

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
Public Meeting of Planning

Agenda

Monday, February 23, 2026, 5:30 pm
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 January 26, 2026

- 4. ZONING BY-LAW AMENDMENT**

- a. Z-01-2026: LCM Quesnel

- b. Z-02-2026: High Oaks Farm

- c. Z-03-2026: Ron Theoret

- 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 January 26, 2026

Council Chamber 3720 County Road 34

Alexandria, On. KOC 1A0

PRESENT: Mayor: Jamie MacDonald
Deputy Mayor: Carma Williams
Councillor (Kenyon Ward) - Jeff Manley
Councillor (Alexandria Ward) - Michael Madden
Councillor: Brian Caddell
Councillor: Gary Martin

ALSO PRESENT: Interim CAO/Clerk: Timothy Simpson
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: Carma Williams

Seconded By: Jeff Manley

THAT the Council of the Township of North Glengarry accepts the agenda for the Public Meeting of Planning on Monday January 26, 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 November 24 2025.

Carried

4. ZONING AMENDMENTS

Zoning By-law Amendment No. Z-12-2025

OWNER: Wilko FINGER

ADDRESS: 20800 Lochiel Road (County Road 21), Dalkeith

Lochiel Concession 4, West Part Lot 29

PURPOSE: To re-zone the retained portion of Consent Application No. B-94-25 (+/- 99 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-271) to:

- prohibit residential development and;
- to acknowledge the deficiency in lot frontage from the required 200m to the proposed +/-143.29m and;

To re-zone the severed portion of Consent Application No. B-94-25 (+/- 2 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-272) to:

- prohibit agricultural uses and;
- to acknowledge the deficiency in lot frontage from the required 45m to the proposed +/-6m (flag lot).

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

No questions or comments were received

Zoning By-law Amendment No. Z-13-2025

OWNER: Manjot SARKARIA

ADDRESS: 18683 Kenyon Concession Road 2, Apple Hill

Kenyon Concession 2, Part Lot 33

PURPOSE: To re-zone the General Agricultural (AG) portion of the property (South) from General Agricultural (AG) to General Agricultural Special Exception (AG-273) to permit a secondary dwelling on the subject lands and to permit the secondary dwelling to be a Mobile Home as defined in the Ontario Building Code.

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

No questions or comments were received

Zoning By-law Amendment No. Z-14-2025

OWNER: Robert CAUCCI & Antonella DE MARTE

ADDRESS: 19209 Kenyon Concession Road 7, Alexandria

Kenyon Concession 7, West Part Lot 22

PURPOSE: To re-zone the property from General Agricultural Temporary Exception (AG-129-T) to General Agricultural Special Exception (AG-274) to permit a secondary dwelling on the subject lands and to permit the secondary dwelling to be a Mobile Home as defined in the Ontario Building Code.

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. NOTICE OF MOTION

None

8. ADJOURNMENT

Resolution No. 3

Moved By: Jeff Manley

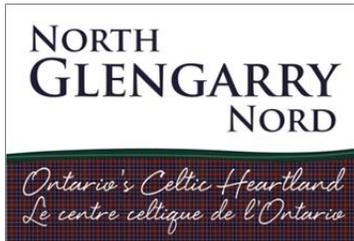
Seconded By: Michael Madden

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 6:00 pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

Date: February 23, 2026

To: Mayor and Council Members

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

File	Zoning By-law Amendment No. Z-01-2026
Owner	Ferme LCM QUESNEL
Address (Civic & Legal)	19442 Kenyon Concession Road 8, Alexandria Kenyon Concession 7, East Part Lot 18 Roll No.: 0111 011 011 60000
Location	

Property



Site



Purpose of application

THE PURPOSE of the Zoning By-Law Amendment is:

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;

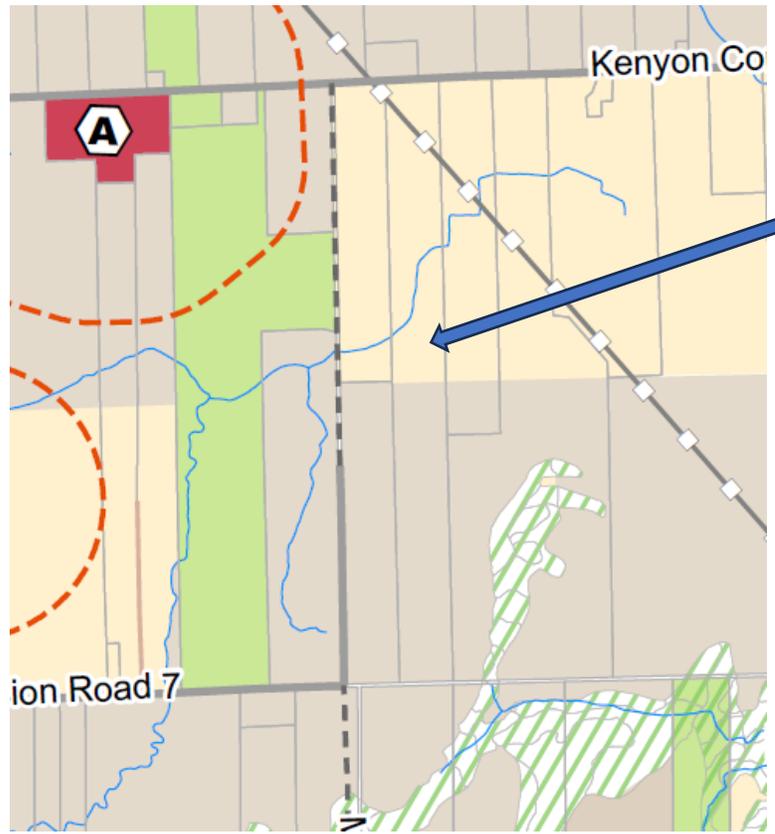
To re-zone the severed portion of Consent Application No. B-68-25 (+/- 1.5 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-276) to:

- prohibit agricultural uses.



