

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

Public Meeting of Planning

Monday, October 28, 2024, 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 may be recorded by either the press or any other individuals.

- 1. DISCLOSURE OF CONFLICT OF INTEREST**
- 2. ACCEPT THE AGENDA (Additions/Deletions)**
- 3. RATIFY MINUTES**

-Public Meeting of Planning – Monday September 30,2024

- 4. ZONING AMENDMENTS**
 - a. Z-07-2024
 - b. Z-08-2024
- 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 September 30, 2024

5:30pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 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 - Sarah Huskinson
Director of Building, By-law & Planning - Jacob Rhéaume
Deputy Clerk: Jena Doonan

1. DISCLOSURE OF CONFLICT OF INTEREST

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 Public Meeting of Planning Agenda of **Monday September 30, 2024.**

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jacques Massie

Seconded By: Jeff Manley

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of **Monday August 12, 2024.**

Carried

4. Site Plan Development Agreement

a. SPDA By-law 40-2024 (MacEwen Agricentre Inc)

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

Resolution No. 3

Moved By: Carma Willams

Seconded By: Brian Caddell

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 5:59 pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

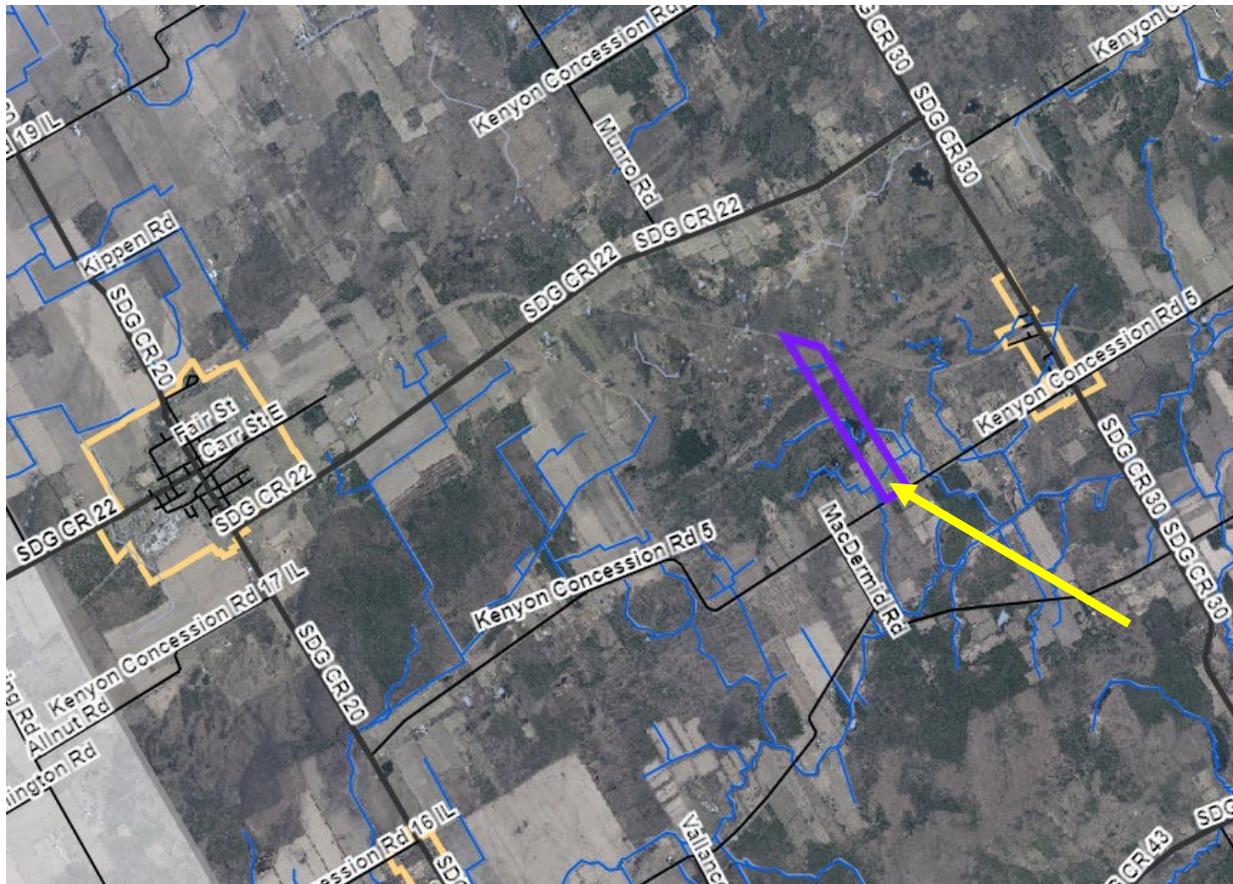
DATE: October 28, 2024

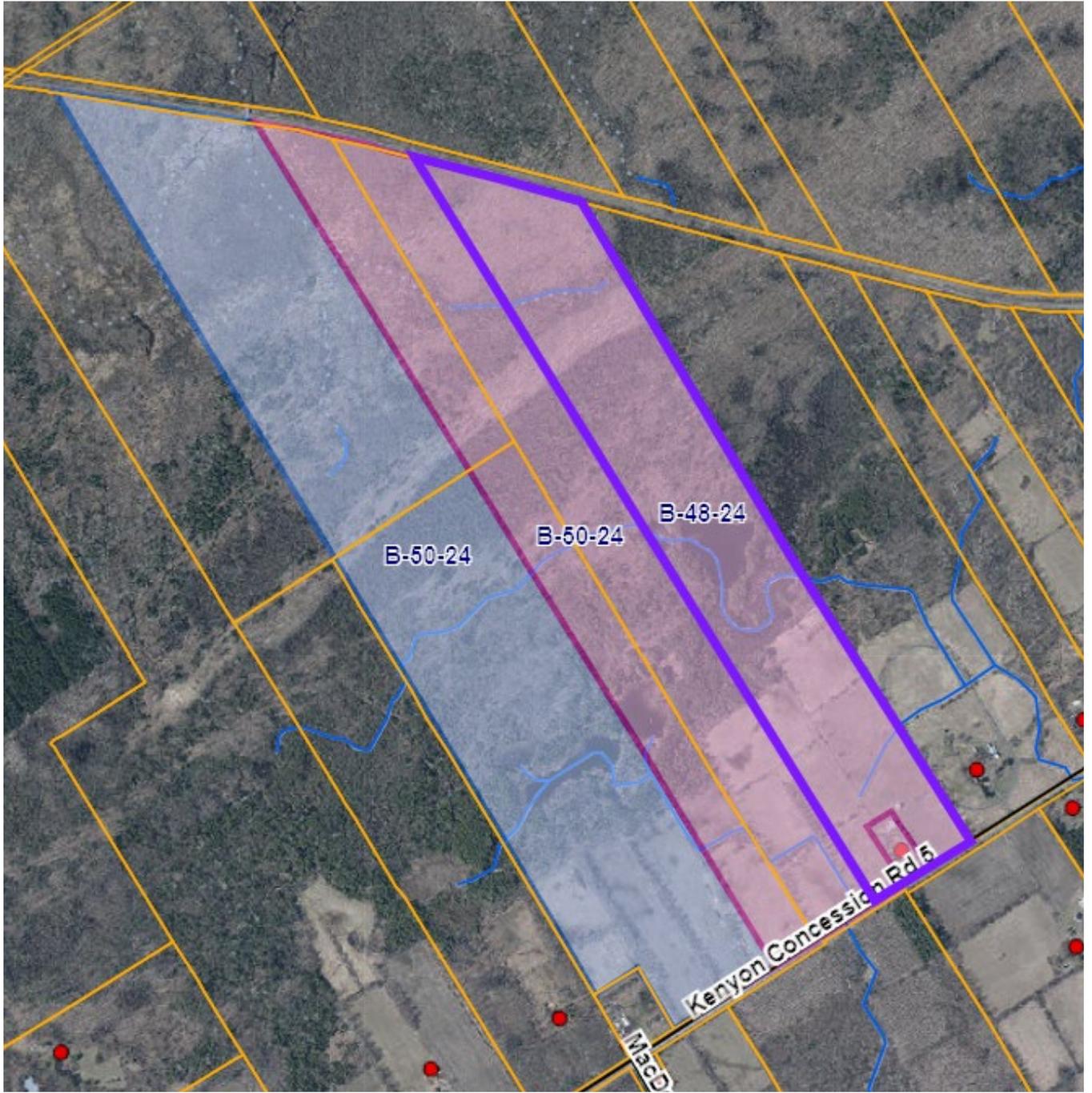
TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-07-2024

