acres, to permit continued Agricultural uses and they would be not need to prohibit Agricultural uses on this portions . The other section must be rezoned to prohibit future residential uses.

Recommendation: That the Committee approve this application Z-01-2012 and that the by-law be prepared to be adopted at the January 23, 2012, General Council Meeting.

RECOMENDATION REVISED:

As Council members are aware this application was scheduled to be passed at the Planning and Council meetings on Jan 23 2012. The decision was deferred due to the fact that some information had been provided by the County planner indicating that the process was flawed. The Information was vague and as a result I contacted Mike Otis to get some clarification on the matter. It is clear from the Emails included that once Mr. Otis reviewed the file he is now of the opinion that the Township proceeded in a proper manner on this application.

Quote:

"I was not aware of this (that zoning was a condition of severance) when I first spoke to the Mayor or provided you with my most recent comments. Therefore I would recommend that you continue to process the subject zoning by-law amendment "

In light of the above my original recommendation stands being, that the Committee approve this application Z-01-2012 and that the by-law be prepared to be adopted at the February 13, 2012, General Council Meeting.

Resolution No #5

Moved by: Jamie MacDonald

Seconded by: Jim Picken

That the Planning Committee recommends Zoning By-law Z-01-2012 be forwarded to the February 13, 2012 Council Meeting for Council consideration for adoption.

Carried

6. NEW BUSINESS

7 . NOTICE OF MOTION

**Next Planning Meeting
Call of the Chair**

8. ADJOURNMENT

Resolution No #6

Moved by: Gary Shepherd

Seconded by: Eric MacSweyn

There being no further business to discuss, the meeting was adjourned at 6:45 pm

Carried

Daniel Gagnon – CAO/Clerk

Chris McDonell–Mayor

TOWNSHIP OF NORTH GLENGARRY

STAFF REPORT

Date: March 12, 2012
To: Mayor and Committee Members
From: _____
Gerry Murphy - CBO/Planning Manager

Re: SEVERANCE # B 7/12

Owner: Claire Rickerd

Location: Concession 3 Part lots 14 & 15 Wylie Road- Lochiel ward

Purpose: To sever a portion of an agricultural holding for continued Agricultural purposes

Proposal: Current Use of the Property: AG

Adjacent Property Use: North – AG
South – AG
East - AG
West – AG

Proposal Use of the Property: AG

O.P Designation (N.G.): AG

O.P. Designation (S.D. & G. County's): AG

Zoning By-law 39-2000 Designation: AG

Discussion:

The property in question is an agricultural land holding of 150 acres containing a single family dwelling and a lumber sales operation. The property owners wishes to sever off 65 acres of vacant agricultural land to sell to a neighbouring property owner for continued Agriculture use. The remaining 85 acres portion containing the house and business is in conformance with the provision of the Zoning by-law 39-2000 where 75 acres is required for Agricultural use. The calculation of acres is based on the applicant's claim that the lot to the west being 30 acres has become part of the overall land holdings due to the titles merging.

Severances of Agricultural lands is permitted for surplus dwellings or if the size and shape of the lots created will be appropriate for the proposed uses and conforms with the provision of the zoning by law. The portions to be severed must be re zoned to prohibit any residential use.

Recommendation:

That the Planning committee approve severance application B 7 /12 subject to the following conditions:

- 1) That the area to be severed be rezoned to AG special exception thereby prohibition residential uses and to recognize the reduction in size requirement from the required 75 acres to the proposed 65 acres.
- 2) That the applicant submit the prescribed \$150 review fee.
- 3) That the applicant provide the Township with a copy of the new survey indicating that the retained portion consists of not less than 75 acres of land and that a copy of the deed and survey be submitted to the Township for review not less than one year after the date of the severance approval.
- 4) That the applicant pay to the Township of North Glengarry the Cash In Lieu of Parkland fee of \$1000.00.

TOWNSHIP OF NORTH GLENGARRY

STAFF REPORT

Date: March 12, 2012
To: Committee Members
From: _____
Gerry Murphy - CBO/Planning Manager

Re: SEVERANCE # B 5/12

Owner: Carmelle Hagen

Location: Concession 3 Part of Lot 7 - Lochiel Ward

Purpose: To sever a portion of an Agricultural property to add as a lot addition to an adjacent lot so as to provide an access to an open road.

Proposal: Current Use of the Property: AG

Adjacent Property Use:
North – AG
South – AG
East - AG
West – AG

Proposal Use of the Property: AG

O.P Designation (N.G.): AG

O.P. Designation (S.D. &G. County's): AG

Zoning By-law 39-2000 Designation: AG

Discussion :

This severance was submitted to Council in 2011 and approved with a condition that the lot be provided unobstructed access to a municipal or County road as opposed to the requested right of way on the original application. The applicant has chosen to amend the application from the proposed access on County Road 21 due to the distance from the existing dwelling. The amendment application will allow for the lot to be created with an access (not a right of way) to County Road 23.

Recommendation:

That the planning committee approve the application as submitted subject to the following conditions:

- 1) That the applicant pay the Municipal review fee of 150\$
- 2) That the approval authority being the United Counties of SG &G provide the Municipality with a copy of the deed and survey within one year of the date of the severance application.

TOWNSHIP OF NORTH GLENGARRY

STAFF REPORT

Date: March 12, 2012
To: Committee Members
From: _____
Gerry Murphy - CBO/Planning Manager

STAFF REPORT SEVERANCES B 120/11 & 121/11 WILLIAM HAGEN Amended

Location: Concession 3 Part of Lot 7 - Lochiel Ward

Purpose: To create a separate residential lot containing an existing dwelling which is surplus to the needs of the registered owner.

Proposal: Current Use of the Property: AG

Adjacent Property Use: North – AG
South – AG
East - AG
West – AG

Proposal Use of the Property: AG

O.P Designation (N.G.): AG

O.P. Designation (S.D. & G. County's): AG

Zoning By-law 39-2000 Designation: AG

Discussion:

Severances B/120 and B/121 were submitted to the Counties June of 2011. The applications were reviewed by Council during the September 26, 2011 Planning meeting and approved subject to a number of conditions. One of the conditions pertained to the requirement for lots subject to severance not be landlocked. The suggested conditions, based on the application submitted, was that the applicant provide a road way entrance to County Road 21 so as to ensure it was not landlocked. The existing right of way could remain in place however in the event this agreement became problematic the property would still have access to a public road. The applicant has since then submitted an amendment to the original application where the lot to be severed will have land title over the existing portion now considered as the right of way. This being the case there is no longer a need to have access to the County Road 21 Thereby saving the applicant extra survey and possible legal costs.

All other conditions will remain in effect.

Recommendation revised:

That based on the amendment application submitted Jan 20, 2012 the conditions requiring the applicant to provide a road way entrance on County Road 21 be eliminated. All other conditions to remain in effect.