Official Plan & surroundings

Agricultural Resource Lands & Rural District



Zoning & surroundings

General Agricultural (AG)



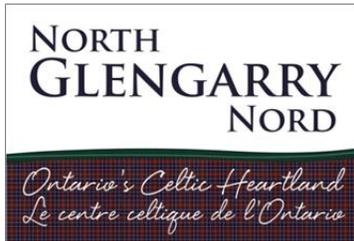
Use	Currently used as residential (dwelling), and fields on the South. No proposed major change after ZBA.
Surrounding Uses	North – Mostly forestry, rural residential properties East – Mostly cash crop land/fields, forestry, rural residential properties South – Mostly cash crop land/fields, forestry, rural residential properties West – Mostly forestry, rural residential properties, closed landfill
Size/Area	+/- 103.35 acres Proposed Consent Application No. B-68-25: - retained portion - +/- 101.7 acres - severed portion - +/- 1.5 acres. Both compliant with Zoning By-law.
Frontage	Proposed Consent Application No. B-68-25 - retained portion – +/- 139.3m on Kenyon Concession Road 8 - severed portion – +/- 53.7m on Kenyon Concession Road 8. <u>Retained portion non-compliant with Zoning By-law, part of ZBA.</u>
Dimensions	+/- 191.9m x 2165.2m
Buildings	2 buildings, a single-family dwelling and an accessory storage building to be kept with the residential portion of the severance. 0 agricultural storage buildings to be kept on the agricultural portion. 
Building Height	Compliant with Zoning By-law.

<p>Setbacks</p>	<p>Compliant with Zoning By-law.</p> <p>The survey has been submitted, and all setbacks are compliant with Zoning By-law, accessory being to be confirmed at less than 5m to be at 1.5m from interior side yard property line.</p>
<p>Lot Coverage</p>	<p>Compliant with Zoning By-law.</p> <p>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 as per OP.</p>
<p>Sanitary/Septic</p>	<p>Private Class 4 Septic system located on the South side of the dwelling.</p>
<p>Water/Well</p>	<p>Private Well.</p>
<p>Storm</p>	<p>Storm water dispersed on site.</p>
<p>Entrance/Driveway</p>	<p>1 existing driveway for residential portion off Keyon Concession Road 8, to remain. 1 existing driveway for agricultural portion off Keyon Concession Road 8, east of residential proposed lot.</p> 
<p>Civic number</p>	<p>1 existing civic number 19442 to remain for the residential dwelling unit. Currently no civic number for the agricultural portion, could be issued.</p>
<p>SDG</p>	<p>New proposed entranceway on any County Road.</p> <p>The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on August 13, 2025, for Consent Application B-68-25, 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	Existing hydro line easement on retained portion to remain.
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>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> <div style="text-align: right;">  </div> <div style="text-align: left;">  </div>

<p>Planning Act</p>	<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>
<p>Provincial Policy Statement</p>	<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>The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.</p>
<p>Official Plan</p>	<p>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.</p>
<p>Zoning By-law 39-2000</p>	<p>Compliant with Zoning By-law.</p> <p>Both portions have the required minimum Lot Area, and all minimum setbacks are met. The existing use to remain is compliant with the permitted uses within the General Agricultural Zones.</p> <p>Both portions Lot Frontage is to be acknowledged via ZBA.</p>
<p>Justification</p>	<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>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.

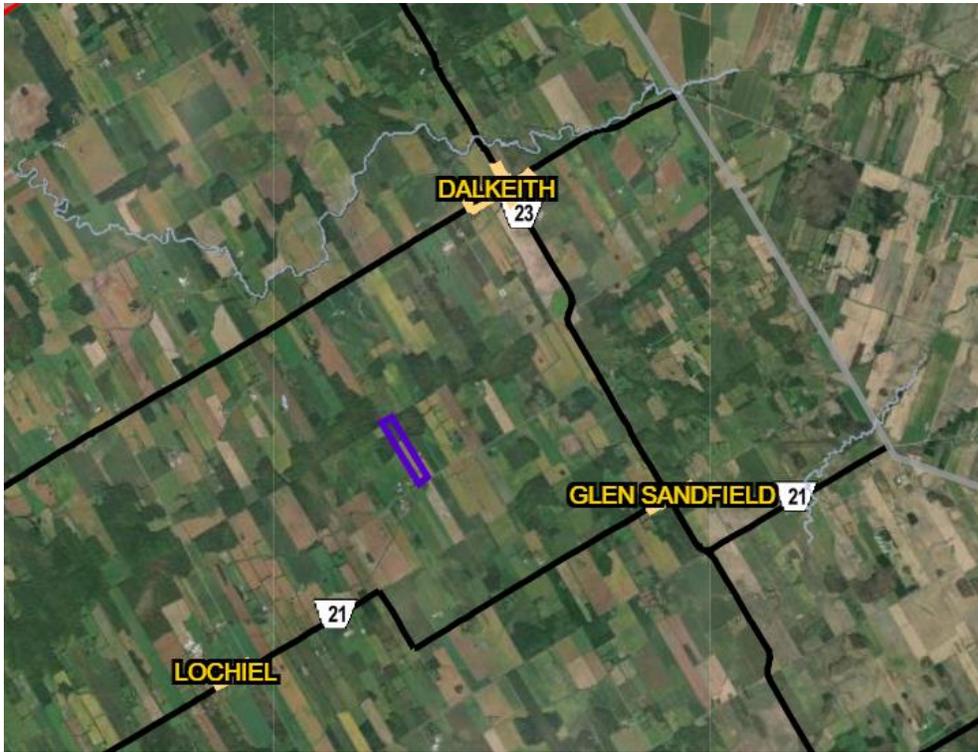


**STAFF REPORT
PUBLIC MEETING OF PLANNING**

Date: February 23, 2026

To: Mayor and Council Members

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

File	Zoning By-law Amendment No. Z-02-2026
Owner	High Oaks Farms Inc.
Address (Civic & Legal)	21495 Brodie Road, Dalkeith Lochiel Concession 5, North Part Lot 16 Roll No.: 0111 016 011 48000
Location	

