

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Regular Meeting of Council

Agenda

Monday, April 13, 2026, at 6 p.m.

Council Chambers

3720 County Road 34

Alexandria, Ontario K0C 1A0

THE MEETING WILL OPEN WITH THE CANADIAN NATIONAL ANTHEM

1. CALL TO ORDER

2. DECLARATION OF PECUNIARY INTEREST

3. ACCEPT THE AGENDA (Additions/Deletions)

- ADOPTION OF PREVIOUS MINUTES

- Regular Meeting of Council Minutes – Monday March 23, 2026

4. DELEGATIONS

5. NEW BUSINESS

Community Living Month (Shine-a-Light Campaign)

6. STAFF REPORTS

a. Administrative Department

- i. AD 2026-06: Restricted Acts of Council (Lame Duck) Delegation of Authority

b. Building Planning and By-law Department

- i. BP 2026-12: Proposed Telecommunication Tower in Alexandria (STC0942)
- ii. BP 2026-13: Zoning By-law Amendment Z-04-2026 -Richard Decoste (9495-6257 Quebec Inc)
- iii. BP 2026-14: Zoning By-law Amendment Z-05-2026 – Andre Chenier
- iv. BP 2026-15: Zoning By-law Amendment Z-06-2026- Mikael Gregoire

c. Public Works Department

- i. PW 2026-09: 2026 Gravel Road Resurfacing – Procurement Results PW-1011

- ii. PW 2026-10: Liquid Dust Suppressant – Procurement Results PW-1017
- iii. PW 2026-11 : 2026 - Tandem Plow Truck and Equipment – Procurement Results PW-1009

7. UNFINISHED BUSINESS

EOWC Opposition of Alto High-Speed Rail Project in its current form

8. CONSENT AGENDA

Public Meeting of Planning Minutes - Monday February 23,2026

Council Correspondence Package March 18 - April 01, 2026

9. NOTICE OF MOTION

Next Regular Meeting of Council

Monday April 27, 2026, at 6 pm. in the Council Chambers, 3720 County Road 34, Alexandria, Ontario

Note: Meetings are subject to change and cancellation

10. QUESTION PERIOD

Questions are to be in relation to the items presented on this agenda. Limit of one question per person and subsequent questions will be at the discretion of the Mayor/Chair

11. CLOSED SESSION

12. CONFIRMATION BY-LAW

- a. By-law 25-2026

13. ADJOURNMENT

Carried

4. **ADOPTION OF PREVIOUS MINUTES**

Resolution No. 2

Moved by: Jacques Massie

Seconded by: Michael Madden

THAT the minutes of the following meeting(s) be adopted as circulated.

Regular Meeting of Council Minutes – Monday, February 23, 2026

Carried

5. **DELEGATIONS**

None

6. **STAFF REPORTS**

a. Administration Department

i. AD 2026-05: Use of Corporate Resources During an Election Year

Resolution No. 3

Moved by: Michael Madden

Seconded by: Jeff Manley

THAT the Council of the Township of North Glengarry receives Staff Report AD-05-2026: Use of Corporate Resources During an Election Year Policy; and

THAT Council adopts the Use of Corporate Resources During an Election Year Policy, being a policy to provide direction to Members of Council and all staff on the administration of corporate resources with respect to election campaign matters; and

THAT Council approves By-law 18-2026, being a by-law to adopt the Use of Corporate Resources During an Election Year Policy; and

THAT By-law 18-2026 be read a first, second, and third time and enacted in open Council this 23rd day of March 2026.

Carried

b. Community Services Department

i. CS -2026-08: ACHC Committee Vacancy

Resolution No. 4

MOVED BY: Jeff Manley

SECONDED BY: Michael Madden

THAT the Council of the Township of North Glengarry receives Staff Report No. CS-2026-08, Arts, Culture and Heritage Committee Vacancy; and,

THAT Council acknowledges that the Arts, Culture and Heritage Committee currently has four lay members, which is fewer than the minimum of five lay persons referenced in the Committee's Terms of Reference; and,

THAT Council, considering the limited number of remaining meetings in the current committee term and the minimal value a new appointment would add at this time, direct staff not to fill the vacancy for the remainder of the term.

