

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

Public Meeting of Planning

Monday, January 30, 2023, 5:00 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, but not by the Township

- 1. DISCLOSURE OF CONFLICT OF INTEREST**
- 2. ACCEPT THE AGENDA (Additions/Deletions)**
- 3. RATIFY MINUTES**
 - a. Public Meeting of Planning Minutes - Nov 28 2022
- 4. ZONING AMENDMENT & PLAN OF SUBDIVISION - McDOUGALD ST W (Presentation by the Counties of SDG - Peter Young and EVB Engineering)**
- 5. OPA - ALEXANDRIA INDUSTRIAL PARK BOUNDARY (Presented by the Counties of SDG - Peter Young)**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. NOTICE OF MOTION**
- 9. ADJOURNMENT**

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, November 28th 2022

Council Chambers

Township of North Glengarry

3720 County Road 34, Alexandria, ON

A Public Meeting of Planning was held in the Council Chamber on Monday, November 28th 2022 at 6:00pm.

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

MUNICIPAL STAFF PRESENT: CAO/Clerk – Sarah Huskinson
Director of Building, By-law & Planning – Jacob Rhéaume
Planning Department – Chantal Lapierre

PUBLIC MEETING OF PLANNING CALLED TO ORDER

The chair of the Committee called the Meeting to order at 6:00pm.

1. DISCLOSURE OF CONFLICT INTEREST

- There were no declarations of interest.

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Gary Martin

Seconded By: Jeff Manley

That the Council of the Township of North Glengarry accepts the Public Meeting of Planning agenda of Monday, November 28th/2022.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Carma Williams

Seconded By: Jacques Massie

That the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday, September 26th/2022.

Carried

The meeting was then turned over to the Planning Department

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

4. ZONING AMENDMENTS

a) Z-17-2022

Owner: Andre Larocque

Location: 2811/2815 Rolland Massie Rd., Glen Robertson

Purpose of application: To re-zone both the severed and retained portion subject to consent application B-171-21 as follows;

The **retained** portion of the property (156.4 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-216) to:

- Prohibit residential development and

The **severed** portion of the property (2.3 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-217) to:

- prohibit agricultural uses
- recognize the height of a residential accessory storage building being higher than 5m and
- permit two dwellings (existing) on one parcel of land.

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

No comments were received.

b) Z-18-2022

Owner: Andre Larocque

Location: 21525 Glen Robertson Rd., Glen Robertson

Purpose of application: To re-zone both the severed and retained portion subject to consent application B-172-21 as follows;

The **retained** portion of the property (North of railway tracks)(169.31 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-218) to:

- prohibit residential development and
- acknowledge the minimum lot frontage deficiency from the required 200m to the proposed 8.54m(Driveway width at roadway)

The **severed** portion of the property (1.0 acre) from General Agricultural (AG) to General Agricultural Special Exception (AG-219) to:

- prohibit agricultural uses and
- acknowledge the minimum lot frontage deficiency from the required 45m to the proposed 8.54m(Driveway width at roadway)

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

No comments were received.

c) Z-19-2022

Owner: Corey Willard & Noemie Fillion

Location: KENYON CONCESSION 2, PART LOT 7

Purpose of application: To re-zone both the severed and retained portion subject to Consent application B-65-22 as follows;

The Rural (RU) zoned lands of the **retained** portion of the property (59.87 acres) from Rural (RU) to Rural Special Exception HOLD (RU-22-H):

- to restrict development and site alterations until such time that development has been approved by a scoped Environmental Impact Study (EIS) prepared by a qualified professional.
 - o The EIS shall identify and evaluate the significant natural features (ANSI, wetland, woodland) on the retained lot.
 - o The EIS shall demonstrate the impacts of a conceptual residential development on the natural features and that their ecologic functions will be minimal and can be adequately mitigated.
 - o The development or site alterations within and setback 120m from the Provincially Significant Wetlands shall require permission from the Raisin Region Conservation Authority.

The Rural (RU) zoned lands of the **severed** portion of the property (49.81 acres) from Rural (RU) to Rural Special Exception HOLD (RU-23-H):

- to restrict development and site alterations until such time that development has been approved by a scoped Environmental Impact Study (EIS) prepared by a qualified professional.
 - o The EIS shall identify and evaluate the significant natural features (ANSI, wetland, woodland) on the retained lot.
 - o The EIS shall demonstrate the impacts of a conceptual residential development on the natural features and that their ecologic functions will be minimal and can be adequately mitigated.
 - o The development or site alterations within and setback 120m from the Provincially Significant Wetlands shall require permission from the Raisin Region Conservation Authority.

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

Deputy Mayor – Carma Williams – Was asking which piece of land is being sold, the retained or the severed? if the hold designation would stay with the property or property owners? Will the seller be required to notify any purchaser?