Property



Site



Purpose of application

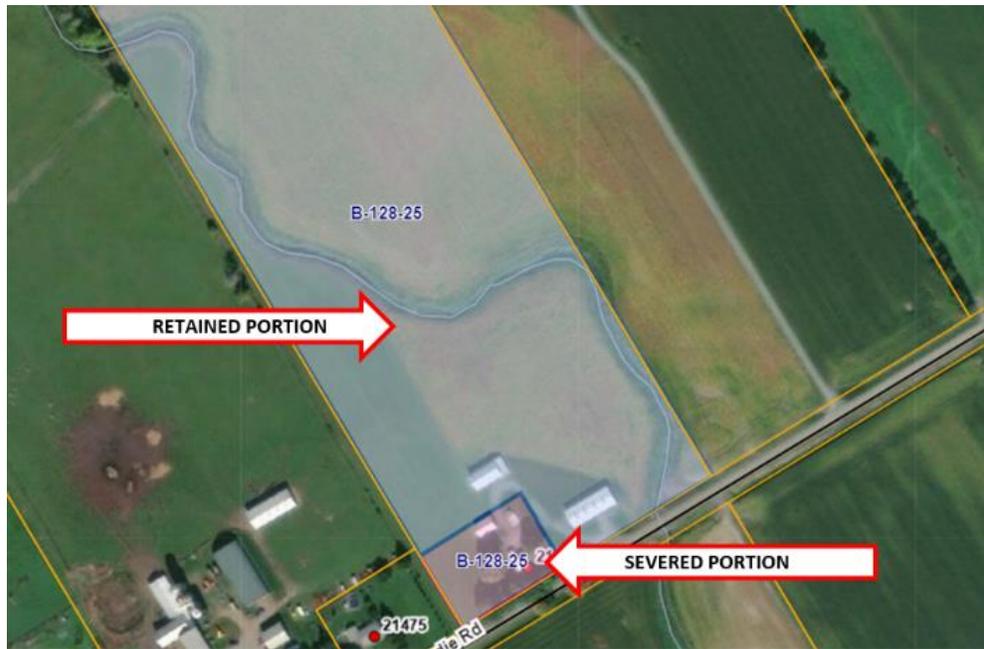
THE PURPOSE of the Zoning By-Law Amendment is:

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;

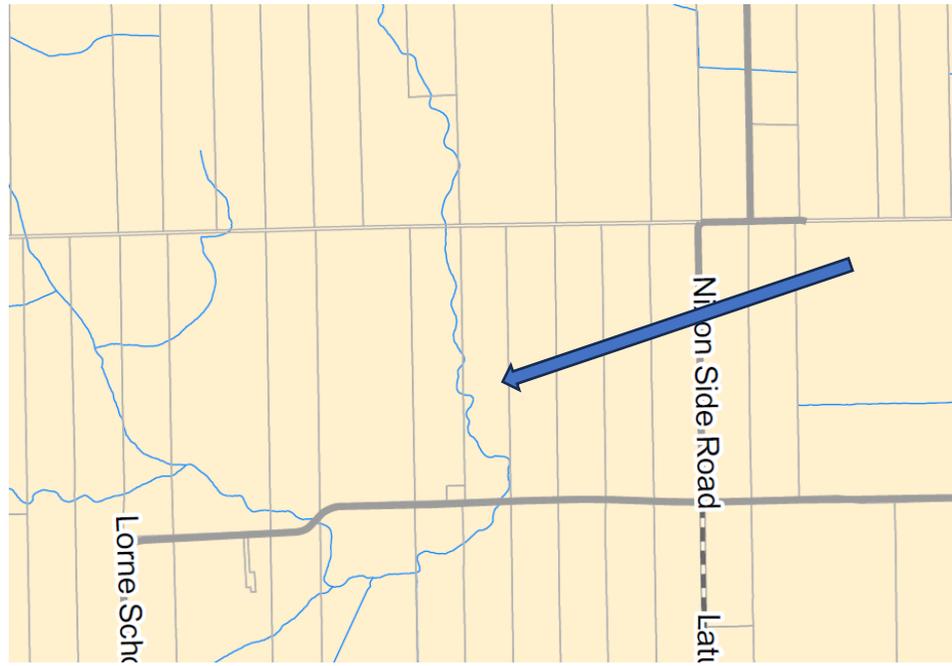
To re-zone the severed portion of Consent Application No. B-128-25 (+/- 1 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-278) to:

- prohibit agricultural uses.



Official Plan & surroundings

Agricultural Resource Lands



Zoning & surroundings

General Agricultural (AG) & Floodplain (FP)



Use	Currently used as residential (dwelling), and fields/forestry on the North. No proposed major change after ZBA.
Surrounding Uses	North – Mostly rural residential properties, cash crop land/fields East – Mostly rural residential properties, cash crop land/fields South – Mostly rural residential properties, cash crop land/fields West – Mostly rural residential properties, cash crop land/fields
Size/Area	+/- 50 acres Proposed Consent Application No. B-128-25: - retained portion - +/- 49 acres - severed portion - +/- 1 acre. <u>Retained portion non-compliant with Zoning By-law, part of ZBA.</u>
Frontage	Proposed Consent Application No. B-128-25 - retained portion – +/- 110.3m on Brodie Road - severed portion – +/- 75.8m on Brodie Road. <u>Retained portion non-compliant with Zoning By-law, part of ZBA.</u>
Dimensions	+/- 185.4m x 1114.2m
Buildings	<p>3 buildings, a single-family dwelling and 2 accessory storage buildings to be kept with the residential portion of the severance.</p> <p>2 agricultural storage buildings to be kept on the agricultural portion.</p>  <p>The aerial photograph shows a large, mostly flat, brownish landscape. In the center-left, there is a cluster of buildings: a large white building with a dark roof, a smaller white building, and a single-family dwelling. To the right, there are two long, white agricultural storage buildings with dark roofs. A road, labeled 'Brodie Rd', runs diagonally across the bottom right of the image. A purple line is drawn across the bottom of the image, likely indicating a boundary or road edge. The overall scene is a rural agricultural or residential property.</p>

