

**THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY**

**Public Meeting of Planning**

**Minutes**

Monday February 23, 2026, at 5:30 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 (Kenyon Ward) - Jeff Manley  
Councillor (Alexandria Ward) - Michael Madden  
Councillor: Brian Caddell  
Councillor: Gary Martin

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

**1. DISCLOSURE OF CONFLICT OF INTEREST**

None

**2. ACCEPT THE AGENDA (Additions/Deletions)**

**Resolution No. 1**

**Moved By:** Gary Martin

**Seconded By:** Carma Williams

**THAT** the Council of the Township of North Glengarry accepts the agenda for the Public Meeting of Planning on Monday February 23, 2026.

**Carried**

**3. RATIFY MINUTES**

**Resolution No. 2**

**Moved By:** Carma Williams

**Seconded By:** Brian Caddell

**THAT** the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday January 26, 2026.

**Carried**

**4. ZONING AMENDMENTS**

Zoning By-law Amendment No. Z-01-2026

**OWNER:** Ferme LCM QUESNEL

**ADDRESS:**19442 Kenyon Concession Road 8, Alexandria

Kenyon Concession 7, East Part Lot 18

Roll No.: 0111 011 011 60000

**PURPOSE:** To re-zone the retained portion of Consent Application No. B-68-25 (+/- 101.7 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-275) to:

- prohibit residential development and;
- to acknowledge the deficiency in lot frontage from the required 200m to the proposed +/-139.3m and;

To re-zone the severed portion of Consent Application No. B-68-25 (+/- 1.5 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-276) to:

- prohibit agricultural uses.
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**The clerk asked 3 times for comments from the public in attendance and from members of Council.**

**No questions or comments were received**

Zoning By-law Amendment No. Z-02-2026

**OWNER:** High Oaks Farms Inc.

**ADDRESS:** 21495 Brodie Road, Dalkeith

Lochiel Concession 5, North Part Lot 16

Roll No.: 0111 016 011 48000

**PURPOSE:** To re-zone the retained portion of Consent Application No. B-128-25 (+/- 49 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-277) to:

- prohibit residential development and;
- to acknowledge the deficiency in lot frontage from the required 200m to the proposed +/-110.3m and;
- to acknowledge the deficiency in lot area from the required 74 acres to the proposed +/-49 acres and;

To re-zone the severed portion of Consent Application No. B-128-25 (+/- 1 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-278) to:

- prohibit agricultural uses.

**The clerk asked 3 times for comments from the public in attendance and from members of Council.**

**No questions or comments were received**

Zoning By-law Amendment No. Z-03-2026

**OWNER:** 1001340844 ONTARIO INC (Ron Theoret)

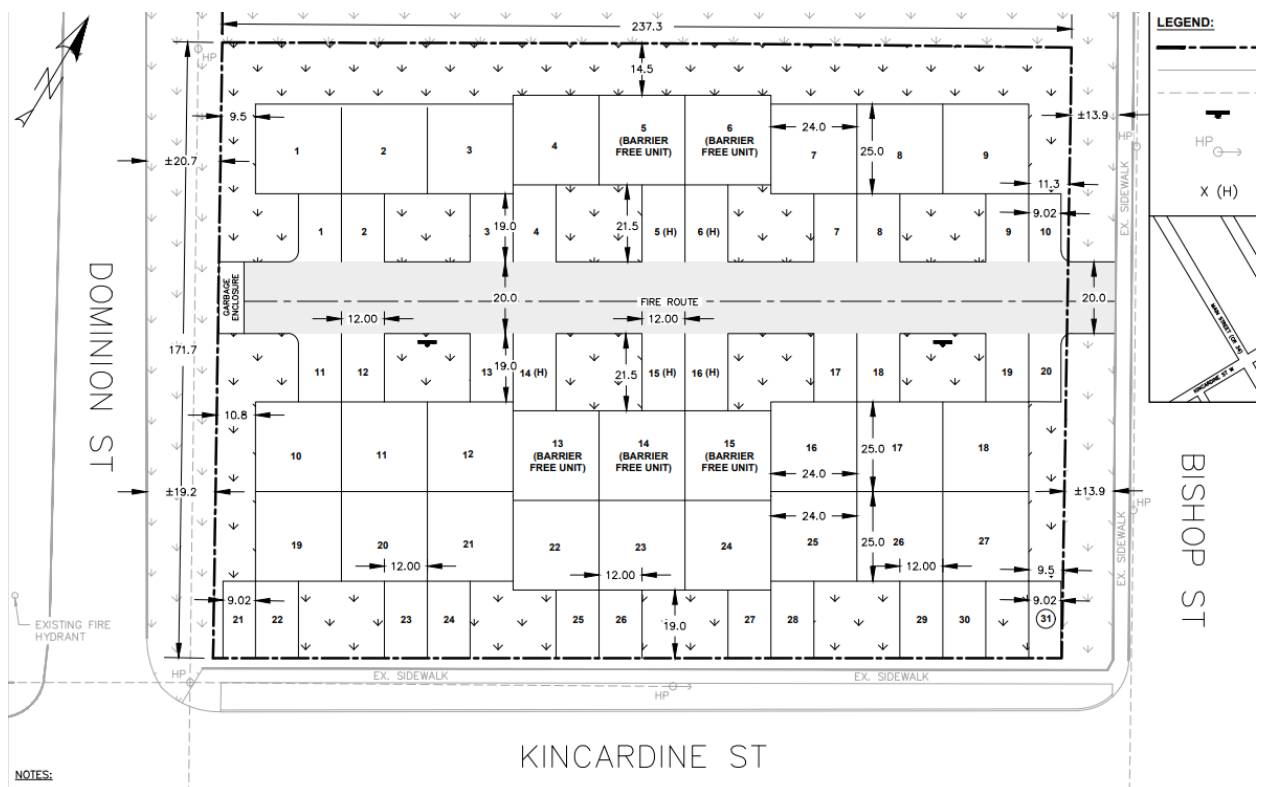
**ADDRESS:** 43 Kincardine Street East, Alexandria