Director of Building, By-law & Planning – Jacob Rhéaume – Responded by explaining that the severed portion will be sold to someone else for recreational purposes only. The retained will stay with Mr. Willard to keep for himself with the possibility of developing in the future. The hold designation remains on the property regardless of ownership until the owner removes the holding designation through a zoning amendment. Usually, any new owner, through the purchasing process would obtain a zoning/work order certificate from the planning department that would be requested by their lawyer to inform them on the piece of land that they are purchasing which would include all the zoning information concerning the holding designation.

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

No other comments were received.

d) Z-20-2022

Owner: Margaret Boekhoff

Location: 20750 MacDonell Rd., Alexandria

Purpose of application: To re-zone the property from General Agricultural (AG) to General Agricultural Special Exception (AG-220) to permit a secondary dwelling (single detached home) on the subject lands.

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

Ashley Burtenshaw – Representing Mr. André Lacombe (Neighbor) – Wanted to confirm that Mr. Lacombe was opposing the proposed amendment as previously submitted in a letter. Indicating that the proposed new build would be too close to his barn. He's concerned over possible complaints that may arise in the future regarding manure smell and bugs as this farm is his primary income. He may enlarge his current barn to have additional livestock and does not want this construction to hinder that possibility. The property is large enough for the house to be built somewhere else on the lot. Mr. Lacombe requested that members of Council take his concerns into consideration prior to making any decisions. Photos were distributed for review.

Mayor – Jamie MacDonald – Was saying that all homes built in the country in close proximity to farmland would require a MDS 1 (minimum distance separation) to help eliminate complaints.

Director of Building, By-law & Planning – Jacob Rhéaume – Further explained by saying that the MDS 1 is a province wide requirement. OMAFRA created a formula, designed for odor, including number of animals and size of the barn and calculates set back requirements for livestock facilities to new houses. The new build would have to be constructed a certain distance away.

Ashley Burtenshaw – Representing Mr. André Lacombe (Neighbor) – Asked what would happen if Mr. Lacombe would like to grow his operation?

Director of Building, By-law & Planning – Jacob Rhéaume – Replied saying that Mr. Lacombe would also have to do a MDS just like any other farmer who would like to enlarge their operation.

Councillor (Kenyon Ward) – Jeff Manley – Asked the owner (Margaret Boekhoff) who is present at the meeting, how long has she lived at that location and she must be aware of any smells?

Margaret Boekhoff (Owner) – Replied that she’s been there for 12yrs and the smell of animals doesn’t bother her.

Deputy Mayor – Carma Williams – Was asking what would happen if the new owner complained?

Director of Building, By-law & Planning – Jacob Rhéaume – Informed everyone that OMAFRA (Ontario Ministry of Agriculture, Food and Rural Affairs) deals with all agricultural complaints concerning odor and livestock.

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

No other comments were received.

5. COMBINED ZONING & OFFICIAL PLAN AMENDMENT

a. Z-12-2022 & OP Amendment No. 16

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

Councillor (Lochiel Ward) – Brian Caddell – Asked if the owners can start filling in the Wetlands?

Director of Building, By-law & Planning – Jacob Rhéaume – Replied, no. There is a condition on the severance that a record of site condition is required to make sure that there is no contamination and any site alterations would have to be approved by RRCA (Raisin Region Conservation Authority) to ensure that there are no negative impacts.

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

No other comments were received.

6. OLD BUSINESS

7. NEW BUSINESS

8. NOTICE OF MOTION

9. ADJOURNMENT

Resolution No. 3

Moved by: Jeff Manley

Seconded by: Gary Martin

There being no further business to discuss, the **Public Meeting of Planning** was adjourned at **6:58pm.**