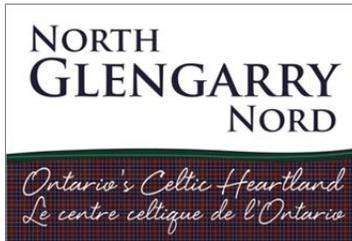
Building Height	Compliant with Zoning By-law.
Setbacks	<p>Compliant with Zoning By-law.</p> <p>The survey has not been submitted at this time, all setbacks are to be compliant with Zoning By-law, accessory buildings and septic system to be compliant with interior side yard property lines.</p>
Lot Coverage	<p>Compliant with Zoning By-law.</p> <p>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 as per OP.</p>
Sanitary/Septic	Private Class 4 Septic system located on the South-West side of the dwelling.
Water/Well	Private Well.
Storm	Storm water dispersed on site.
Entrance/Driveway	<p>1 existing driveway for residential portion off Brodie Road, to remain.</p> <p>1 existing driveway for agricultural portion off Brodie Road, east of residential proposed lot.</p> <div data-bbox="704 932 1430 1409" data-label="Image"> </div> <div data-bbox="457 1451 1261 1919" data-label="Image"> </div>

Civic number	1 existing civic number 21495 to remain for the residential dwelling unit. Currently no civic number for the agricultural portion, could be issued.
SDG	New proposed entranceway on any County Road. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on August 13, 2025, for Consent Application B-128-25, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.
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.	The owner does not have to apply for any building permits as there are no agricultural accessory buildings on the residential portion to remain. 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>	<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>
<p>Provincial Policy Statement</p>	<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>The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.</p>
<p>Official Plan</p>	<p>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.</p>
<p>Zoning By-law 39-2000</p>	<p>Severed portion is compliant with Zoning By-law.</p> <p>Retained portion to have lot frontage and lot area deficiency acknowledged by ZBA.</p>
<p>Justification</p>	<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>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.

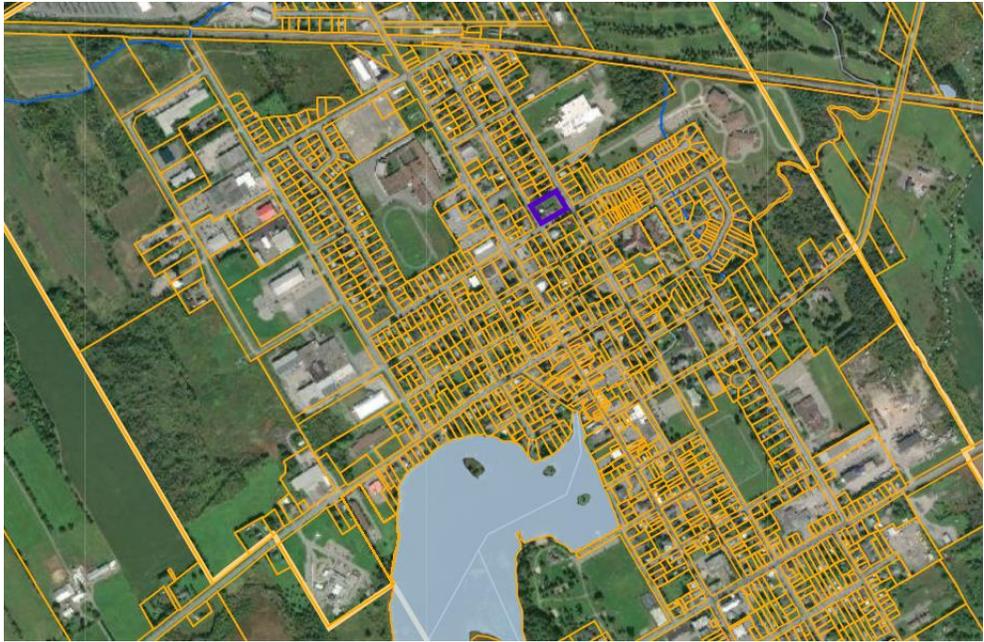


**STAFF REPORT
PUBLIC MEETING OF PLANNING**

Date: February 23, 2026

To: Mayor and Council Members

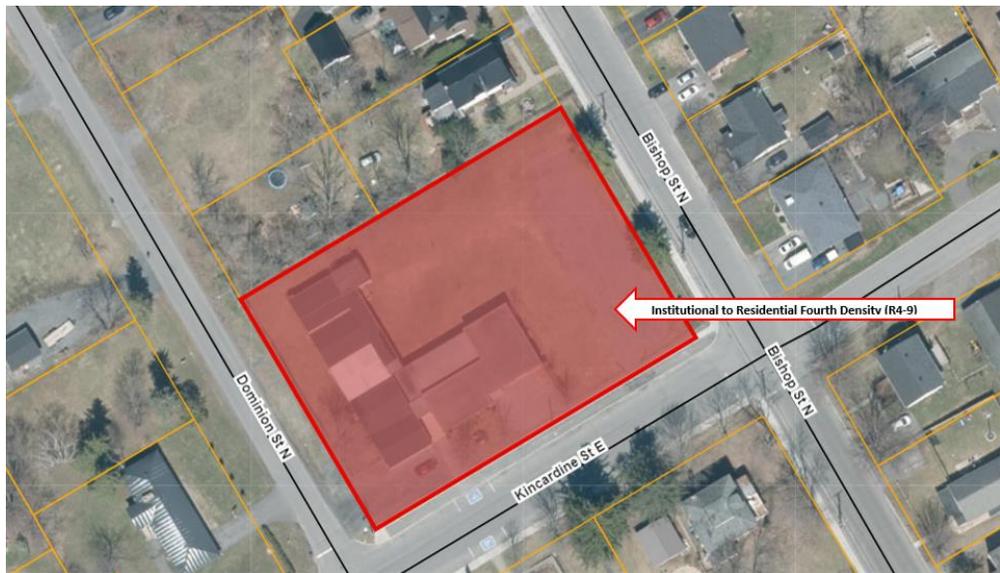
From: Jacob Rheume, Director of Building, By-law & Planning

