

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning Agenda

Monday, June 22, 2026, 5:30 p.m.
Council Chamber
3720 County Road 34
Alexandria, ON K0C 1A0

- 1. Disclosure of Conflict of Interest**

- 2. Accept the Agenda (Additions/Deletions)**

- 3. Ratify Minutes**

Public Meeting of Planning Minutes – Monday, May 11, 2026

- 4. Zoning By-law Amendment**

- i. Z-08-2026: Camille Campeau

 - ii. Z-09-2026: Natasha Rickerd

- 5. Old Business**

- 6. New Business**

- 7. Notice of Motion**

- 8. Adjournment**

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Minutes

Monday May 11, 2026, at 5:45 p.m.

Council Chamber 3720 County Road 34

Alexandria, On. KOC 1A0

PRESENT: Mayor: Jamie MacDonald
Deputy Mayor: Carma Williams
Councillor at Large: Jacques Massie
Councillor (Lochiel Ward) – Brian Caddell
Councillor (Kenyon Ward) - Jeff Manley
Councillor (Alexandria Ward) - Michael Madden
Councillor (Maxville Ward) - Gary Martin

ALSO PRESENT: CAO/Clerk: Michael Fawthrop
Director of Building, By-law & Planning - Jacob Rhéaume
Deputy Clerk: Jena Doonan

Chair Mayor MacDonald called the meeting to order at 5:45pm

1. DISCLOSURE OF CONFLICT OF INTEREST

None

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Carma Williams

Seconded By: Brian Caddell

THAT the Council of the Township of North Glengarry accepts the agenda for the Public Meeting of Planning on Monday May 11, 2026.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Brian Caddell

Seconded By: Jeff Manley

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday March 23, 2026.

Carried

4. ZONING AMENDMENTS

Zoning By-law Amendment No. Z-07-2026

OWNER: Wilko Finger

ADDRESS: 1225 Aberdeen Road, Vankleek Hill

Lochiel Concession 9, Part Lot 13

Roll # 0111 016 019 3500

PURPOSE: To re-zone the retained portion of Consent Application No. B-08-26 (+/- 83.6 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-282) to:

- prohibit residential development and;

To re-zone the severed portion of Consent Application No. B-08-26 (+/- 2.8 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-283) to:

- prohibit agricultural uses.

The clerk asked a first time for comments from the public in attendance and from members of Council.

Resident Susan Lacroix - raised concerns regarding clear-cutting that has begun adjacent to her residence. She advised that her fence along the property line has sustained damage due to stumps and displaced soil. Further concerns were raised regarding impacts on wildlife movement and soil deposits.

The clerk asked a Second and third time for comments from the public in attendance and from members of Council.

No other questions or comments were received

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. NOTICE OF MOTION

None

8. ADJOURNMENT

Resolution No. 3

Moved By: Jeff Manley

Seconded By: Michael Madden

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 5:58 m.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor




**STAFF REPORT
PUBLIC MEETING OF PLANNING**

Date: June 22, 2026

To: Mayor and Council Members

From: Jacob Rheume, Director of Building, By-law & Planning

File	Zoning By-law Amendment No. Z-08-2026
Owner	Camille CAMPEAU & Carl CAMPBELL
Address (Civic & Legal)	20430 Laggan-Glenelg Road (County Road 24), Dalkeith Lochiel Concession 6, Part Lot 36; 14R6495 Parts 1 & 2 Roll 0111 016 014 18002 PIN 67157-0155
Location	