Owner: Martin DUMAS
18873 Kenyon Concession Road 5, Alexandria



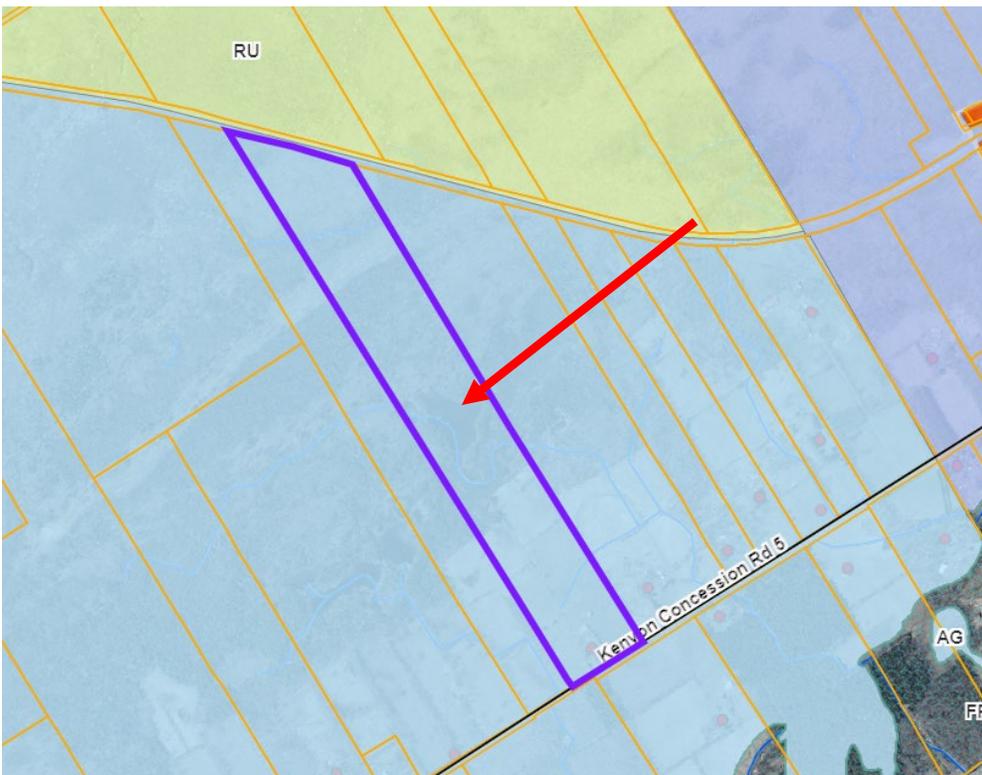




Official Plan designation: Agricultural Resource Lands & Rural District



Zoning designation: General Agricultural (AG)



The newly created property lines will be created in accordance with the Zoning By-law requirements for both portions, the setbacks from the accessory storage building will be compliant with the interior yard minimum required. The closest point to the property line to either building will be more than 6m. The new property 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 the accessory building. Only the lot frontage and lot area for the agricultural portion is non-compliant for this severance. The lot area is proposed to be less than the minimum required 74 acres for agricultural lands.

