

THE CORPORATION OF THE TOWNSHIP OF NORTH
GLENGARRY

Public Meeting of Planning

Monday, November 27, 2023, 5:45 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

The Council of The Township of North Glengarry would like to advise the public that this meeting is or maybe recorded by either the press or any other individuals.

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

3. RATIFY MINUTES

- a. Public Meeting of Planning Minutes - Oct 23 2023

4. ZONING AMENDMENTS

- a. Z-17-2023

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, October 23, 2023

5:45 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

COUNCIL MEMBERS Mayor: Jamie MacDonald

PRESENT:

Deputy Mayor: Carma Williams

Councillor (At Large) - Jacques Massie

Councillor (Alexandria Ward) - Michael Madden

Councillor: Brian Caddell

Councillor: Gary Martin

REGRETS:

Councillor (Kenyon Ward) - Jeff Manley

Director of Building, By-law & Planning – Jacob Rhéaume

MUNICIPAL STAFF CAO/Clerk - Sarah Huskinson

PRESENT:

Deputy Clerk: Jena Doonan

Chantal Lapierre

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Brian Caddell

Seconded By: Michael Madden

THAT the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of Monday, October 23rd/2023.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Gary Martin

Seconded By: Michael Madden

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of September 25th/2023.

Carried

4. ZONING AMENDMENTS

4.a Z-16-2023

Owner: Duchesne Farms Inc.

Location: 22262 Laggan-Glenelg Road, Dalkeith

Purpose of application:

Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-86-23 condition No. 2 & 3 as follows;

The retained portion of the property (86.3 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-238) to:

- prohibit residential development and;
- acknowledge the interior yard setback deficiency from the required 9m to the proposed 3.15m for both agricultural accessory storage buildings.

The severed portion of the property (2.31 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-239) to:

- acknowledge the deficiency in lot frontage (Laggan-Glenelg Rd) from the required 45m to the proposed 8m and;
- prohibit agricultural uses.

VERBAL COMMENTS:

-No verbal comments made

WRITTEN COMMENTS:

-No Written comments were made

The clerk asked three times for comments from the public in attendance and from Council. No comments were made.

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

Resolution No. 3

Moved By: Jacques Massie

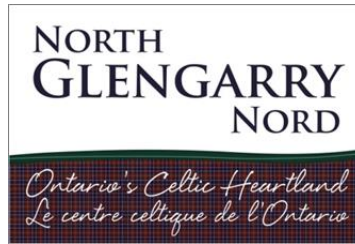
Seconded By: Carma Williams

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 5:55pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT PUBLIC MEETING