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT PUBLIC MEETING

January 30, 2023

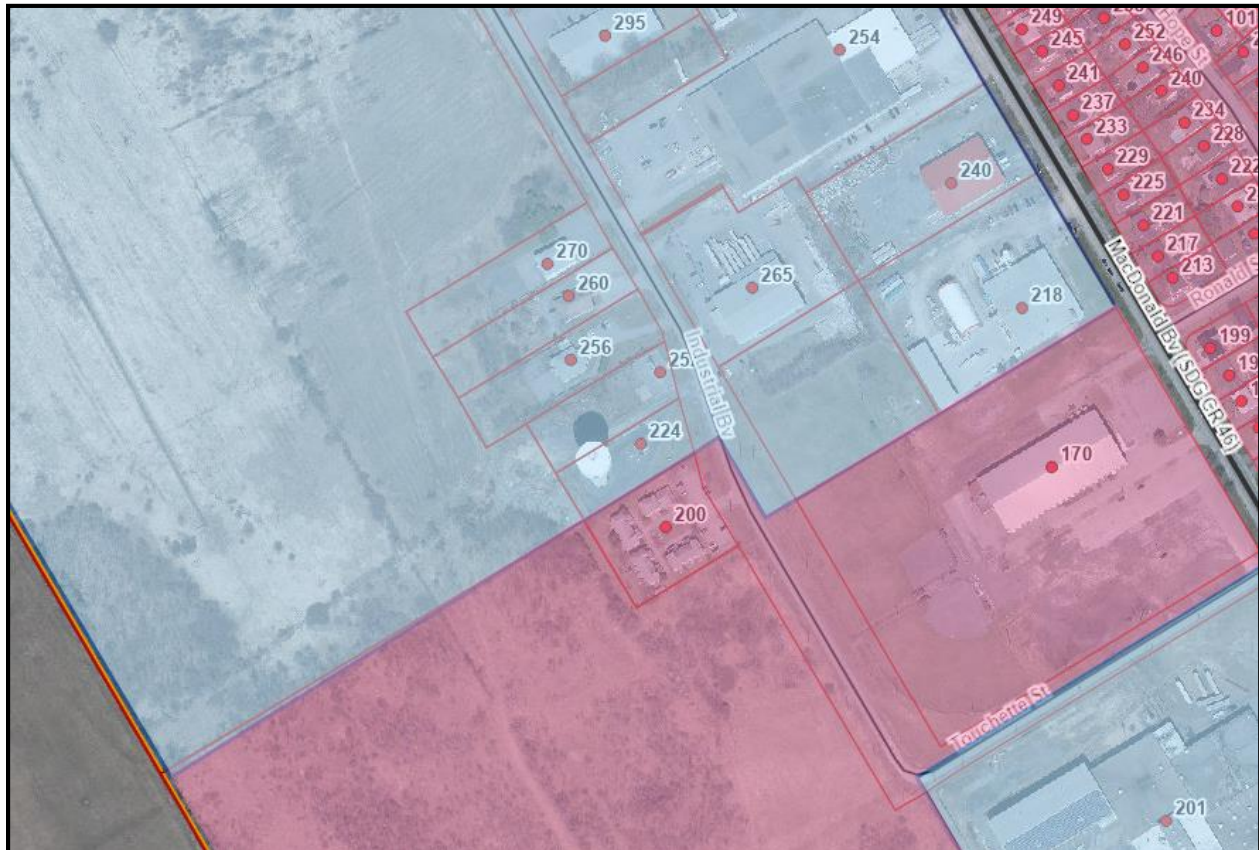
TO: Mayor and Council Members

FROM: Peter Young, MCIP RPP, Municipal Planning Consultant

RE: Official Plan Amendment – Alexandria Industrial Park boundary

Recommended Motion:

THAT the Council of the Township of North Glengarry direct staff to initiate an Official Plan Amendment to adjust the boundary of the Employment District at 224-270 Industrial Boulevard, Alexandria



Background/Analysis

The industrial park in Alexandria contains a number of industrial uses, along with residential, recreational, and institutional uses along the southern edge. The owner of 270 Industrial Boulevard has been trying to lease or sell his building for office/institutional uses for a significant amount of time, but has not been successful to date. The owner looked into applying for an Official Plan Amendment to redesignate the lands to permit residential uses, but was unable to find a planning consultant to justify the change since the property would be surrounded by employment uses.

Subsequent to the owner's initial proposal, the IHA development site plan was approved by Council for a multi-residential housing development, and the character of the area along the east side of Industrial Drive is shifting to residential and institutional, and includes several existing sensitive land uses.

Uses within the area include:

200 Industrial: Non-profit housing
224 Industrial: Water tower (permitted in any designation)
252 Industrial: Hydro One substation (permitted in any designation)
256 Industrial: Maison Interlude House
260 Industrial: EarlyON Child and Family Centre
270 Industrial: Vacant office building

Based on the existing and proposed uses, it is recommended that Council consider authorizing staff to submit an Official Plan Amendment to adjust the Employment Area designation boundary to facilitate additional uses on these properties.

Options & Discussion:

Option #1: Recommended: THAT the Council of the Township of North Glengarry direct staff to initiate an Official Plan Amendment to adjust the boundary of the Employment District at 224-270 Industrial Boulevard, Alexandria

Option #2 Council does not proceed with the Official Plan Amendment.

Financial Implications:

SDG does not charge an application fee to local municipalities for a locally-initiated Official Plan Amendment. Staff time would be billed on an hourly basis under the existing planning services agreement.

Attachments & Relevant Legislation:

Provincial Policy Statement Section 1.3.2.5

Land within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;*
- b) the proposed uses would not adversely affect the overall viability of the employment area;*
and
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.*

Others Consulted:

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