Carried

ii. CS-2026-09: GDHS Tennis Court Partnership

Resolution No. 5

Moved by: Michael Madden

Seconded by: Gary Martin

THAT the Council of the Township of North Glengarry receives Staff Report No. CS-2026-09, Glengarry District High School Tennis Court Partnership; and,

THAT Council directs staff to proceed with drafting an agreement in partnership with the Upper Canada District School Board surrounding community use of the Glengarry District High School tennis courts; and,

THAT Council approves the allocation of \$10,000 from the Alexandria Recreation Association's 2026 Capital Budget to contribute towards the tennis court resurfacing project.

Carried

c. Treasury Department

i. TR-2026-03, 2026 Tax Rate By-Law 16-2026

Resolution No. 6

Moved by: Gary Martin

Seconded by: Carma Williams

THAT the Council of the Township of North Glengarry receives Staff Report No. TR-2026-03, 2026 Tax Rate By-Law 16-2026; and

THAT the Council of the Township of North Glengarry adopt By-Law 16-2026, being a by-law to adopt the tax rates for the year 2026.

AND THAT By-Law 16-2026 be read a first, second and third time and enacted in open Council this 23rd day of March 2026.

Carried

ii. TR-2026-04 2025 Statement of Remuneration and Expenses

Resolution No. 7

Moved by: Carma Williams

Seconded by: Jacques Massie

THAT the Council of the Township of North Glengarry receives Staff Report No. TR-2026-04, 2025 Statement of Remuneration and Expenses for information purposes.

Carried

iii. TR-2026-05 2025 Reserve Update

Resolution No. 8

Moved by: Jeff Manley

Seconded by: Michael Madden

THAT the Council of the Township of North Glengarry receives Staff Report No. TR-2026-05 2025 Reserve Update; and

THAT the Council of the Township of North Glengarry approves the transfers to and from reserves as outlined in Schedule A.

Carried

iv. TR-2026-04, 2025 Statement of Remuneration and Expenses

Resolution No. 9

Moved by: Michael Madden

Seconded by: Jeff Manley

THAT the Council of the Township of North Glengarry receives Staff Report No. TR-2026-06 Amending User Fees and Charges By-Law 20-2026; and

THAT the Council of the Township of North Glengarry receives By-Law 20-2026, being a by-law to amend the User Fees and Charges for the Township of North Glengarry.

AND THAT By-Law 20-2026 be read a first, second, and third time in open Council this 23rd day of March 2026.

Carried

d. Building, Planning & By-law Department

i. BP 2026-07 Zoning Amendment By-Law No. Z-01-2026

Resolution No. 10

Moved by: Michael Madden

Seconded by: Gary Martin

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-01-2026; and

THAT By-law No. Z-01-2026 be read a first second and third time and enacted in open Council this 23rd day of March 2026.

Carried

ii. BP 2026-08 Zoning Amendment By-Law No. Z-02-2026

Resolution No. 11

Moved by: Gary Martin

Seconded by: Carma Williams

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-02-2026; and

THAT By-law No. Z-02-2026 be read a first second and third time and enacted in open Council this 23rd day of March 2026.

Carried

iii. BP 2026-09 Zoning Amendment By-Law No. Z-03-2026

Resolution No. 12

Moved by: Carma Williams

Seconded by: Jacques Massie

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-03-2026; and

THAT By-law No. Z-03-2026 be read a first second and third time and enacted in open Council this 23rd day of March 2026.

Carried

iv. BP 2026-10 Road Widening Marcoux Road

Resolution No.13

Moved by: Michael Madden

Seconded by: Jeff Manley

THAT the Council of the Township of North Glengarry adopt by law No. 19-2026 being a by law to acquire and dedicate a portion of a property for road widening purposes.

AND THAT By-Law 19-2026 be read a first, second, and third time in open Council this 23rd day of March 2026.

Carried

v. BP 2026-11 Road Widening Kenyon Concession Road 1

Resolution No. 14

Moved by: Jeff Manley

Seconded by: Michael Madden

THAT the Council of the Township of North Glengarry adopt by law No. 21-2026 being a by law to acquire and dedicate a portion of a property for road widening purposes.

