

THE CORPORATION OF THE TOWNSHIP OF NORTH
GLENGARRY

Public Meeting of Planning

Monday, March 27, 2023, 5:30 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. Post Meeting Minutes - Jan 30 2023

4. ZONING AMENDMENTS

- a. Z-03-2023
- b. Z-04-2023
- c. Z-05-2023

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, January 30th 2023

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, January 30th 2023 at 5:00pm.

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

SDG COUNTY STAFF PRESENT: Director of Planning – Peter Young
Planning Technician – Megan Benoit

PUBLIC MEETING OF PLANNING CALLED TO ORDER

The chair of the Committee called the Meeting to order at 5:00pm.

1. DISCLOSURE OF CONFLICT INTEREST

- There were no declarations of interest.

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Michael Madden

Seconded By: Brian Caddell

That the Council of the Township of North Glengarry accepts the Public Meeting of Planning agenda of Monday, January 30th/2023.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jacques Massie

Seconded By: Gary Martin

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

Carried

The meeting was then turned over to the Planning Department

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

**4. ZONING AMENDMENT & PLAN OF SUBDIVISION – McDOUGALD ST WEST
(Presentation by the Counties of SDG – Peter Young and EVB Engineering)**

Purpose of applications: To change the current zoning designation from R2 to R3 to permit the development of row house dwellings and to acknowledge;

- The exterior side yard setback deficiency from the required 7.5m to the proposed 5m.
- The interior side yard setback deficiency from the required 3m to the proposed 2m.
(between the townhouse buildings) and

- The lot coverage deficiency from the maximum 35% to the proposed 41%.

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

Neighbour: Mr. Melvin Watt (149 Trottier Cres) – Property backs onto the proposed development. He wanted clarification on what lot coverage meant?

Mr. Watt wanted to add that he's lived there since the year 2000 and would like to suggest a one way crescent not a two way due to the traffic.

Director of Planning – Peter Young – Explained that the lot coverage is the percentage of the entire property that has buildings on it. The By-law says 35% and the proposal is for an increase of up to 41%. Therefore, 41% of the property can have buildings on it.

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

Neighbour: Mr. André Lefebvre from the west side of the project – Was inquiring as to who would take care of the pond once the project is done? And what kind of dry pond?

Director of Planning – Peter Young – Responded by saying if approved, there will be a number of conditions to be met including approval from the Ministry of the Environment and designs to be approved by the Township. The pond will be owned by the Township but maintained by the developer. Once the subdivision is built to a certain standard, the Township will take over the responsibility. There will be a maintenance schedule which will include how often it requires to be cleaned out, devices to slow down the water and to prevent sediment build up and how often should it be mowed.

EVB Engineering – Francois Lafleur – Continued by saying that the pond will be a sunken grass area, about 2m deep from the road. There will be gentle slopes all around. It's a sunken green space.

Neighbour: Mr. André Lefebvre – Asked if there was going to be a fence surrounding the project? And if the pond will be fenced in?

Alcore Homes - Ali – Confirmed that the subdivision will be fenced in.

EVB Engineering – Francois Lafleur – Indicated that it will be a township decision if the pond will be fenced in but it would make access to the pond difficult. It can be a condition on the draft plan. The pond will be easily walkable.

Councillor (At Large) – Jacques Massie – Is the retaining pond an effort to have the project go ahead and mitigate the effect on our storm drain system?

Director of Planning – Peter Young – Yes. Every subdivision has to do a storm water analysis to look at the pre-development vs post development. The pre-development is the field with grass and trees. The post development is the hard surface from the roofs, the chunks of land that are paved for driveways. The design is to ensure that the run off will be the same before and after development.

Councillor (Alexandria Ward) – Michael Madden – Wanted confirmation on the number of residential dwellings. Forty-three dwellings plus 18 possible secondary units. Potential for sixty-one residential units?

Director of Planning – Peter Young – Correct, the forty-three units does not include the secondary dwelling units. The Province just changed through Bill 23 and secondary dwelling units are allowed where there are single detached, semi detached dwellings or townhomes. Generally we don't see that many of them except for some end units where usually the owners lives on top and rents out the basement for extra income.

Deputy Mayor – Carma Williams – Concerned over the width of the road. Will there be adequate space for vehicles and emergency vehicles to go through?

Director of Planning – Peter Young – The Counties will be working with the public works director. The parking could be restricted to one side of the road. Additional parking is being looked at, there are some possibilities. All units should have two parking spaces.

Councillor (Kenyon Ward) – Jeff Manley – Who is responsible for traffic control?

Director of Planning – Peter Young – Replied that enforcement, parking and making sure that there is enough room for utility vehicles will be the townships responsibility.

Councillor (Lochiel Ward) – Brian Caddell – Was inquiring about the height down to the road. When the project is finished, how deep will the slope be for the properties at the highest point?

EVB Engineering – Francois Lafleur – Explained that the developer is trying to minimize the amount of cuts that have to be done. There will be a gradual slope. The plan is to have a mix of terrace home styles and small retaining walls in the backyards which should be enough to get back to the existing grade.