File	Zoning By-law Amendment No. Z-03-2026
Owner	1001340844 ONTARIO INC (Ron Theoret)
Address (Civic & Legal)	43 Kincardine Street East, Alexandria RCP 121 Part Lot 20; 14R5614 Part 1 Roll 0111 018 000 63800 PIN 67150-0274
Location	

Property



Site



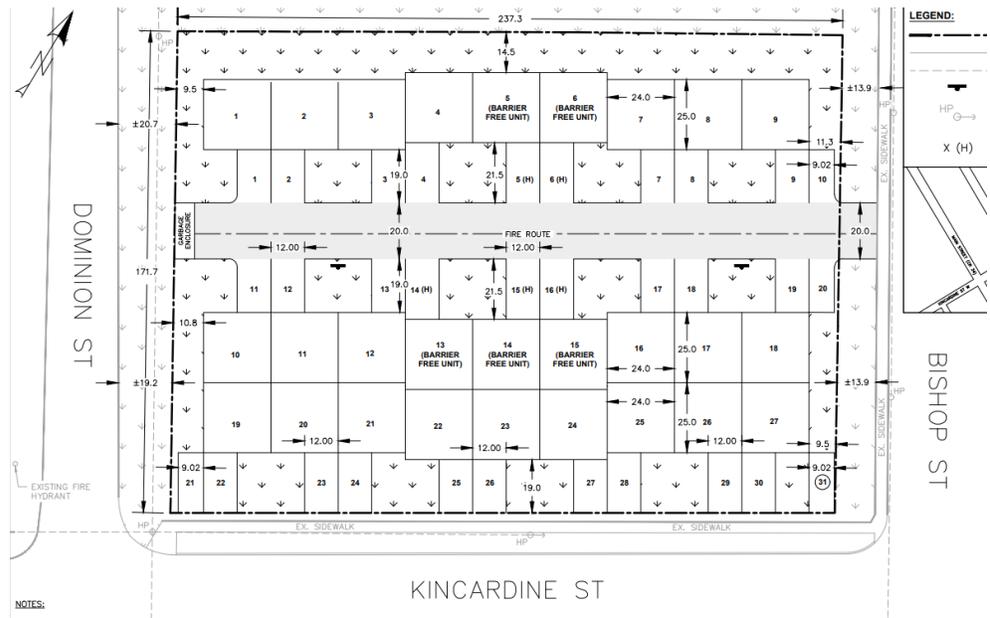
Purpose of application

THE PURPOSE of the Zoning By-Law Amendment is to:

- re-zone the property from **Institutional to Residential Fourth Density Special Exception 9 (R4-9)** and;

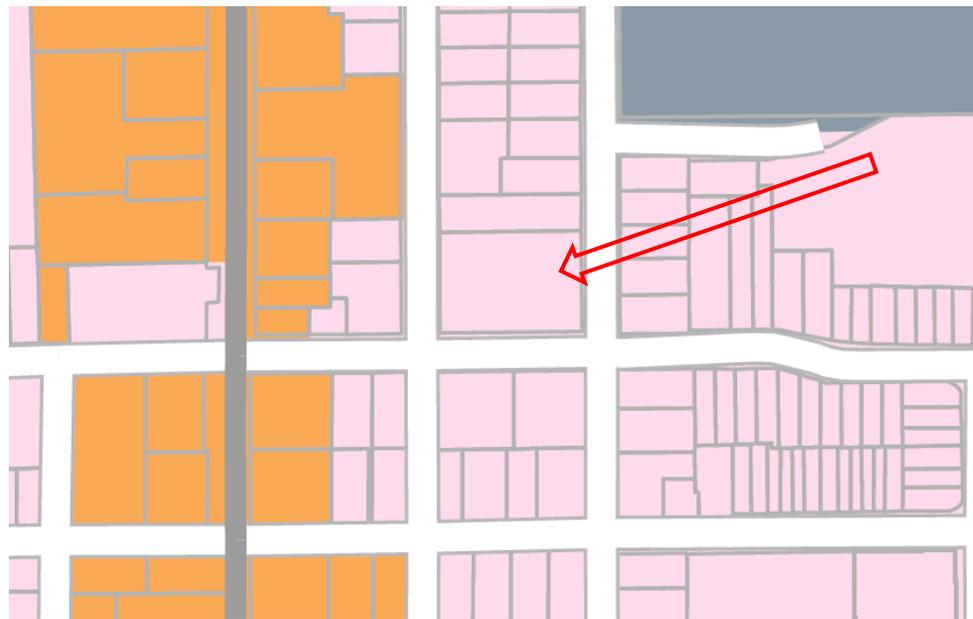
- to acknowledge the deficiency in lot coverage from the maximum permitted 35% to the proposed 40% and;
- to acknowledge the deficiency in landscape area from the minimum required 35% to the proposed 30% and;
- to acknowledge the deficiency in Exterior Yard Setback (East & West) from the required 9m 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.