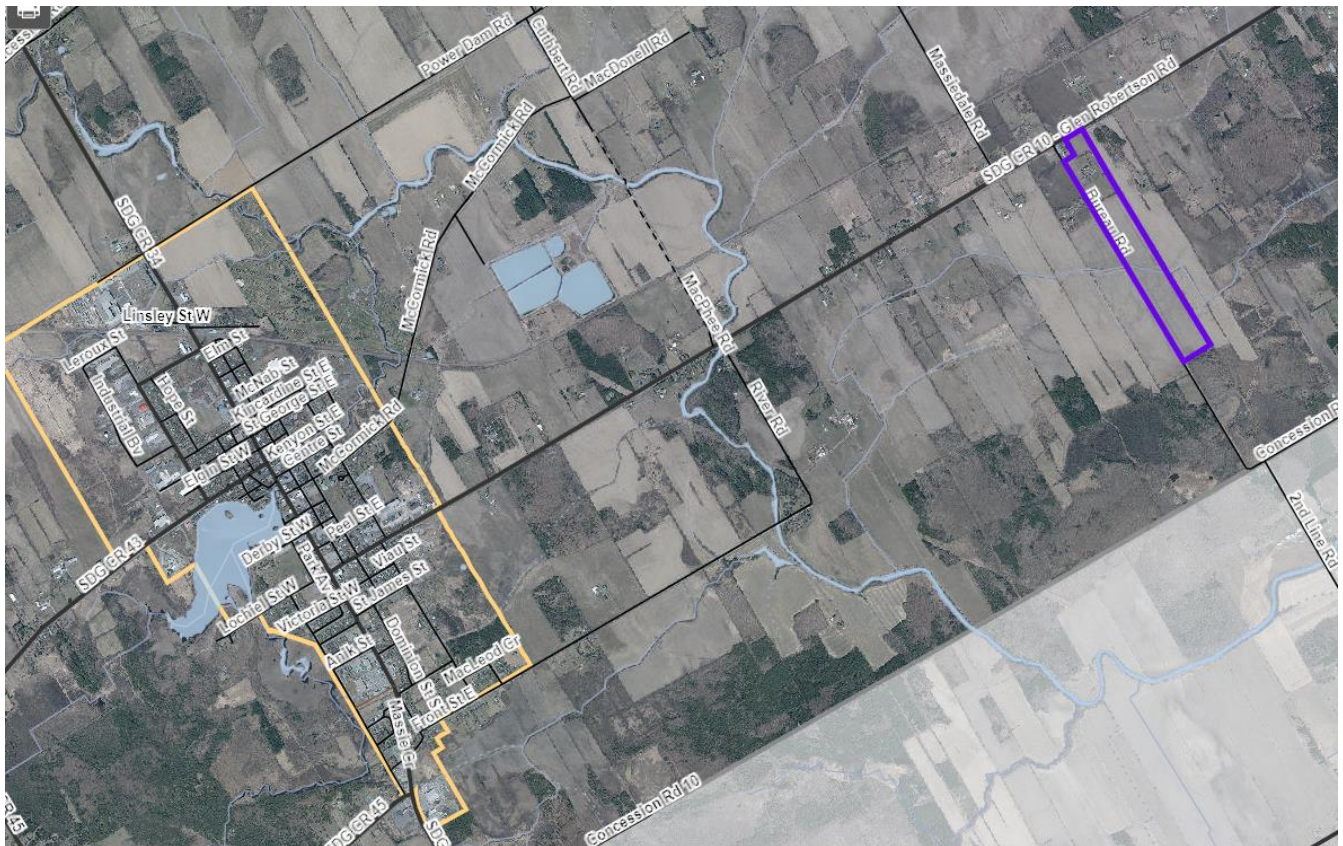
November 27, 2023

TO: Mayor and Council Members

FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-17-2023

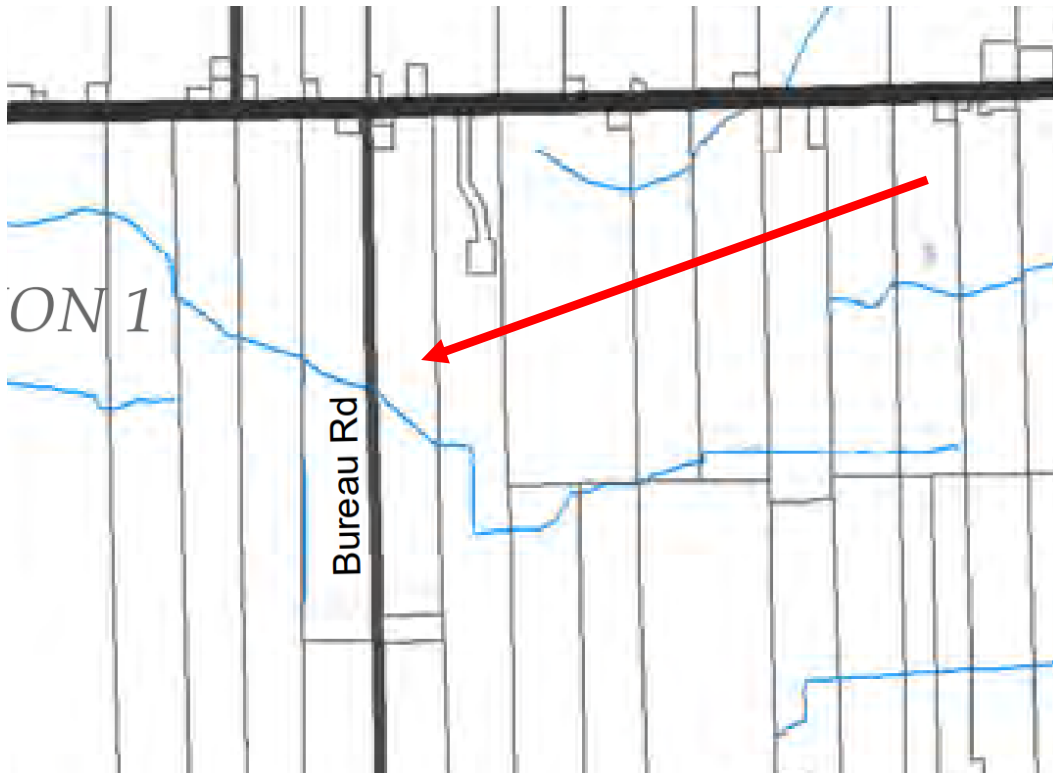
Owner: Ron & Mary SEGUIN
3375 Bureau Road, Alexandria, ON







Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG)