Councillor (Alexandria Ward) – Michael Madden- Questioned if snow removal and snow storage was taken into consideration? Where will it go?

EVB Engineering – Francois Lafleur – The snow would have to be moved regularly and not to leave it accumulate. The township will have extra costs to remove the snow.

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

No additional comments were received.

**5. OPA – ALEXANDRIA INDUSTRIAL PARK BOUNDARY
(Presentation by the Counties of SDG – Peter Young)**

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

Deputy Mayor – Carma Williams – Was asking if this proposal for an Official Plan and Zoning Amendment change be compatible with the surrounding uses? Residential & Industrial?

Director of Planning – Peter Young – It is a concern and the reason that Mr. Delorme had difficulty getting support from other consultants. But looking at the different uses surrounding the property, they are also sensitive uses. Therefore if new processes were being introduced or new machinery that required environmental compliance by the Ministry all other uses would have to be considered and that’s why we are bringing this proposal to Council.

Councillor (Kenyon Ward) – Jeff Manley – What are the owners plans?

Director of Building, By-law & Planning – Jacob Rhéaume – If the changes receive approval, the owner will apply for a five unit apartment building. He will live in the basement. Two apartments on the main floor and two apartments on the second floor. All in the existing building, stairs are already there for access. Other possibilities were looked at but not favorable for the current owner.

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

No additional comments were received.

6. OLD BUSINESS

7. NEW BUSINESS

8. NOTICE OF MOTION

9. ADJOURNMENT

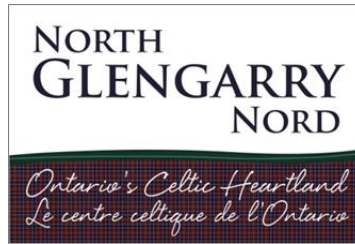
Resolution No. 3
Moved by: Jeff Manley
Seconded by: Jacques Massie

There being no further business to discuss, the **Public Meeting of Planning** was adjourned at 5:48pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT PUBLIC MEETING