AND THAT By-Law 21-2026 be read a first, second, and third time in open Council this 23rd day of March 2026.

Carried

e. Public Works Department

i. PW 2026-04 Alexandria Lagoon Expansion – Contract Award PW-1006

Resolution No. 15

Moved by: Michael Madden

Seconded by: Gary Martin

THAT the Council of the Township of North Glengarry receives report PW-2026-04 Alexandria Lagoon Expansion – Contract Award PW-1006; and

THAT Council authorizes the award of Contract PW-1006 for the Alexandria Lagoon Expansion to Thomas Fuller Construction Co. Ltd. for \$18,782,374.00 + HST; and

THAT the Mayor and CAO/Clerk be authorized to enter into an agreement with Thomas Fuller Construction CO. Ltd for construction of the Alexandria Lagoon Expansion; and

THAT the Council of the Township of North Glengarry receives By-Law 22-2026, being a by-law to enter into an agreement with Thomas Fuller Construction CO. Ltd for construction of the Alexandria Lagoon Expansion.

AND THAT By-Law 22-2026 be read a first, second, and third time in open Council this 23rd day of March 2026.

Carried

ii. PW-2026-05, Alexandria Lagoon Sludge Removal – Contract Extension PW2023-20

Resolution No. 16

Moved by: Gary Martin

Seconded by: Carma Williams

THAT the Council of the Township of North Glengarry receives Report PW-2026-05, Alexandria Lagoon Sludge Removal – Contract Extension PW2023-20; and

THAT Council approves the extension of the existing contract with Bishop Water Inc. (Contract PW2023-20, Extension PWPO-1798) for the 2026 construction season in the amount of \$1,364,930.00 + HST, as a single source purchase in accordance with Section 21.1(b) of the Procurement Policy (By-law 18-2023), and acknowledges that Council previously approved entering into an agreement with Bishop Water Inc. on June 23, 2023, under Resolution No. 06- 23-2023-15, for a term of three years; and

THAT the Mayor and CAO/Clerk are authorized to execute the necessary contract extension documents.

Carried

iii. PW-2026-06: Sidewalk Reconstruction Program 2026 – Contract Extension PW 2024-07

Resolution No. 17

Moved by: Carma Williams

Seconded by: Jacques Massie

THAT the Council of the Township of North Glengarry receives report PW-2026-06: Sidewalk Reconstruction Program 2026 – Contract Extension PW 2024-07; and

THAT Council approves the extension of the existing contract with Malyon Excavation (Contract PW 2024-07) for the 2026 construction season at a rate of \$162.18 per square meter, as a sole source purchase in accordance with Section 21.1(b) of the Township of North Glengarry’s Procurement Policy (Bylaw 18-2023); and acknowledges that Council previously approved entering into an agreement with Malyon Excavation on April 29, 2024, under Resolution No. 04-29-2024-04.

AND THAT the Mayor and CAO/Clerk be authorized to execute the necessary contract extension documents

Carried

7. UNFINISHED BUSINESS

None

8. CONSENT AGENDA

Resolution No. 18

Moved by: Jacques Massie
Seconded by: Michael Madden

THAT the Council of the Township of North Glengarry receives the item(s) from the consent agenda for information purposes only.

Carried

9. NEW BUSINESS

Eastern Ontario Warden Caucus (EOWC) Resolution – Alto

Council reviewed the Eastern Ontario Wardens' Caucus (EOWC) resolution on the Alto High-Speed Rail project. Concerns were raised regarding rural benefits, impacts to agricultural land and municipal infrastructure, consultation, and VIA Rail service at Alexandria and Cornwall. Council requested additional language on coordinating with VIA Rail and engaging regional municipal partners. The CAO will draft and circulate this wording.

EOWC resolution has been added to the amended agenda and is available on the Township website.

10. NOTICE OF MOTION

Next Regular Meeting of Council

Monday April 13, 2026, at 6 pm. in the Council Chambers, 3720 County Road 34, Alexandria, Ontario

Note: Meetings are subject to change and cancellation

11. QUESTION PERIOD

Questions are to be in relation to the items presented on this agenda. Limit of one question per person and subsequent questions will be at the discretion of the Mayor/Chair.