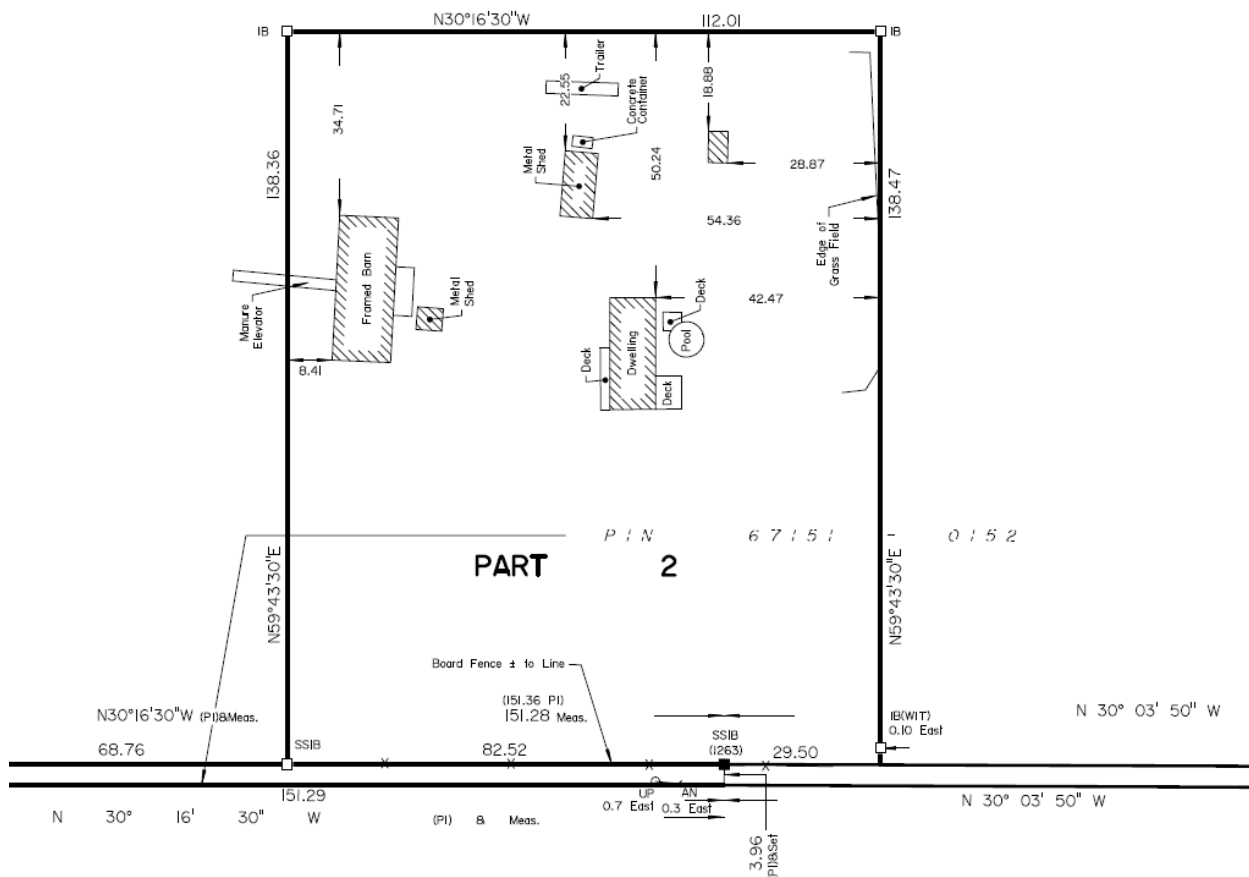
Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-62-23 condition No. 3 & 4 as follows;

The **retained** portion of the property (64.93 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-240) to:

- prohibit residential development and;

The **severed** portion of the property (2.73 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-241) to:

- acknowledge the interior yard setback deficiency from the required 12m to the proposed 8.41m for the accessory storage building and;
- recognize the building height of a residential accessory storage building being higher than the maximum permitted 5m and;
- prohibit agricultural uses.



Discussion: The subject land area is approximately 67.66 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on June 22, 2023, to sever approximately 2.73 acres of land deemed surplus to the needs of the farming operation.

The newly created property lines will be created in accordance with the Zoning By-law requirements for both the retained and the severed portions, except for the North property line setback to the existing barn (to be converted into a residential accessory storage building) that is closer to the building than what is required as it is more than 5m in height, hence the request for reduction for interior yard setback, and maximum building height.

The new line is proposed to be in such a location to keep the area to a minimum to accommodate the residential use for the dwelling, septic, well and all accessory buildings. The septic system is located just South-West of the dwelling is compliant with Ontario Building Code for all setbacks. The manure elevator, and potentially the shipping container, will have to be removed.



There are currently two entrances on the property, one for the residential portion with the assigned civic number 3375 for the dwelling, which will remain. There is also existing entrance to remain for the agricultural portion, located South of the tree line, South of the new proposed property line, with no assigned civic number as of yet. No new entrances are proposed.

The owner will apply for a change-of-use permit for the old barn/agricultural building to be now considered a residential accessory storage building as it will remain on the severed portion, being the residential parcel, this is when the container and elevator will have to be removed to clear the condition. 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.

The surrounding official plan designation is Agricultural Resource Lands for all adjacent and neighboring properties.

The surrounding zoning is General Agricultural (AG) for all adjacent and neighboring properties.

The surrounding uses includes mostly agricultural cash crop/fields and livestock facilities, with some rural residential properties.





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.

No other agencies, Township departments or members of public expressed concerns or provided any comments regarding this Zoning By-law Amendment.

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 conforms with the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Provincial Policy Statement (2020)

According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. 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, and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.

SDG Counties Official Plan (2018)

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.

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.