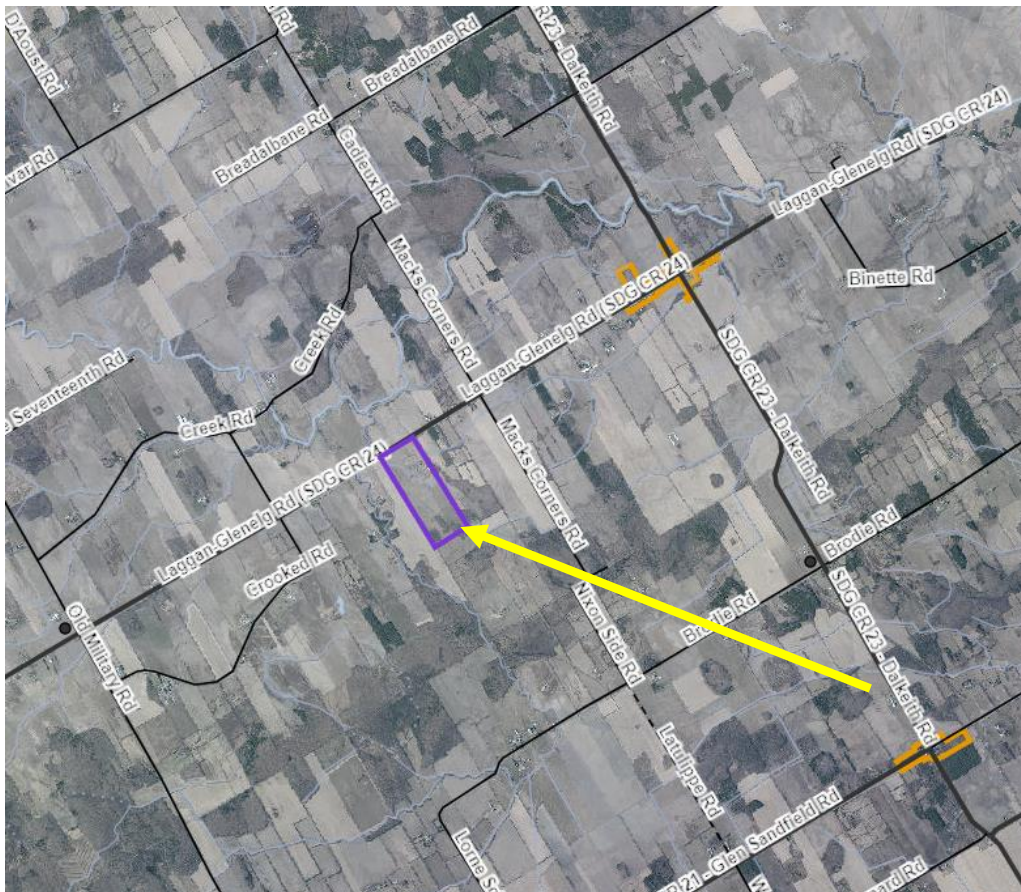
March 27, 2023

TO: Mayor and Council Members

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

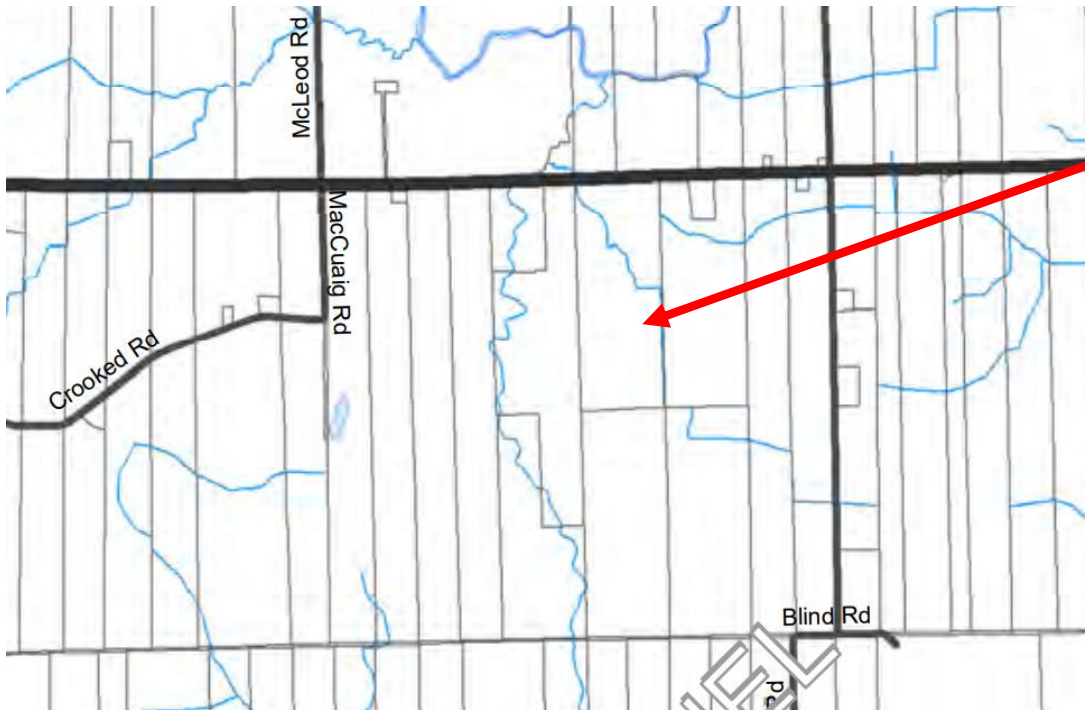
RE: Zoning By-law Amendment No. Z-03-2023

Owner: Michael WRAY & Nina O'FLAHERTY
21520 Laggan-Glenelg Road, Dalkeith, ON

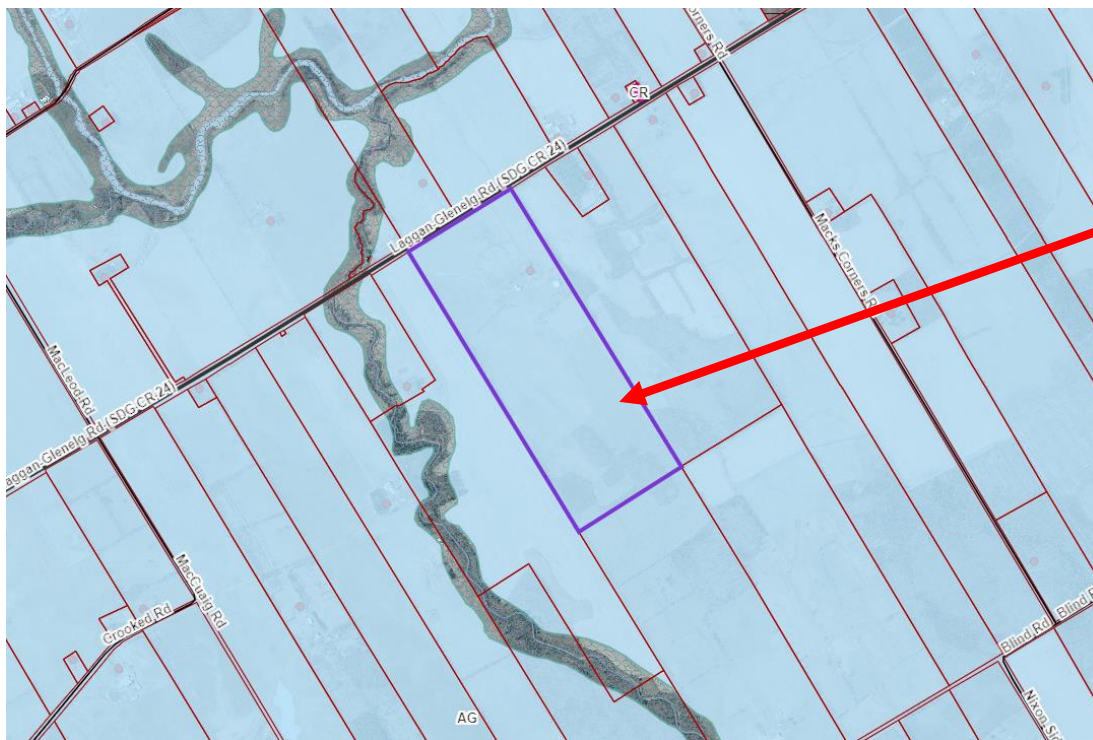




Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG)