12. CLOSED SESSION

Council did not move into Closed Session

13. CONFIRMATION BY-LAW

Resolution No. 19

Moved by: Michael Madden

Seconded by: Jeff Manley

THAT the Council of the Township of North Glengarry adopts by-law 23-2026, being a by-law to adopt, confirm, and ratify the matters dealt with by Resolution; and

THAT by-law 23-2026 be read a first, second and third time and enacted in Open Council this the 23rd day of March 2026.

Carried

14. ADJOURNMENT

Resolution No. 20

Moved by: Jeff Manley

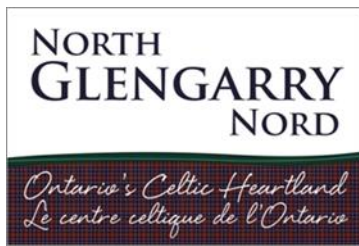
Seconded by: Michael Madden

THERE being no further business to discuss, the meeting was adjourned at 7:36 p.m.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT TO COUNCIL

Report No. AD 2026-06

DATE: April 13, 2026

From: The Clerks Office
Prepared by: Jena Doonan, Deputy Clerk
On behalf of Michael Fawthrop, CAO/Clerk

RE: Restricted acts of Council (Lame Duck Periods) and Delegation of Authorities

Recommended Motion:

THAT the Council of the Township of North Glengarry receives Staff Report No. AD-2026-06: Lame Duck Period; and

THAT Council adopt by-law 24-2026 being a by-law to delegate certain authorities during a restricted “lame duck” period.;

AND THAT by-law 24-2026 be read a first, second and third time and enacted in Open Council this 13th day of April 2026.

Background / Analysis:

Lame Duck Council — Municipal Election 2026

A Council is considered to be in a “*Lame Duck*” position when fewer than 75% of the current members of Council are eligible to return following a municipal election. This concept is outlined in Section 275 of the *Municipal Act, 2001* and was reinforced by Bill 68, *Modernizing Ontario’s Municipal Legislation Act*, which establishes November 15 as the start of the new Council term.

Lame Duck status is assessed twice during the municipal election process:

Nomination Period — Beginning on Nomination Day, August 21, 2026, Lame Duck restrictions apply if fewer than 75% of the current Council members file nominations for re-election.

Election Period — Beginning on Election Day, October 26, 2026, Lame Duck status is assessed again. If fewer than 75% of incumbents are re-elected, Council enters a Lame Duck position until the new Council takes office.

Following each assessment period, the CAO/Clerk will advise Council whether it is considered to be in a Lamé Duck position.

If Council is deemed to be in a Lamé Duck position, Section 275(3) of the *Municipal Act, 2001* restricts Council from taking the following actions:

- a) Appointing or removing any officer of the municipality
- b) Hiring or dismissing any municipal employee
- c) Disposing of any real or personal property with a value exceeding \$50,000
- d) Making any expenditure or incurring any liability exceeding \$50,000

In 2022, Council adopted a by-law delegating authority for decisions, where appropriate, on matters restricted under Section 275. Staff are recommending that Council pass a similar by-law again, which is attached to this report.

If a Lamé Duck period occurs, the CAO/Clerk will report to Council on any actions taken under the delegated authority

Alternatives:

Financial Implications:

None

Attachments & Relevant Legislation:

By-law 24-2026 Delegated authority for restricted “lame duck” period

Other Consulted:

Reviewed and Approved by:
Michael Fawthrop, CAO/Clerk

**THE CORPORATION OF THE TOWNSHIP OF NORTHGLENGARRY
BYLAW NO. 24-2026**

BEING a by-law to delegate certain authorities during a restricted "lame duck" period.

WHEREAS Section 275 of the Municipal Act, 2001, c. 2S as amended, provides that where three quarters of the members of the outgoing Council of the municipality will not be returning, the following authorities of the Council will cease on Nomination Day:

AND WHEREAS Section 275(3) of the Municipal Act, 2001, c.25, restricts Council from taking action on the following:

- a) The appointment or removal from office of any officer of the municipality
- b) The hiring or dismissal of any employee of the municipality
- c) The disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and
- d) Making any expenditure or incurring any other liability which exceeds \$50,000.