Official Plan & surroundings

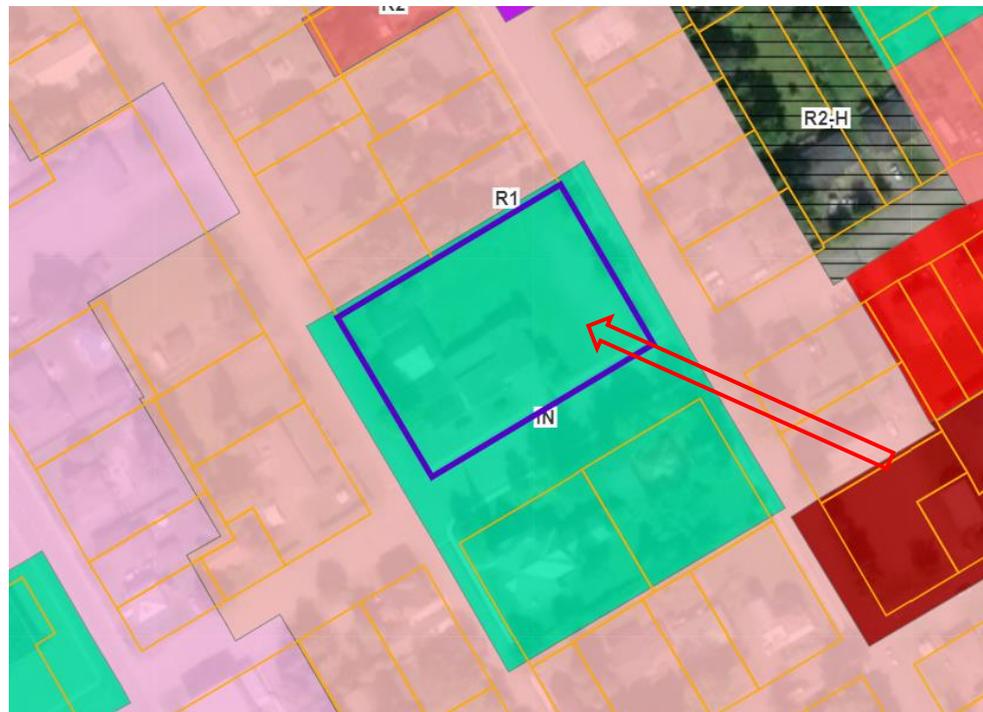
Urban Settlement Area (Alexandria) – Residential District



Surrounding land uses are primarily low-density residential dwellings, accessory structures, and small parcels typical of that Alexandria neighbourhood. The introduction of a 27-unit/1-storey residential apartment development is not anticipated to create adverse impacts.

Zoning & surroundings

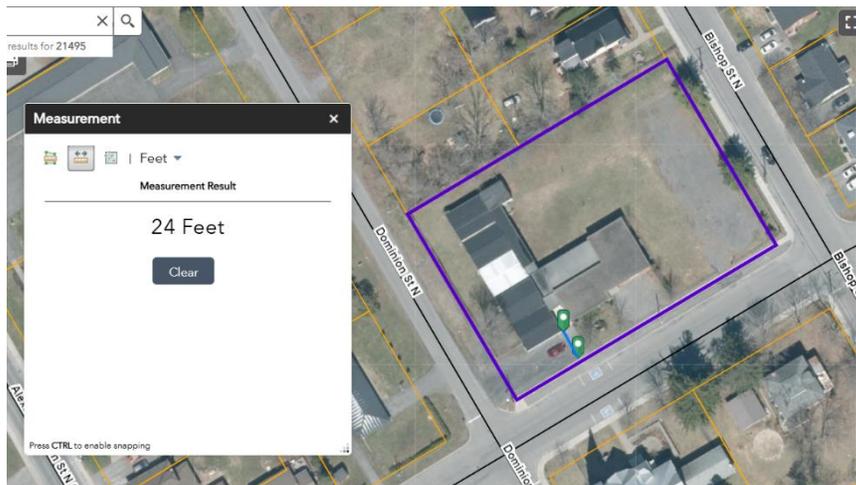
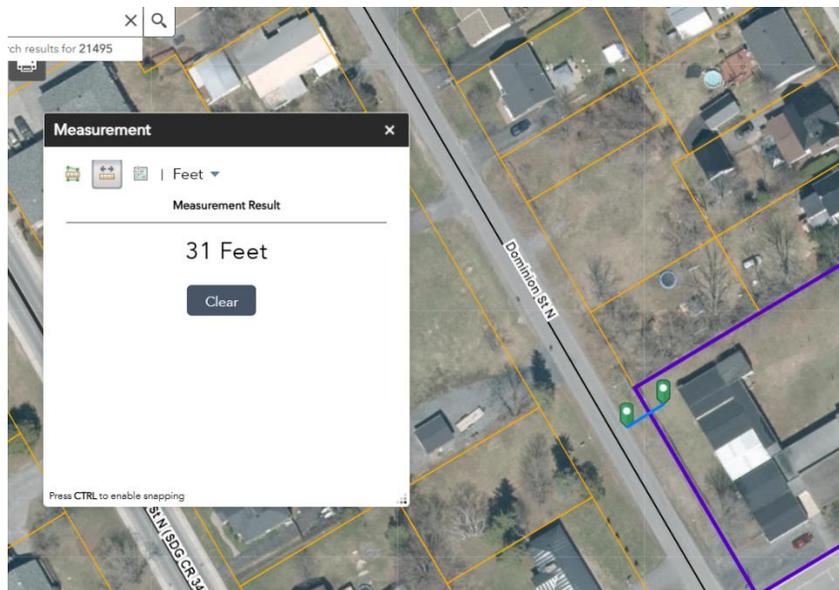
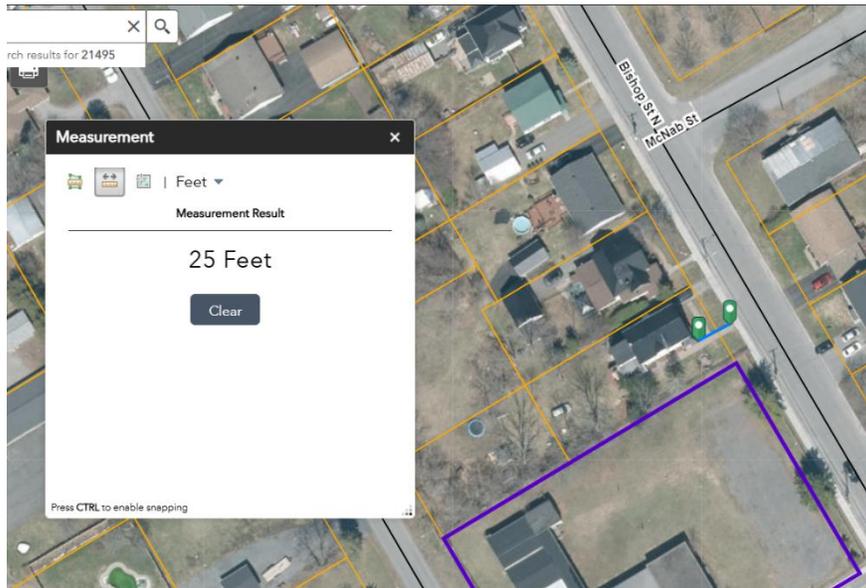
Institutional (IN)