The owner is planning to keep both agricultural storage buildings on the agricultural lands. Both buildings are far enough from the newly proposed property lines and comply with the Township's Zoning By-law. The newly created property lines are created in accordance with the Zoning By-law requirements for both the retained and the severed portions.

Prior to clearing all the conditions, the Chief Building Official will go on site to ensure no other structure is creating a health and safety hazard for public and future owners, such as sheds, other old buildings, etc.

There currently is only 1 existing entrance on the property, serving the severed portion with the dwelling, which will remain. The Council has notified the owner (as a condition) they will not issue an entrance permit for the retained portion, being the agricultural lands. The fields will have to be accessed either via neighbouring fields or by using the residential entrance.

A civic number could be issued for the agricultural portion of the severance, civic number 21520 will remain for the existing dwelling.

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 include 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.

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

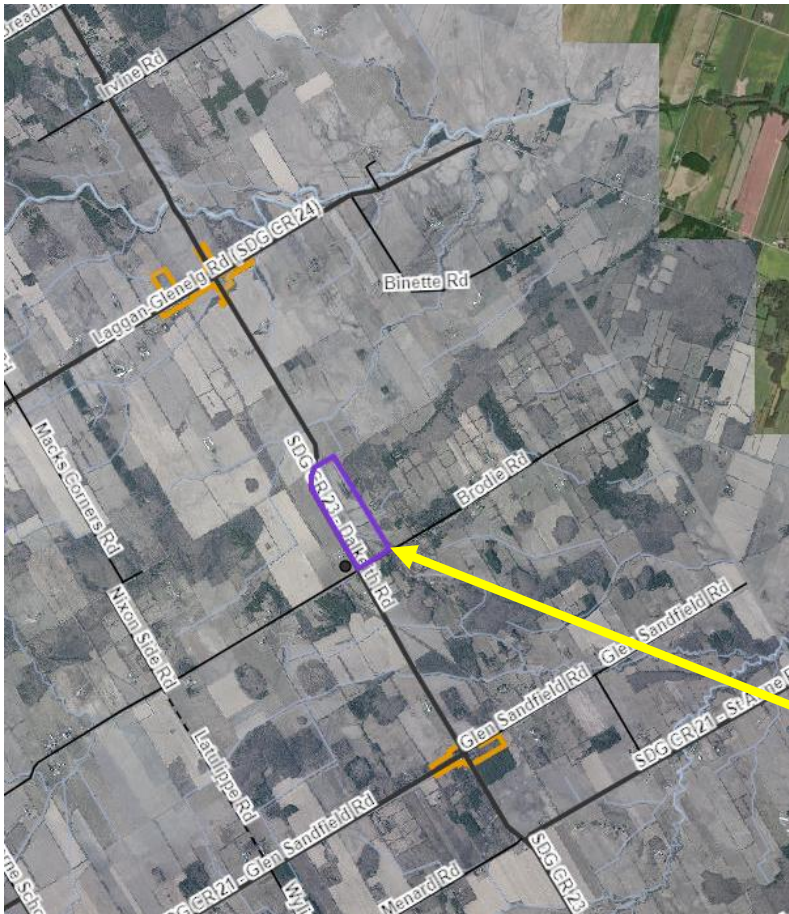
March 27, 2023

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-04-2023

Owner: Shaphan & Julianne BRODIE
21955 Brodie Road, Dalkeith, ON

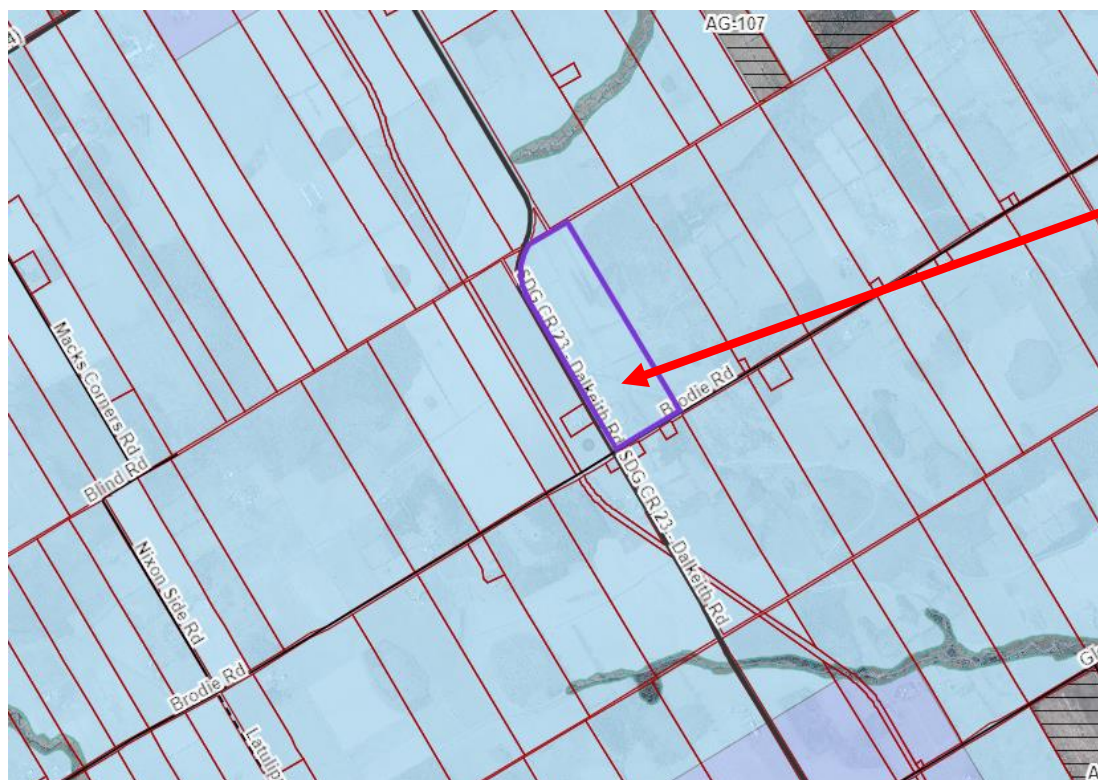




Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG)



Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-84-22 condition No. 4 & 5 as followed;

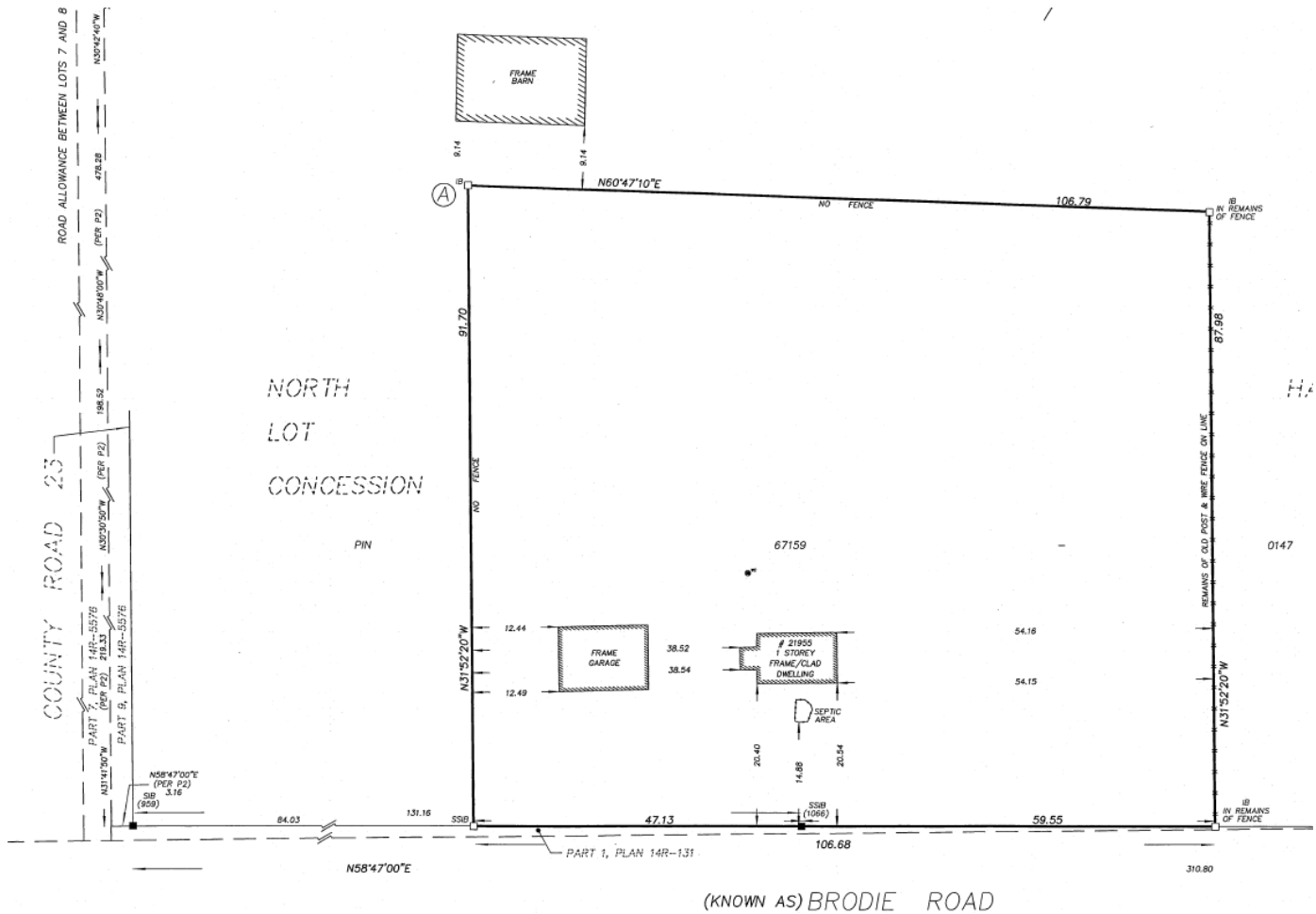
The **retained** portion of the property (97.69 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-224) to:

- prohibit residential development and;

The **severed** portion of the property (2.56 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-225) to:

- prohibit agricultural uses.

Discussion: The subject land area is approximately 100.25 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on October 19, 2022, to sever approximately 2.56 acres of land deemed surplus to the needs of the farming operation.



The owner is planning to keep the agricultural storage building on the agricultural land and ensured that the newly proposed property line is at least 9m from the building, as per the survey. The newly created property lines are created in accordance with the Zoning By-law requirements for both the retained and the severed portions.

Prior to clearing all the conditions, the Chief Building Official will go on site to ensure no other structure are creating a health and safety hazard for public and future owners, such as sheds, other old buildings, etc.

There currently are 2 existing entrances on the property, one serving the dwelling and accessory storage building for residential use, which will remain for the severed portion, and one at the East end of the new residential property, to access the fields for the retained portion, which will also remain. The Townships' Public Works Department will permit both entrances to remain and be used. The Counties have mentioned no entrances will be permitted off County Road 23.

A civic number could be issued for the agricultural portion of the severance, civic number 21955 will remain for the existing dwelling.

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.

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

March 27, 2023

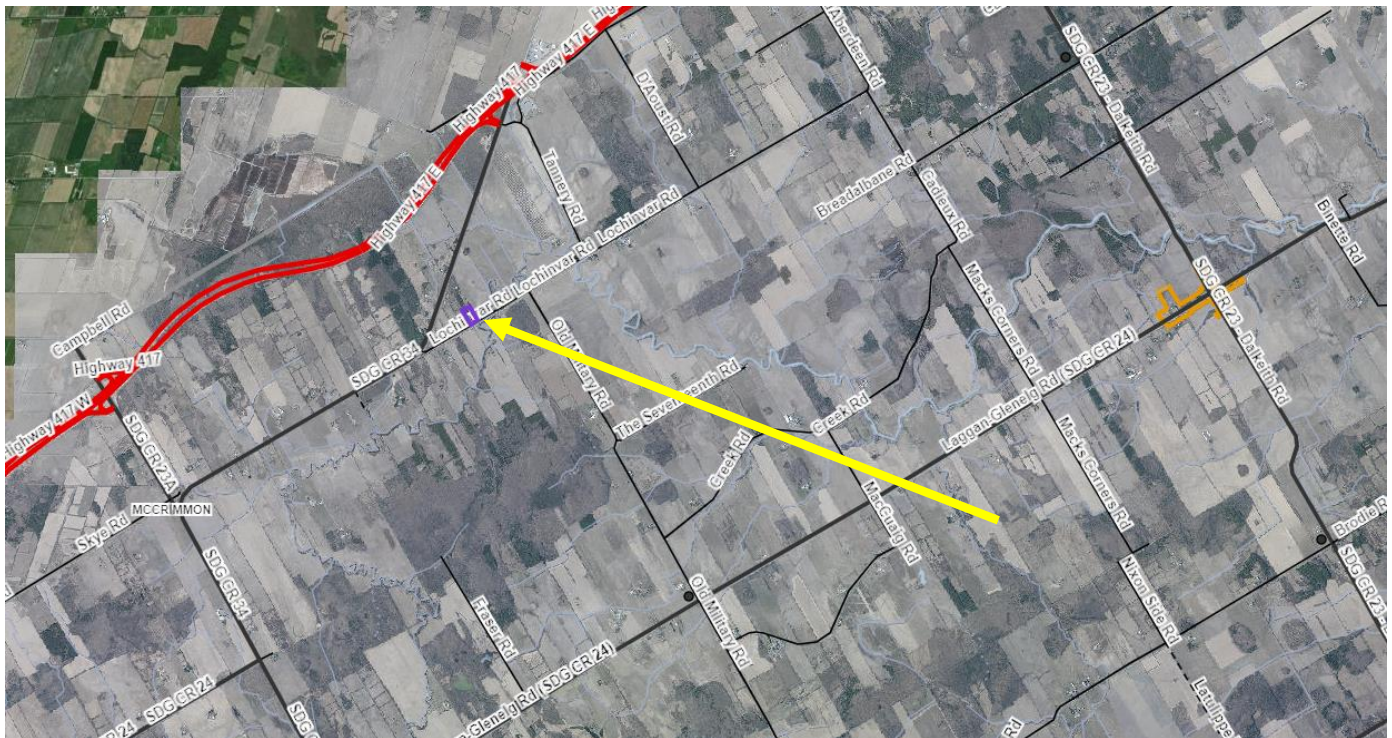
TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-05-2023