AND WHEREAS Section 23.1 of the Act states that Council is authorized to delegate certain powers and duties;

AND WHEREAS Section 5 of the Act provides that a municipality's power shall be exercised by by-law;

AND WHEREAS the Council of the Corporation of the Township of North Glengarry deems it expedient and necessary to delegate certain authority for the restricted "lame duck" period, if it applies, between August 21, 2026 to November 15, 2026;

NOW THEREFORE BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY AS FOLLOWS:

1. **THAT:** Council hereby delegates authority to the Chief Administrative Officer/Clerk of the Township of North Glengarry to take action, where necessary, on certain restrictions listed in Section 275(3) of the Municipal Act, 2001, between Nomination Day and the commencement of the Council Term, if the "lame duck" period applies.
2. **THAT:** The Chief Administrative Officer/Clerk will report to Council on any actions taken under the restrictions listed in Section 275(3) of the Municipal Act, 2001, between Nomination Day and the commencement of the Council Term, if the "lame duck" period applies.
3. **THAT:** This by-law shall be in effect for the 2026 Municipal Election.
4. **THAT:** This bylaw shall come into force and effect on the date of its final passage.

READ a first, second, third time and enacted in Open council this 13th day of April, 2026.

CAO/ Clerk/ Deputy Clerk

I, hereby certify that the forgoing is a true copy of By-Law No. 24-2026, duly adopted by the Council of the Township of North Glengarry on the 13th day of April, 2026

Date Certified

Mayor / Deputy Mayor

Clerk/Deputy Clerk



STC0942 Telecommunication Tower Report No: BP-2026-12

April 13, 2026

From: Jacob Rheume – Chief Building Official / Director of Building, By-law & Planning

RE: Proposed STC0942 Telecommunication Tower

Recommended Motion:

THAT the Council of the Township of North Glengarry receives Staff Report No. BP-2026-12 for the formal request that Shared Tower Inc. (applicant Audrey Burella – Planning Coordinator) proposal be considered complete and that the Township of North Glengarry approves the assessment of the process Shared Tower Inc. has undertaken to date for the construction of one 40m telecommunications tower in North Glengarry, to be located at 419 Main Street North, Alexandria, ON, K0C 1A0, (45.319925, -74.642477) to improve wireless voice and data services within the Township and that the Township issue a formal Letter of Shared Tower Inc. with a copy to ISED in order to permit Shared Tower Inc. to move forward with the installation of the proposed communication tower site.

Background / Analysis:

Shared Tower Inc. is proposing to erect a 40m telecommunications tower in North Glengarry to improve wireless voice and data services within the Township, specifically in Alexandria and surroundings.

Shared Tower Inc. is regulated and licensed by Industry Canada/ISED to provide inter-provincial wireless voice and data services. As a federal undertaking, Shared Tower Inc. is required by ISED to consult with land-use authorities in siting tower locations. The consultation process established under ISED authority is intended to allow the local land-use authorities the opportunity to address land-use concerns while respecting the federal government's exclusive jurisdiction in the siting and operation of wireless and data systems.

The provisions of the Ontario Building Code, the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings. Shared Tower Inc. is however required to follow established and documented wireless protocols or processes set forth by land-use authorities.

The Township of North Glengarry has not developed a protocol relevant for establishing telecommunication facilities in the Township and as a result, Shared Tower Inc. is following Innovation, Science and Economic Development (ISED) Canada's CPC-2-0-03 Default Protocol as it pertains to the public notification and consultation required for communication towers.

Shared Tower Inc. provided the attached Consultation Summary and Concurrence Letter Request, and the Site Selection & Justification Reports for the tower.

Public Notification Packages were sent to property owners within the required radius of the proposed installations as provided by the Township. The notice described the proposal and invited comments by mail, electronic mail, or phone. An ad was also published in both the Seaway News and Glengarry Times newspapers notifying the public of the proposal and inviting residents to provide comments within 30 days of the notice, which ended on March 27, 2026.