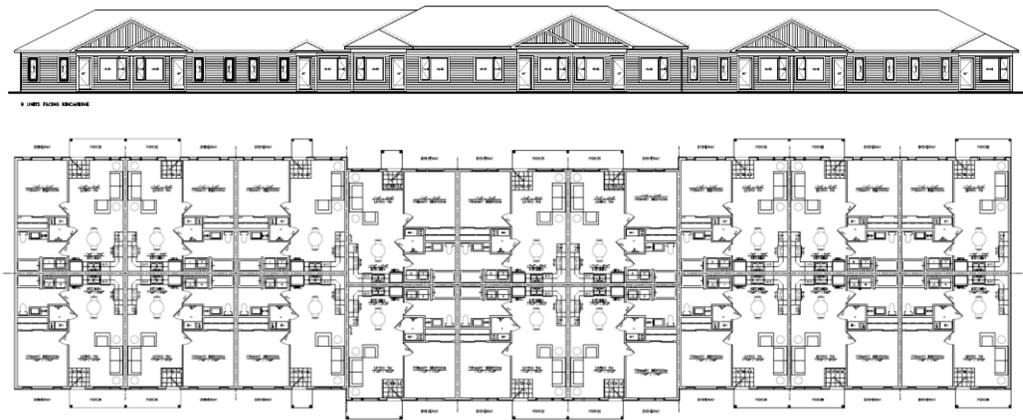
Existing Use: Former church building, school building (Institutional).

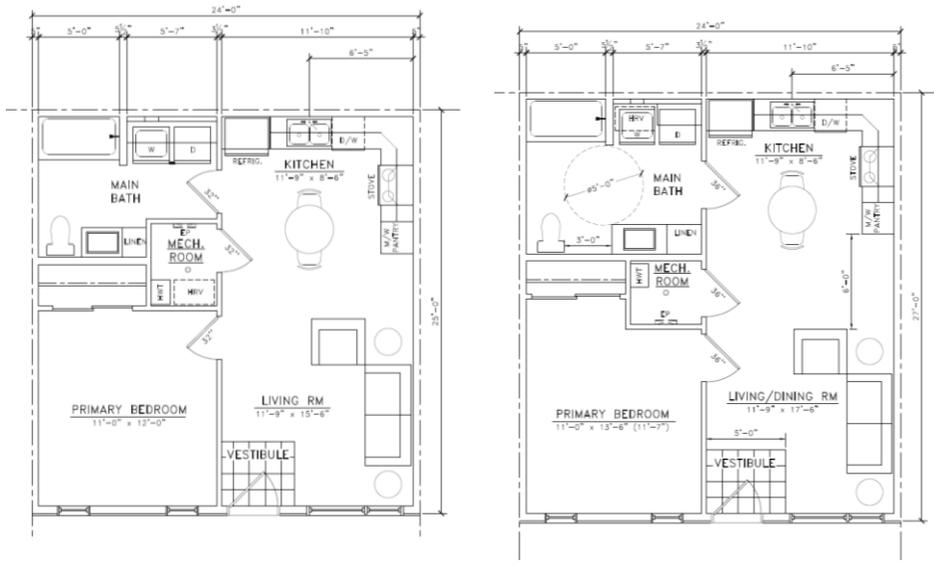
Proposed Use: Conversion to a 27-unit/1-storey residential apartment development.

Use	Currently vacant, building was demolished in late 2025.
Surrounding Uses	<p>North – Residential lots, townhomes East – Residential lots, semi-detached buildings South – Residential lots, Church West – Residential properties and local businesses, including White Rock Motel</p> <p>The surrounding uses are entirely compatible with the proposed residential conversion, no sensitive or environmental lands/areas to consider.</p>
Size/Area	<p>0.96 acre</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law for Residential Fourth Density (R4) properties.</p>
Frontage	<p>+/- 73.7m on Kincardine Street East +/- 52.6m on Dominion Street North +/- 52.6m on Bishop Street North</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
Dimensions	<p>+/- 73.7m x 52.6m</p> <p>The lot size appears to be adequate for the proposed land uses consisting in the construction of buildings and structures above and below ground and any associated water and sewer services.</p>
Buildings	<p>Currently vacant, existing building demolished in late 2025.</p> <p>Proposed units to be 3 rows of townhomes, 2 back-to-back. Compliant with R4 zone requirements in Zoning By-law.</p>
Building Height	<p>Currently vacant, existing building demolished in late 2025.</p> <p>Proposed units to be all 1 storey in height, plus roof trusses. Compliant with R4 zone requirements in Zoning By-law.</p>
Setbacks	<p>The survey has not been submitted at this point in time.</p> <p>ZBA to acknowledge the deficiency in Exterior Yard Setback (East & West) from the required 9m to the proposed 2.8m and;</p> <p>ZBA to acknowledge the deficiency in Front Yard Setback (South) from the required 9m to the proposed 5.7m and;</p> <p>ZBA to acknowledge the deficiency in Rear Yard Setback (North) from the required 9m to the proposed 4.4m.</p>