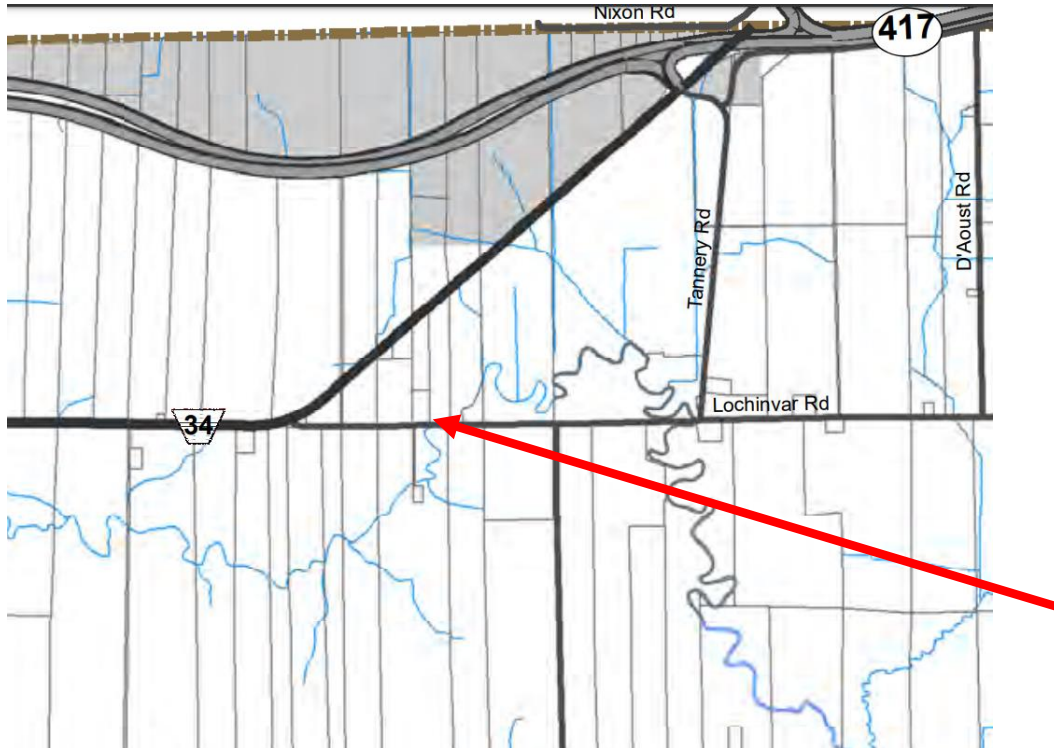
Owner: Sylvain LUPIEN & Lyanne RAINVILLE

Location: 20915 Lochinvar Road, Dalkeith Road, Dalkeith, ON, K0B 1E0
Con 9, South Part Lot 27; RP14R4508 Part 2, former Lochiel Township