Property



Site



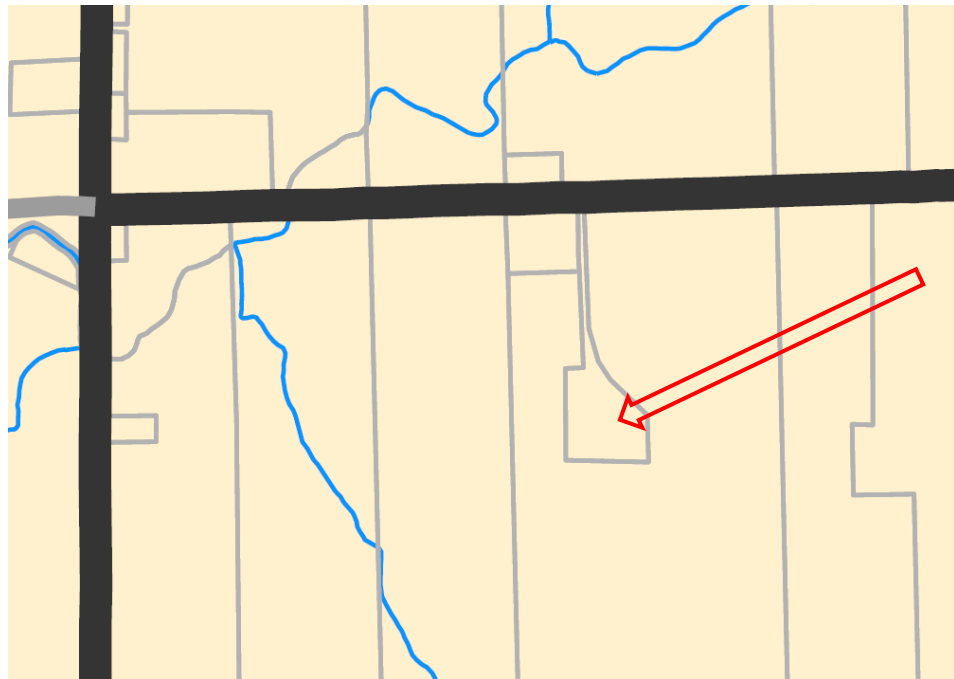
Purpose of application


THE PURPOSE of the Zoning By-Law Amendment is to re-zone the property from General Agricultural Special Exception 180 (AG-180) to General Agricultural Special Exception 284 (AG-284) to permit a secondary dwelling, as defined in the Ontario Building Code, on the subject lands.







Official Plan & surroundings

Agricultural Resource Lands



<p>Zoning & surroundings</p>	<p>Agricultural Special Exception 180 (AG-180) – <i>to prohibit agricultural development</i></p> 
<p>Use</p>	<p>Currently used as residential (dwelling), with accessory buildings.</p> <p>Proposed secondary dwelling change after ZBA, additional dwelling to be built anywhere on property but to remain with existing dwelling for re-sale.</p>
<p>Surrounding Uses</p>	<p>North – Rural residential properties, cash crop land/fields East – Large Intensive Livestock Facility (no MDS required), cash crop land/fields South – Cash crop land/fields West – Cash crop land/fields, County Road 34</p>
<p>Size/Area</p>	<p>4.24 acres</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<p>Frontage</p>	<p>9.91m on Laggan-Glenelg Road (County Road 24)</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law via ZBA @ surplus dwelling consent.</p>
<p>Dimensions</p>	<p>Irregular shape, “flag lot”.</p>

<p>Buildings</p>	<p>5 buildings, a single-family dwelling and 4 accessory residential storage buildings to remain.</p> <p>Above ground pool and Septic system also to remain, compliant.</p> <p>ZBA purpose is to add a secondary dwelling on the subject lands, as defined in the Ontario Building Code.</p> 
<p>Building Height</p>	<p>Compliant with Zoning By-law.</p>
<p>Setbacks</p>	<p>Compliant with Zoning By-law. The survey has not been submitted at this point in time.</p> <p>New building to be built in compliance with Zoning By-law and Building By-law (OBC), no reductions in setback proposed.</p>
<p>Lot Coverage</p>	<p>Compliant with Zoning By-law.</p> <p>New building to be built in compliance with Zoning By-law, no reductions in minimum lot coverage is proposed.</p>
<p>Sanitary/Septic</p>	<p>Existing private Class 4 Septic system located on the North of the existing dwelling.</p> <p>New Private Class 4 Septic system to be installed for new proposed residential building.</p>

Water/Well	Private Well as per provincial regulations.
Storm	Storm water dispersed on site.
Entrance/Driveway	<p>1 existing driveway accessible from Laggan-Glenelg Road (County Road 24) for dwelling & for all accessory buildings, same driveway to be used for proposed residential building, no new entrances proposed.</p>   

Civic number	1 existing civic number 20430 to remain for the existing dwelling. New civic number could be issued for new residential building.
SDG	No new proposed entranceway on any County Roads. No comments submitted.
RRCA & SNRCA	No comments submitted.
EOHU	No comments submitted.
MTO	No comments submitted.
CP/CN/Via Rail	Proposed location is outside of the 30m buffer zone, no issues.
OMAFRA	No comments submitted.
Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No comments submitted.
NG Fire Dept.	No comments submitted.
NG By-law Dept.	No comments submitted.
NG Building Dept.	Building permit will have to be obtained as per OBCA. The building permit will also deal with parking, pedestrian safety, minor neighborhood character details, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc. A Site Plan Control Development Agreement will not be required for the development.
Planning Act	The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest. The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