The existing driveway and civic number will be used only for the residential portion. There is a second entranceway from Kenyon Concession Road 5 directly into the agricultural portion of the severance, located just West of the new residential lot. That entranceway will be kept for access to the fields. A new civic number could be issued for the agricultural portion of the severance.



The owner will have to apply for a change-of-use permit for the agricultural building as it will remain on the residential portion of the severance. A demo permit will also have to be issued for older agricultural building on the agricultural portion, which is going to be demolished and removed from the property. 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 use of either portion of the severances will remain the same. The residential lot will be used only for residential purposes. The applicant is also doing simultaneous severances from the original 300 acres and realigning property lines in order to create 3 lots that are 74 acres or more, to comply with the Township's Zoning By-law, only one of which is subject to this ZBA.

The 2 other properties that are more than 74 acres will be able to have residential or agricultural development on them, the same type of severance (surplus dwelling) would be the only option for severance on the 2 other lots, only after the dwellings would have been constructed and completed, and after the time period in the new OPA-24 would have lapsed (10 years).

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

The surrounding zoning is General Agricultural (AG) for all adjacent and neighboring properties on the South side of the railway tracks and Rural on the North side.

The surrounding uses include rural residential properties, mostly wooded, and more East is the Rural Settlement Area of Greenfield. To the North of the agricultural portion is the railway tracks with more wooded area on the North.



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 conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Provincial Policy Statement (2020)

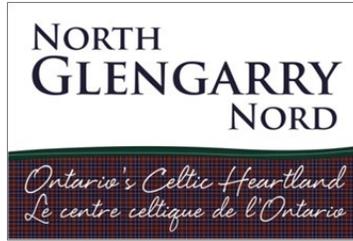
According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that:

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.