RCP 121 Part Lot 20; 14R5614 Part 1

Roll 0111 018 000 63800

PIN 67150-0274

- **PURPOSE:** re-zone the property from **Institutional to Residential Fourth Density Special Exception 9 (R4-9)** and;
  - to acknowledge the deficiency in lot coverage from the maximum permitted 35% to the proposed 40% and;
  - to acknowledge the deficiency in landscape area from the minimum required 35% to the proposed 30% and;
  - to acknowledge the deficiency in Exterior Yard Setback (East & West) from the required 9m to the proposed 2.8m and;
  - to acknowledge the deficiency in Front Yard Setback (South) from the required 9m to the proposed 5.7m and;
  - to acknowledge the deficiency in Rear Yard Setback (North) from the required 9m to the proposed 4.4m and;
  - to acknowledge the deficiency in parking spaces from the required 41 spaces to the proposed 31;
- to permit a 27-unit/1-storey residential apartment development on the property.**



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

The Mayor invited members of the public to speak first.

**The following summarizes comments received from the Public:**

- **Colleen Shepard** expressed concerns regarding development intensity, reduced green space, parking supply, traffic impacts on Kincardine Street, and neighbourhood compatibility.
- **Eunice Lee** supported the objective of additional housing but raised concerns regarding density, requested zoning allowances, parking, traffic circulation, snow storage, garbage storage, and the need for further consultation.
- **John Fairchild** spoke in support of the application, citing the need for timely development of smaller, lower-cost housing and noting that technical matters would be addressed at later stages.
- **Marie Helen St. Denis** spoke in support, citing positive experiences with the applicants as landlords and the need for additional housing. Further stating that she is as an ODSO employee, they regularly encounter clients with disabilities who are experiencing housing insecurity and high rental costs, emphasizing the need for additional housing and requesting that these needs be considered.
- **The Applicants (Nadian T. and Ron)** provided clarification regarding comparable developments, unit size and number, senior-oriented design, parking supply, accessibility features, garbage storage, and snow removal.
- **Jean Mark Michaud** stated that he did not oppose development but expressed concerns regarding the number of units proposed, traffic, parking, proximity to sidewalks, and potential impacts on property values.
- **George Brown** stated that he regularly encounters high-cost room rentals working at the local post office and expressed concerns regarding housing affordability and informal rental arrangements, emphasizing the need for additional housing.

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

**The following summarizes comments received from Council:**

- **Councillor Massie** thanked the applicants for their investment in the community and acknowledged prior successful renovations. He noted public concerns regarding density, visual impact, and parking. Councillor Massie suggested potential design adjustments, such as incorporating duplex units, to reduce the perceived crowding. He noted the provincial guideline of one parking space per unit but indicated the township is not obligated to follow it strictly. He also raised considerations regarding snow removal, garbage placement, and safe pedestrian access.
- **Deputy Mayor Williams** expressed support for the development, highlighting the need for housing and the benefits of single-storey dwellings over apartment buildings. While acknowledging concerns about density and parking, noting that potential tenants would need to comply with parking restrictions. Emphasizing that some compromise is necessary to facilitate timely development and recognized the adequacy of proposed green space and tree planting.

- **Councillor Martin** noted frequent inquiries from seniors seeking accessible housing with amenities. He emphasized that the development is targeted to seniors and that smaller yards are appropriate for rental units intended for this demographic.
- **Councillor Caddell** expressed support, noting high rental costs and limited housing options. He emphasized that the project may provide more affordable options and encourage competition in the rental market. Councillor Caddell also raised questions about safe pedestrian access and connections from Dominion Street, garbage placement, and whether the units would be rented or sold.
- **Councillor Madden** commented on potential parking solutions, including use of Dominion Street and driveway configurations. He acknowledged a mix of support and opposition among council members and emphasized that the project is targeted for seniors 55+, which informs expected occupancy and parking needs. Councillor Madden highlighted the importance of compromise, the historical context of the site, and the need for a practical comparison of density to surrounding properties.
- **Mayor MacDonald** noted the limited availability of buildable land in Alexandria and expressed that property values are likely to increase with the development. He clarified that the current consideration is for zoning and setbacks (R4), not site layout or aesthetics, which will be addressed under site plan control. He emphasized that site plan control will address landscaping, garbage, building finishes, and other details.
- The Mayor concluded that council has heard all comments, and staff will work with the applicants to refine the proposal before final decisions on layout and setbacks are made.

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

**No other Comments were received.**

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

None

**7. NOTICE OF MOTION**

None

**8. ADJOURNMENT**

**Resolution No. 3**

**Moved By:** Brian Caddell

**Seconded By:** Jeff Manley

**THERE** being no further business to discuss, the Public Meeting of Planning was adjourned at 6:36pm.

**Carried**

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CAO/Clerk/Deputy Clerk

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Mayor/Deputy Mayor