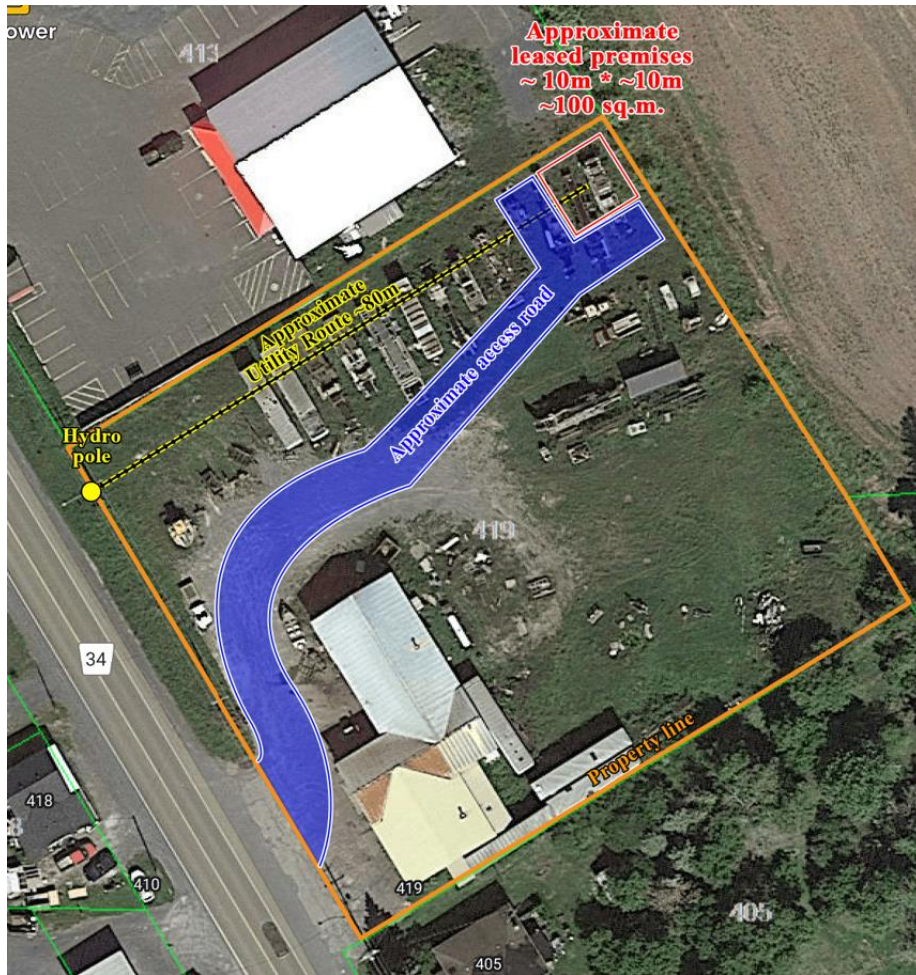
Shared Tower Inc. takes concerns or suggestions expressed by the public as important elements to their proposals. They feel that the proposed sites are well located to provide improved wireless voice and data services in the targeted area. The proposed sites are also situated and designed to have minimal impact on surrounding land uses.

No questions or comments were received from the public regarding the proposed tower.

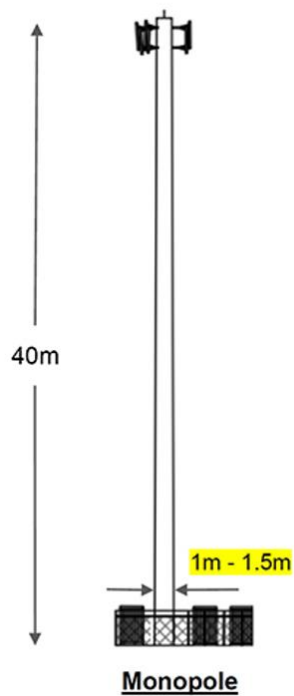
The following are some of the considerations used by Shared Tower Inc. in development criteria of the proposal:

- The proposed locations are located far from any neighbouring residences.
- Design selected for these proposals is appropriate considering the area context and will best achieve their objectives, as well as provide for future co-location opportunities of other wireless service providers in an attempt to reduce the number of structures in the area.
- Access to the properties for construction and maintenance purposes will be via existing accesses to the property to minimize any disturbance to the property's current uses.
- The installation will have no impact on the watershed or the wells, water quality or any water systems. No chemicals, pesticides or herbicides that could potentially have an adverse effect on the water systems will be contained on their structure or the associated walk-in radio equipment cabinet.
- During construction, precautions will be taken to minimize any disruption to the current operation on the site and to the surrounding residents. Once site is in-service, there will be no noise associated with the daily operation of the installation.