STAFF REPORT PUBLIC MEETING OF PLANNING

DATE: October 28, 2024

TO: Mayor and Council Members

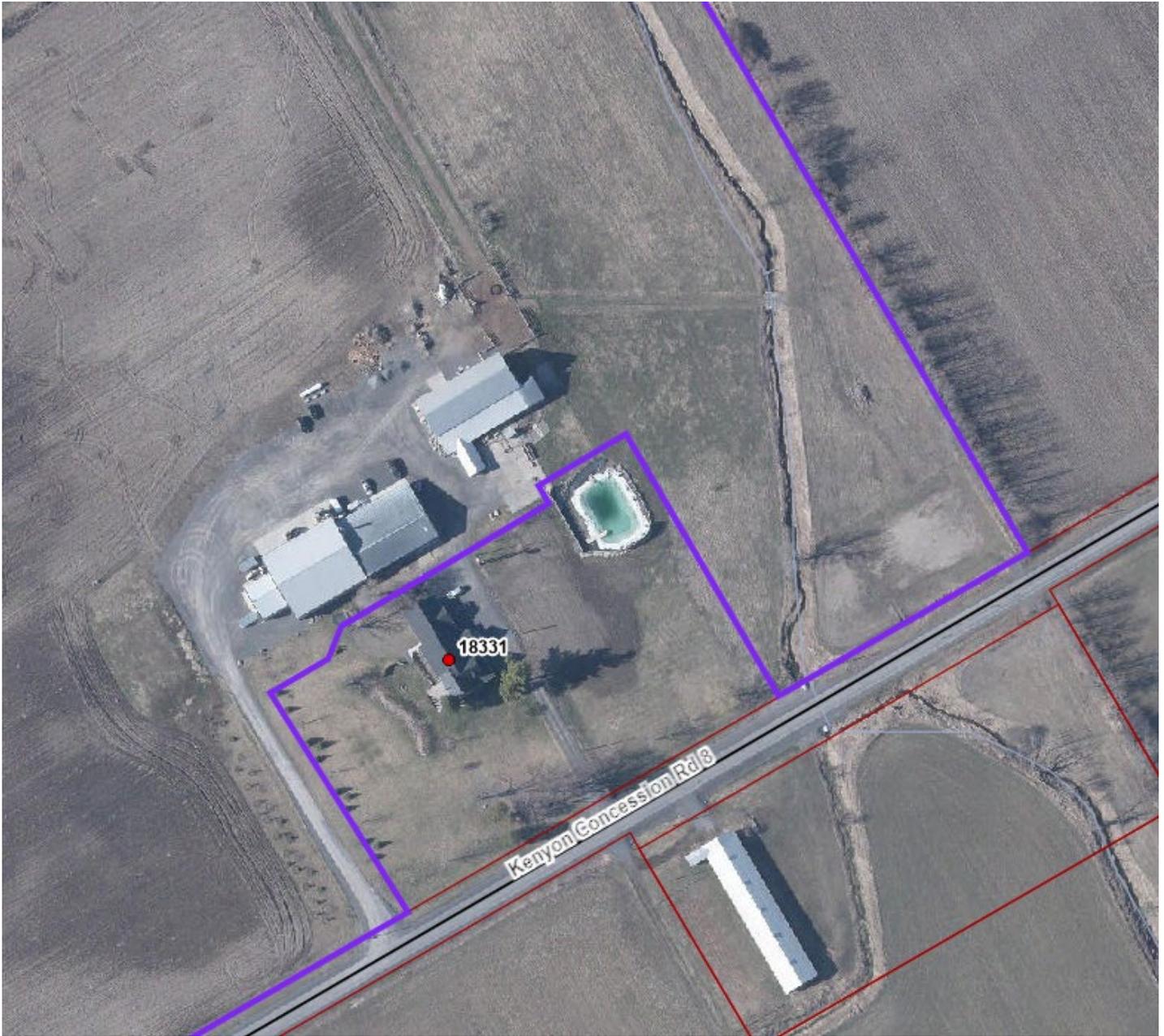
FROM: Jacob Rheume, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-08-2024

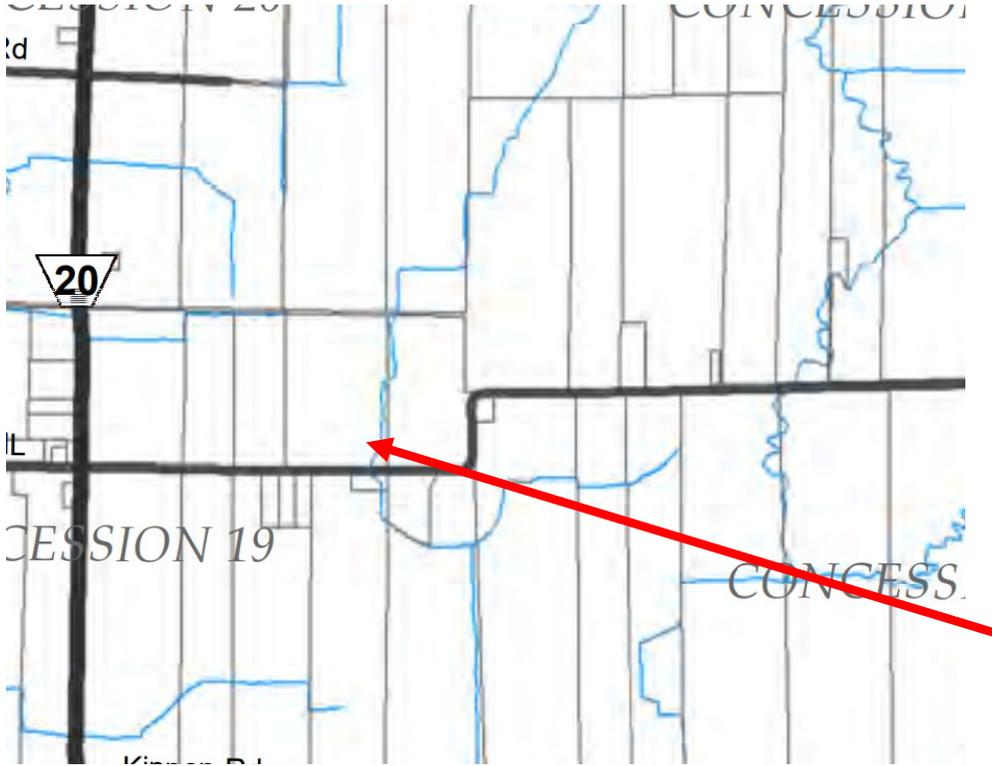
Owner: 1945154 Ontario Inc. (Cedar Ridge Designs)