<p>Provincial Policy Statement</p>	<p>The Provincial Policy Statement, also known as the “PPS”, provides policy directions on matters of provincial interest related to land use planning and development. It aims to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.</p> <p>Section 1.1.1 supports Healthy, livable and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, accommodate an appropriate affordable and market-based range and mix of residential types, (including single-detached, semi-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) and avoiding development and land use patterns which may cause environmental or public health and safety concerns.</p> <p>Secondary dwelling units in rural district areas are consistent with the Provincial Policy Statement.</p>
<p>Official Plan</p>	<p>The SDG Counties Official Plan permits dwellings and secondary dwellings in Rural District Lands.</p> <p>SDG Counties planning Staff have confirmed the application conforms to the SDG Counties Official Plan.</p>
<p>Zoning By-law 39-2000</p>	<p>Current use is compliant with Zoning By-law.</p> <p>Proposed secondary dwelling not permitted, needs ZBA.</p> <p>Proposed building is to be built in compliance with all zone requirements.</p>
<p>Justification</p>	<p>Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT)</p> <p>Contributes to appropriate intensification, infill, or compatible development (ACT)</p> <p>The intent of the regulation is respected (e.g., privacy, massing, parking, height). (ACT)</p> <p>Amendment aligns with the general intent and vision of the Official Plan (OP)</p> <p>Enhances the community's character while respecting compatibility with surrounding uses (OP)</p> <p>Contributes to growth management or intensification goals. (OP)</p> <p>The proposed use is appropriate and desirable for the site (ZB)</p> <p>Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)</p> <p>Supports adequate provision of housing, employment, transportation, and services (ZB)</p> <p>Supports a range and mix of housing options, densities, and affordability (PPS)</p>

Pictures of site



In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the United Counties of Stormont Dundas and Glengarry's Official Plan, it is consistent with Provincial Policy Statement and compliant with the Township of North Glengarry Zoning By-law No. 39-2000.

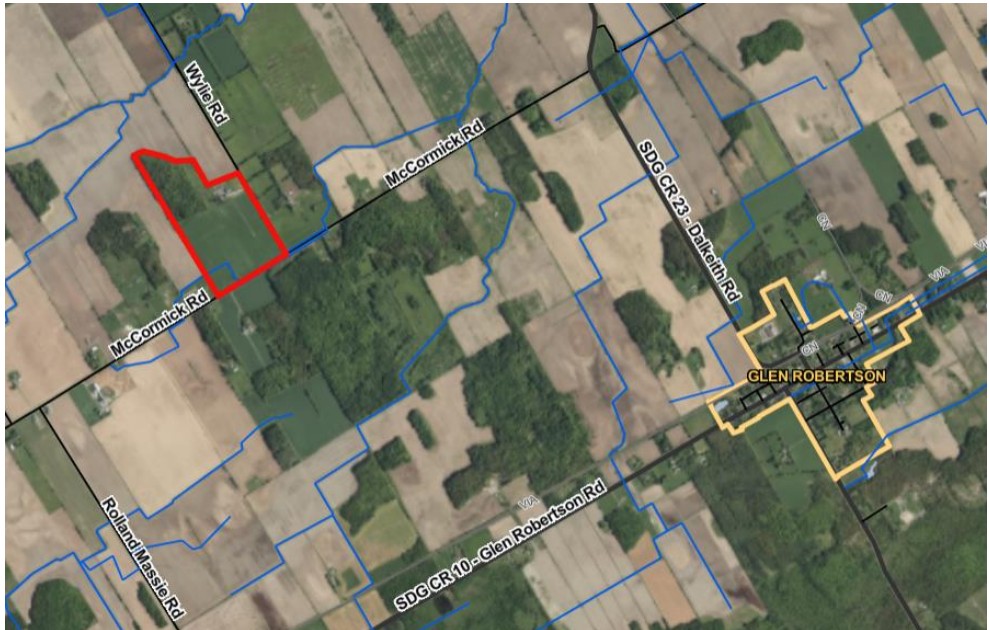


**STAFF REPORT
PUBLIC MEETING OF PLANNING**

Date: June 22, 2026

To: Mayor and Council Members

From: Jacob Rheume, Director of Building, By-law & Planning

File	Zoning By-law Amendment No. Z-09-2026
Owner	Mark & Natasha RICKERD
Address (Civic & Legal)	2980 Wylie Road, Glen Robertson Lochiel Concession 3, Part Lots 14 & 15 Roll 0111 016 007 35000 PIN 67155-0272
Location	

Property



Site



Purpose of application

THE PURPOSE of the Zoning By-Law Amendment is:

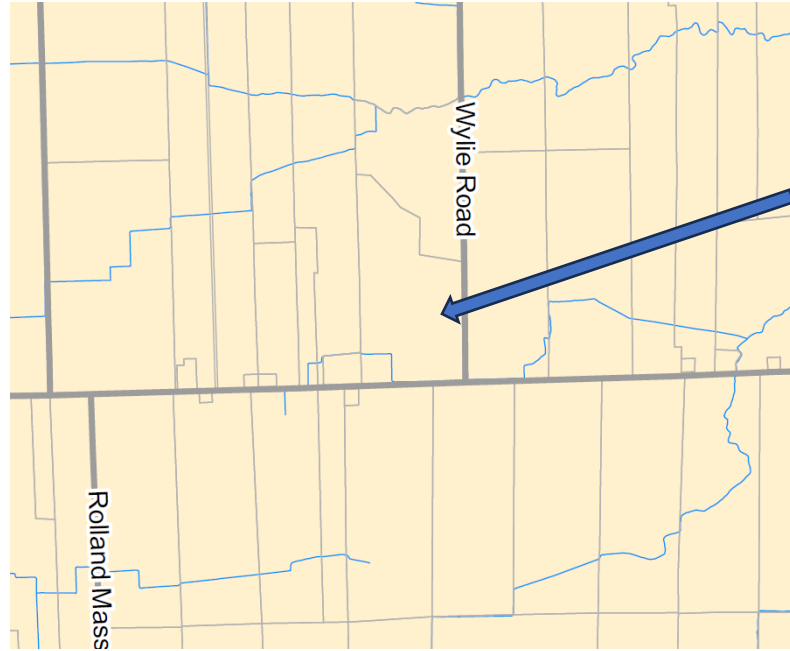
- to re-zone the retained portion (blue) of the property from General Agricultural Special Exception 156 (AG-156) to General Agricultural Special Exception 285 (AG-285) to add "small scale home base business - brewery" as a permitted and recognized agricultural related use and;

- to re-zone the severed portion (red) of the property from General Agricultural Special Exception 156 (AG-156) to General Agricultural Special Exception 286 (AG-286) to prohibit residential development and to acknowledge the reduction in minimum lot area from the required 74 acres to the proposed +/- 57 acres.



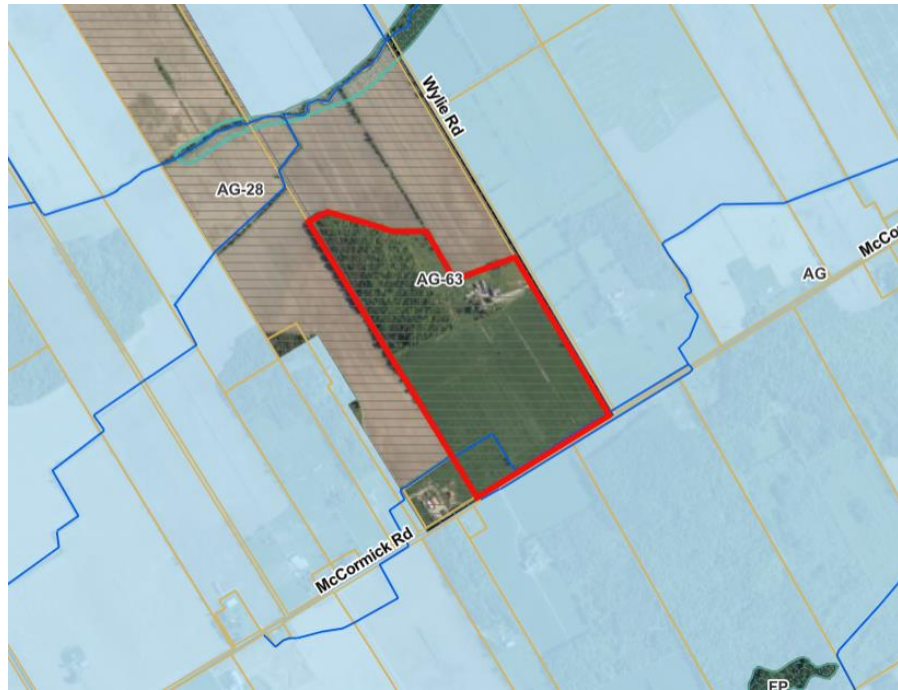
Official Plan & surroundings


Agricultural Resource Lands





Zoning & surroundings

General Agricultural Special Exception 156 (AG-156)
– For White Pine Lumber (AG-66) & for brewery use (AG-156).