Lot Coverage	<p>The survey has not been submitted at this point in time.</p> <p>ZBA to acknowledge the deficiency in lot coverage from the maximum permitted 35% to the proposed 40% and;</p> <p>ZBA to acknowledge the deficiency in landscape area from the minimum required 35% to the proposed 30%.</p>
Sanitary/Septic	The property is serviced by an existing connection to the municipal sanitary service line.
Water/Well	The property is serviced by an existing connection to the municipal water line.
Storm	<p>Storm water dispersed on site, and on roadway to flow to an existing storm crossing the street on Dominion Street North and North on Bishop Street North.</p> <p>No storm sewers available.</p> <p>No changes proposed.</p> <p>To be evaluated at Site Plan Development By-law.</p>
Entrance/Driveway	1 existing driveway accessible from Kincardine Street East, driveway to be replaced by 5, double townhomes entrances along Kincardine Street East & 1 private roadway, acting as Fire Lane accessible from Bishop Street North.
Parking	<p>Proposed 27 units.</p> <p>ZBA to acknowledge the deficiency in parking spaces from the required 41 spaces to the proposed 31.</p> <p>Only 27 required as per new "Build More Homes Act, 2024.</p>
Trees	<p>Trees on the East side will have to be removed at construction stages as they are too close to the proposed entrances and buildings. They would most likely die soon after even if kept.</p> <p>The owner is proposing to plant a tree between each double-parking area to compensate for the 2 trees getting cut.</p> <p>12 new trees to be planted.</p>
Civic number	1 existing civic number 43 Kincardine Street East, to be changed to accommodate townhomes at Site Plan Development By-law.
SDG	No comments submitted.
RRCA & SNRCA	No comments submitted.
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 major concerns regarding additional entrances, sight triangle or traffic.
NG Public Works Dept.	Connections are existing, to be evaluated Site Plan Development By-law
NG Fire Dept.	Fire hydrant at both South corners of property. Fire lane provided to protect the middle facing dwellings.
NG By-law Dept.	No comments submitted.
NG Building Dept.	<p>A Building Permit will be required under Section 8 of the OBCA.</p> <p>The building must be designed to meet all Ontario Building Code requirements.</p> <p>Prior to permit issuance, the Building Department may conduct an on-site review to confirm no other concerns.</p> <ul style="list-style-type: none"> - Fire separations and life safety - Structural capacity - Egress and exit requirements - Any other applicable residential occupancy standards.  <p>The architectural drawings consist of two parts. The top part is a cross-section of a long, single-story residential building with a gabled roof and multiple windows. The bottom part is a detailed floor plan showing the layout of the building, including rooms, corridors, and structural elements. The floor plan is divided into several units, each with its own set of rooms and a bathroom. The drawing is a technical architectural drawing with lines and text labels.</p>



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.

In making planning decisions, Council must have regard for matters of provincial interest and ensure that decisions are consistent with the Provincial Policy Statement (PPS) and conform with the SDG Official Plan.

This application meets the requirements of the Planning Act.

Provincial Policy Statement

The proposed use represents an adaptive reuse of an existing lot, consistent with the intent of the PPS and the Official Plan to support efficient development within serviced settlement areas.

The proposed residential conversion:

- Supports efficient development patterns
- Uses existing servicing and infrastructure
- Contributes to urban settlement vitality

The proposal is consistent with the PPS.

Official Plan

The property is located within the Urban Settlement Area of Alexandria as identified in the United Counties of SDG Official Plan. Settlement areas shall be the focus of growth and development. Within settlement areas, strategic growth areas should be focused in, where applicable.

Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure and public service facilities.

The proposed conversion to residential is consistent with the established residential character of the area.

<p>Zoning By-law 39-2000</p>	<p>Following approval of this amendment, the property will be rezoned appropriately for residential use, and the proposed 27-unit/1-storey residential apartment complex.</p> <p>The proposed use represents an adaptive reuse of an existing lot, consistent with the intent of the PPS and the Official Plan to support efficient development within serviced settlement areas.</p>
<p>Justification</p>	<p>Facilitates appropriate land use compatibility and minimizes conflicts (Act)</p> <p>Supports efficient, sustainable development patterns (PPS)</p> <p>Represents infill development within an existing Urban Settlement Area (OP)</p> <p>Aligns with community character and surrounding land uses (OP)</p> <p>Provides an appropriate and desirable use for the site (ZB)</p> <p>Ensures functional site design, access, servicing, and safety (ZB)</p> <p>Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)</p> <p>** Local Municipalities should encourage compact development by directing development onto vacant lands within existing settlement areas. Development which is contiguous to existing built-up areas within these settlement areas shall be prioritized over fragmented, remote or unserviced development that could also negatively impact natural heritage systems.</p> <p>** As communities grow and evolve, land use areas or districts shall be tailored to the character, function and servicing of specific land uses or mix of uses. This design should focus on making communities walkable and safe, particularly for children and seniors</p> <p>** As referenced in the PPS, land use planning must take into consideration not only current land use needs, but future ones as well. While short-term considerations have some merit, the role of planning is to consider the long-term impact of land use; social well-being, access to housing, environmental considerations, and economic viability are all concerns in the development and planning of communities.</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.