Location: 18331 Kenyon Concession Road 8, Maxville, K0C 1T0
Kenyon Concession 19 IL, Part Lots 3 & 4

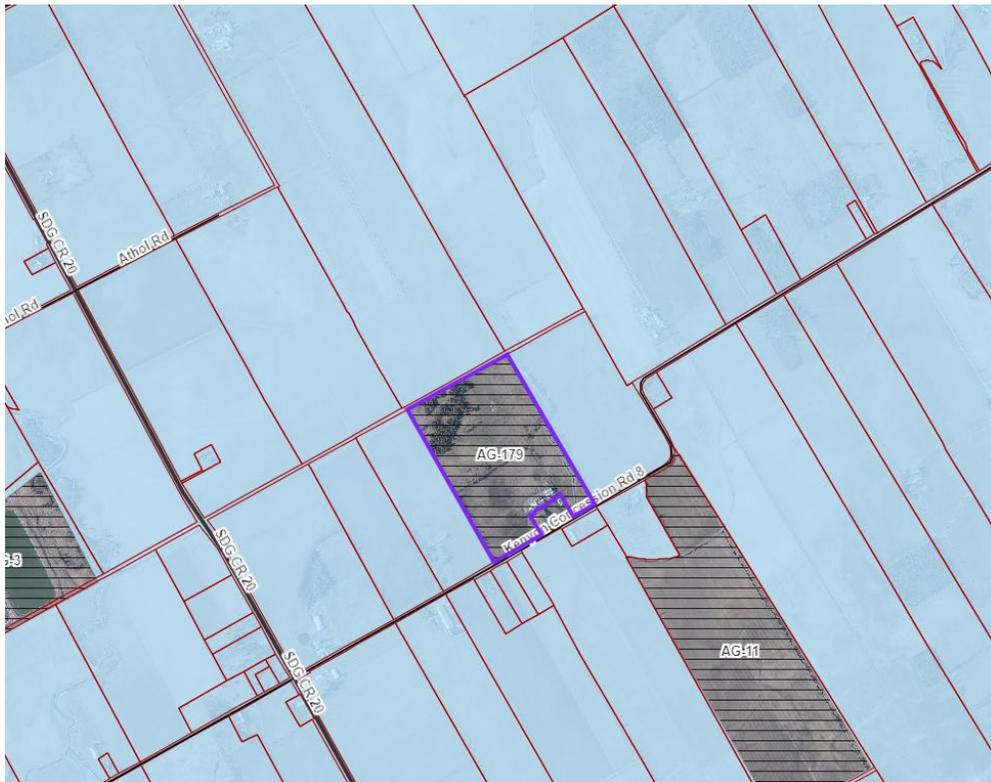




Official Plan designation: Agricultural Resource Lands



Zoning: General Agricultural – Special Exception AG-179



Purpose of application:

To re-zone the AG-179 zoned property (0111 011 015 68000) from “General Agricultural Special Exception - AG-179” to “General Agricultural Special Exception - AG-252” to:

- prohibit residential development;
- acknowledge the shortage of minimum required interior side yard setback from the required 12 meters to 6.4 meters & 3 meters (MV-02-2023);
- permit the continued operation of a commercial cabinet manufacturing facility;
- permit On-Farm Diversified Uses as per Provincial Guidelines and;

To keep the existing zoning designation for the AG-178 zoned property to prohibit agricultural uses on the lands and to acknowledge the existing deficient rear yard minimum setback of 7 meters.