<p>Use</p>	<p>Currently used as residential (dwelling), and a home/agricultural base business “Wood Brothers Brewing Co.” surrounded by fields, some forestry & rural residential properties.</p> <p>No proposed major change after ZBA.</p> 
<p>Surrounding Uses</p>	<p>North – Mostly cash crop land/fields, rural residential properties East – Forested, cash crop land/fields, rural residential properties, Glen Robertson South – Forested, cash crop land/fields, rural residential properties West – Mostly cash crop land/fields, rural residential properties</p>
<p>Size/Area</p>	<p>+/- 94 acres</p> <p>Proposed Consent Application No. B-08-26: - retained portion - +/- 37 acres - severed portion - +/- 57 acres.</p> <p><u>Severed portion smaller than the 74 acres minimum required for an agricultural property, recognize by ZBA</u></p>

Frontage	Proposed Consent Application No. B-08-26: - retained portion – +/- 142m on Wylie Road - severed portion – +/- 430m on Wylie Road. Both compliant with Zoning By-law.
Dimensions	Lot is irregular.
Buildings	<p>1 single-family dwelling and some accessory buildings mostly for the use the brewery to be kept with the residential portion of the severance.</p> <p>No agricultural storage building to be kept on the agricultural portion.</p>  



Building Height

Compliant with Zoning By-law.
To be confirmed with newly created property lines for severed portion.

Setbacks


Compliant with Zoning By-law.

The survey has not been submitted at this time; all setbacks are to be made compliant with Zoning By-law.

Lot Coverage

Compliant with Zoning By-law.

The survey has not been submitted at this time; Lot Coverage is to be made compliant with Zoning By-law.

Sanitary/Septic	Private Class 4 Septic system for the existing dwelling.
Water/Well	Private Well.
Storm	Storm water dispersed on site.
Entrance/Driveway	<p>1 existing driveway for residential/brewery portion off Wylie Road for the residential portion, to remain.</p> <p>2 existing driveway, one off Wylie Road and one off McCormick Road for the severed portion for agricultural use, to remain.</p> 
Civic number	<p>1 existing civic number 2980 to remain for the residential dwelling unit & the brewery.</p> <p>Currently no civic number for the agricultural portion, could be issued.</p>
SDG	<p>No new proposed entranceway on any County Road.</p> <p>The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on May 19, 2026, for Consent Application B-20-26, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.</p>
RRCA & SNRCA	We have received a comment from RRCA as there is a mapped watercourse on and within 15m of the subject lot. Alterations to the watercourse including but not limited to shoreline restoration, crossings, bridges, culverts, channelization, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.
EOHU	No comments submitted.
MTO	No comments submitted.

CP/CN/Via Rail	No comments submitted.
OMAFRA	No comments submitted.
Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No comments submitted.
NG Fire Dept.	No comments submitted.
NG By-law Dept.	No comments submitted.
NG Building Dept.	<p>The owner does not have to apply for any building permits as there are no agricultural accessory buildings on the residential portion to remain.</p> <p>All existing buildings currently are used as per constructed/designated specs.</p> <p>Prior to clearing all the conditions, the Chief Building Official will go on site to ensure no other structures are creating a health and safety hazard for the public and future owners, such as sheds, silo, other old buildings, etc.</p>
Planning Act	<p>The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act.</p> <p>The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest.</p> <p>The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.</p>
Provincial Policy Statement	<p>According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances.</p> <p>A residence surplus to a farming operation is the most common reason and is applicable to this application provided that the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services.</p> <p>Agricultural-related use, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.</p>

Official Plan	The SDG Counties Official Plan Policy (8.12.13.3(7)) permits lot creation in agricultural lands for a residence surplus to a farming operation if the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the municipality prohibits further dwellings (residential development) on the vacant retained lands created by the subject consent.
Zoning By-law 39-2000	<p>Compliant with Zoning By-law.</p> <p>Both portions have the required minimum Lot frontage, and all minimum setbacks are met. The existing use to remain is compliant with the permitted uses within the General Agricultural Zones, and the added “small scale home base business – brewery”.</p> <p>Agricultural parcel lot area deficiency is to be acknowledged via ZBA.</p>
Justification	<p>Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT)</p> <p>Supports sustainable development by promoting a mix of land uses (ACT)</p> <p>Supports efficient land use and development patterns (PPS)</p> <p>Agricultural-related uses properties are permitted on agricultural lands (PPS)</p> <p>Amendment aligns with the general intent and vision of the Official Plan (OP)</p> <p>Enhances the community's character while respecting compatibility with surrounding uses (OP)</p> <p>The proposed use is appropriate and desirable for the site (ZB)</p> <p>Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)</p>

In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the United Counties of Stormont Dundas and Glengarry’s Official Plan, it is consistent with Provincial Policy Statement and compliant with the Township of North Glengarry Zoning By-law No. 39-2000.