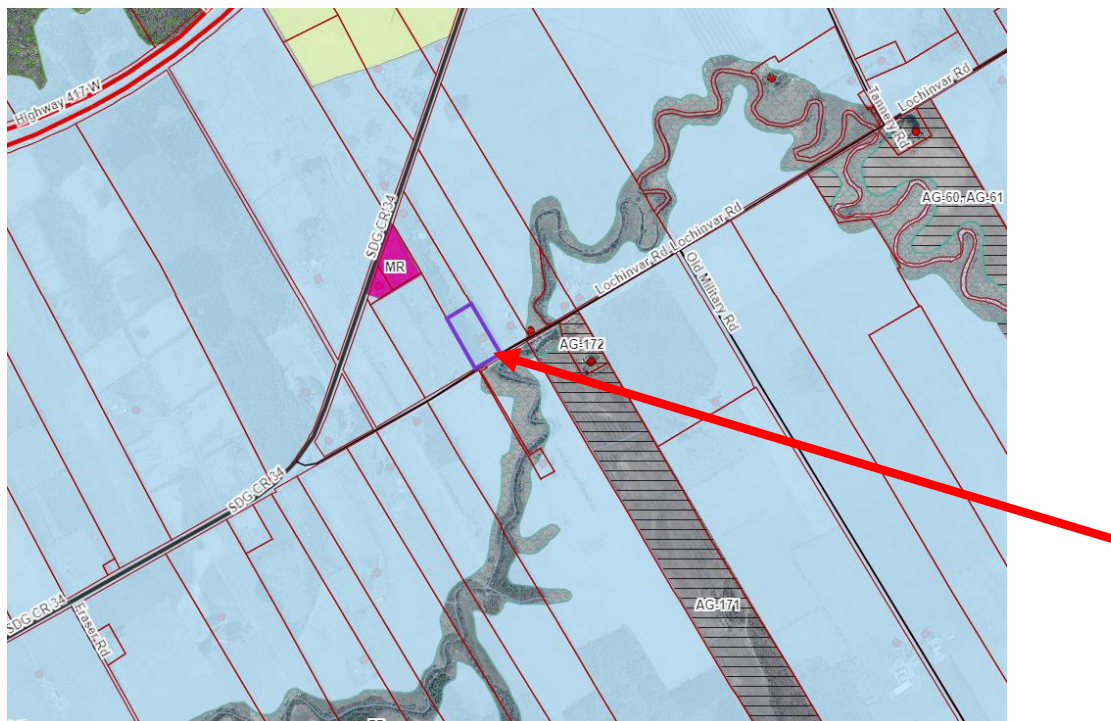




Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural-Special Exception (AG-58)



Purpose of application:

- Is to re-zone the property from General Agricultural (AG) to General Agricultural-Special Exception (AG-226) to permit a secondary dwelling (single detached home) on the subject lands.

Discussion: the subject lands have frontage of approximately 337 feet on Lochinvar Road by approximately 649' in depth, with an area of 4.87 acres. The Planning Department received a request from the applicant to rezone the property from General Agricultural (AG) to General Agricultural-Special Exception (AG-226) to permit a secondary dwelling (single detached home) on the subject lands.

The current General Agricultural zoning permits only one (1) single detached dwelling and an accessory apartment. Secondary dwellings are currently not permitted, they are however encouraged in the Provincial Policy Statement, and allowed in the SDG Counties Official Plan. On January 1, 2012, the Planning Act was amended to encourage/allow municipalities to authorize secondary dwellings within their Official Plans and Zoning By-laws, it also provides that Official Plan Policies and implementing Zoning By-laws should permit secondary dwelling units in single detached, semi-detached and row houses, or in a detached structure.

On January 1, 2012, the Planning Act was amended to require municipalities to authorize secondary dwelling units within their Official Plans and Zoning By-laws.

Secondary dwelling units increase the supply and range of affordable rental accommodation. In addition, they benefit the community in many ways as they:

- a) Allow homeowners to earn additional income to help with the ownership costs; and,***
- b) Support changing demographics by providing more housing options for extended families or elderly parents, or for live-in caregivers.***

The proposed secondary dwelling, for now, is intended to be located in the wooded area on the west side of the existing single family dwelling and will have an approximate ground floor area of 1200 square feet, which will be fully compliant with our Zoning By-law minimum requirement floor area. The proposed dwelling will comply with the required setbacks in the zoning by-law for the General Agricultural (AG) zone: front yard depth (South): 15m, interior side yard depth (East & West): 6m, and rear yard depth (North): 15m. The location of the secondary dwelling will have to comply with the required setbacks; however, it is not definitive on the setbacks since the entire property is being rezoned therefore the owners may decide to construct elsewhere on the property.

Exact location for the new dwelling and septic system will be determined later. It would most likely have its own private septic system if the existing one can't accommodate the flow, and private water supply. Both are of no concern from a planning, geological, environmental, nuisance, or building code standpoint. They will also use the same existing driveway off Lochinvar Road 23; a new civic number could be issued for the new proposed dwelling.

Designs for the new dwelling have not been finalized at this time as the owners want to confirm the construction is allowed before investing in architectural/structural drawings, and septic designs. The new dwelling will comply with our current Zoning By-law, and will have to comply with Ontario Building Code, requiring a building permit.

We have received a comment from RRCA, Provincially Significant Wetlands/Floodplain are mapped within 120m of the subject lot. Development or site alterations within and setback 120m from the wetlands/floodplain may require environmental reports and permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06. There are however, no wetlands or floodplain on the property itself so the owner can easily avoid any studies or reports.

We have received no other comments or concerns from any agencies or members of the public.

The surrounding official plan designation includes mostly Agricultural Resources Lands on all sides. Same for our Zoning, it's mostly general agricultural lands in the surroundings.

The surrounding uses include mostly rural residential properties some wetlands around Rigaud River across the road, and some woodlands.





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)

The Provincial Policy Statement, also known as the "PPS", provides policy directions on matters of provincial interest related to land use planning and development. It aims to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Section 1.1.1 supports Healthy, livable and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, accommodate an appropriate affordable and market-based range and mix of residential types, (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for elderly) and avoiding development and land use patterns which may cause environmental or public health and safety concerns.

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

Secondary dwelling units in agricultural areas are consistent with the Provincial Policy Statement 2020.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan permits dwellings and secondary dwellings in Agricultural Resource Lands. SDG Counties planning Staff have confirmed the application conforms to the SDG Counties Official Plan. They were notified of the proposed Zoning Amendment and offered no comments or concerns regarding the proposed application.

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. It also promotes the efficient use of land, and it is deemed appropriate for the subject lands.