Discussion:

The property located at 18331 Kenyon Concession Road 8, Maxville is a commercial/agricultural property of approximately 51.71 acres, having frontage onto the municipal road. The property is located along Kenyon Concession Road 8. The owner currently resides in the single family dwelling just South of the commercial premises. At this time, the same civic number is assigned for the residential property and for the commercial woodworking business.

The purposes for this Zoning By-law Amendment is to add “On-Farm Diversified Uses as per Provincial Guidelines” as a permitted use on the property zones AG-179. The previous ZBA only specified the commercial woodworking business as a permitted use making very narrow and limited for growing the business. The owner wishes to add this to permit a more diversified range of permitted uses on the lands, still within the OP intent.

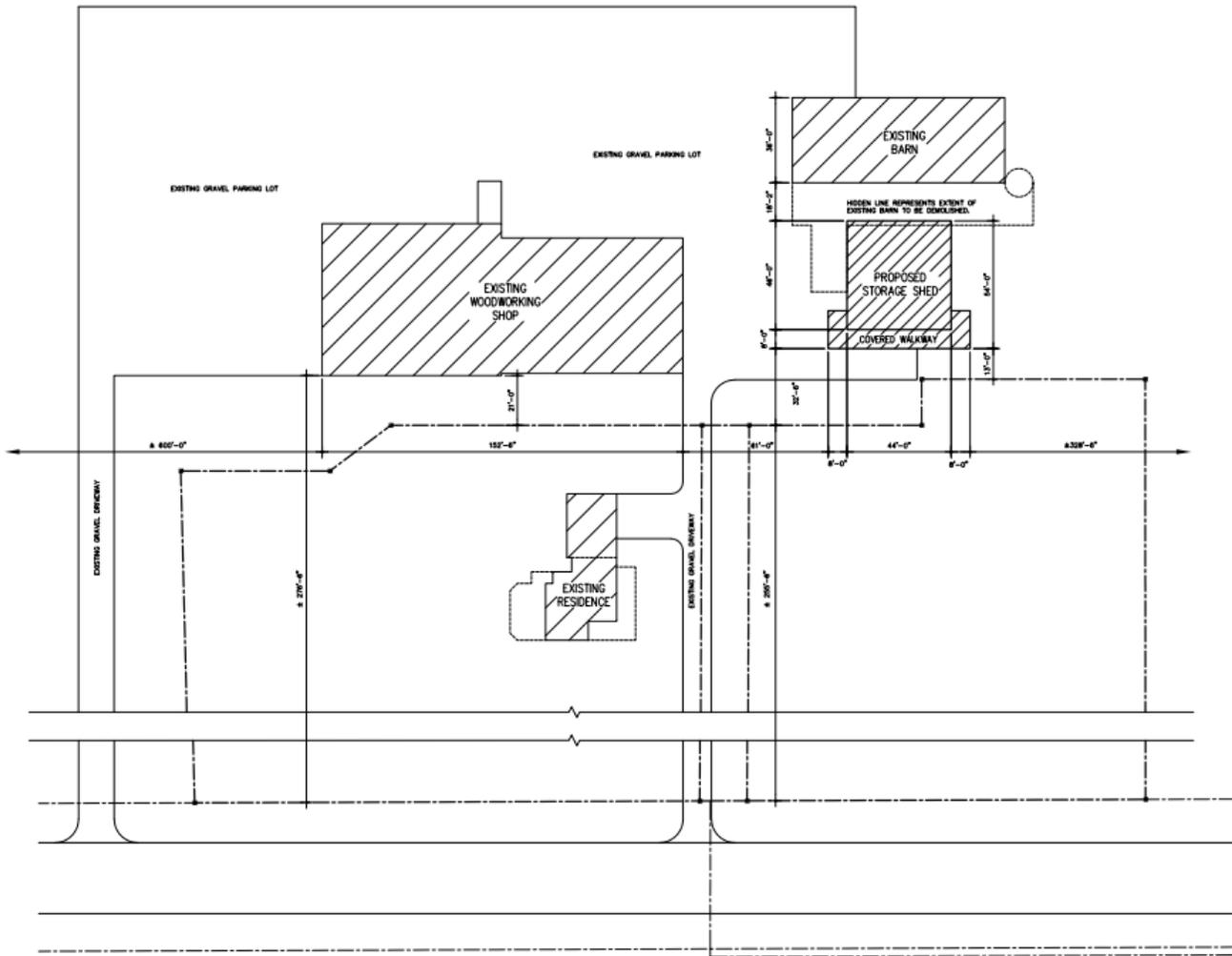
As part of the new OPA passed last year, On-Farm Diversified Uses are now encouraged on agricultural lands to permit such growth. It will also be easier for the owner to apply for financing of future development and making it more interesting for re-sale value.

The reasoning behind the On-Farm Diversified Uses is so that they include and allow more uses so that land owners don't have to apply for a site-specific rezoning for every use, if compliant with Provincial Guidelines, they can just go straight to site plan/building permit or apply for a minor variance if they don't meet the requirements.

The Township will still be able to control the future uses in the same way as all other properties in North Glengarry, it just gives more options for the owner to expedite a potential Site Plan Control without having to change the Zoning of the property. On-farm diversified use may still be subject to the Minimum Distance Setbacks (MDS) Guidelines.

Requirements such as, the area of the lands on which the use is proposed, the gross floor area of all buildings or structures used for an on-farm diversified use, agri-tourism and farm experience activities, are some examples of what the on-farm diversified use is subject to.

The property where the cabinet woodworking shop is located is zoned AG-179 to prohibit residential development and a variance was also applied to acknowledge the shortage of minimum required interior side yard setback from the required 12 meters to 6.4 meters (ZBA Z-04-2019) and also to 3 meters (MV-02-2023). That was passed by Council when the owner severed off the dwelling from the business by creating a new property through a severance process with the United Counties of SD & G.



AG-179 was passed to permit the continued operation of the commercial cabinet manufacturing facility as a permitted use, being Cedar Ridge Designs. The dwelling is zoned AG-178 to prohibit agricultural use activities and is to be used only for residential purposes.

Neighbouring properties on all sides consist mostly of agricultural properties, some with livestock facilities, some cash crop, and rural residential dwellings, compliant with both the SDG Official Plan and our Zoning By-law.

Neighbouring properties on all sides consist mostly of agricultural properties, some with livestock facilities, some cash crop, and rural residential dwellings. Any new development would happen far from the roadway, and away from any potential visibility or noise issues to neighbours. The property that is the most affected is the property just South, where the owner resides.

The property will not be subject to Site Plan Control to deal with the new construction, servicing, driveway, entrance, lighting, garbage, access, storm water management, lot grading, soil conditions, etc. should the expansion be the same use as existing. Any future use may be subject to Site Plan Control depending on the proposed use, and the use and location of any buildings may still be subject to the Minimum Distance Setbacks (MDS) Guidelines.

The parking space requirements in section 3.21 of the Zoning By-law is currently compliant for the commercial/agricultural property. The parking area would be reviewed for any new future use. There is also enough room for snow storage to avoid affecting the neighbouring properties, and the roadway.

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.



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.

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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.