The tower would be located/installed as followed:



Tower specs



Foundation Pier (Diameter): 1.8m to 2.8m

Shared Tower Inc. has followed all the necessary steps in accordance with ISED's guidelines by:

- consulting with the municipality;
- advising the public of the proposal;
- addressing all reasonable and relevant concerns pertaining to our proposal; and
- keeping and producing all associated communications to ISED and the municipality.

Shared Tower Inc. has now fulfilled all the requirements under ISED's protocol as they pertain to the new proposed telecommunications sites. In order to conclude this land-use consultation and meet ISED requirements, Shared Tower Inc. is requesting that their proposal be considered complete and that the Township of North Glengarry move forward with the assessment of the process Shared Tower Inc. has undertaken to date.

Shared Tower Inc. also requests that the Township issues a formal Letter of Concurrence to Shared Tower Inc. with a copy to ISED in order to permit them to move forward with the installation of the proposed wireless communication site.

Alternatives:

No alternatives.

Financial Implications:

No financial implications.

Attachments & Relevant Legislation:

- "Site Selection & Justification Report"
- "Public Notification"
- "Formal Request"

Others consulted:

N/A

Reviewed by
Michael Fawthrop – CAO/Clerk

March 30th, 2026

Township of North Glengarry
3720 County Road 34, R.R. 2
Alexandria, Ontario, K0C 1A0

Attention: Jacob Rhéaume, Senior Planner

Re: Proposed STC0942 Telecommunications Tower

I am providing a formal request for a letter of concurrence pertaining to the above noted proposed telecommunication tower.

Proposal

40 m telecommunications tower is proposed to be located on the property located at:
419 Main St N, Alexandria, ON K0C 1A0 (45.319925, -74.642477)

Public Consultation Process

I confirm that the public information package was provided by mail to all recipients within the prescribed notification radius of the proposed tower, 30 days prior to the deadline for comments. Additionally, a public notice was placed in both the *Seaway News* and *Glengarry Times* newspapers greater than 30 days prior to the commenting deadline.

There were no comments received during the public commenting period.

Conclusion of Public Consultation

Shared Tower Inc. asserts that the proposed site is well located to provide improved wireless voice and data services in the targeted area.

Request for Concurrence

At this time, to conclude the municipal and public consultation process, Shared Tower Inc., is respectfully requesting that the Township of North Glengarry issue a statement of concurrence.

We look forward to providing enhanced wireless services to residents, businesses, and visitors to the area.

Please let me know if you require anything further at this time.

Best regards,



Audrey Burella

Planning Coordinator
Shared Tower Inc.
aburella@sharedtower.ca
(289) 925-6569

Notice Package

Proposed Shared Tower Inc. Radiocommunication Tower 419 Main St N, Alexandria, ON K0C 1A0 | 45.319925, -74.642477 File Number: STC0942

Shared Tower is proposing a new tower at 419 Main St N, Alexandria, ON K0C 1A0. The intent of the proposed tower is to strengthen the telecommunications network in order to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community.

What is being proposed?

Shared Tower is proposing a 40-metre monopole style tower to address the poor cellular service issues directly and positively impact connectivity in the area. The monopole tower design has been selected as the most efficient tower type to support equipment for future co-location services and the elevation required to meet the aforementioned application objective. This height is required to provide optimal coverage to the area for voice and data use. More importantly, this height will also allow other carriers to co-locate on the proposed tower in the future, which will limit the overall number of tower structures required in the Community of Alexandria.

The proposed tower will include a locked and electronically monitored mechanical equipment shelter. Fencing will be installed around the base of the tower and the equipment shelter will include one locked gated access point.



Figure 1: Compound Layout and Elevation Plan



Figure 2: Rendering

Where is it being proposed?

The telecommunications pole with its self-contained equipment at its base is being proposed on the property of **419 Main St N, Alexandria, ON K0C 1A0** at the approximate geographical coordinates: **45.319925, -74.642477**.

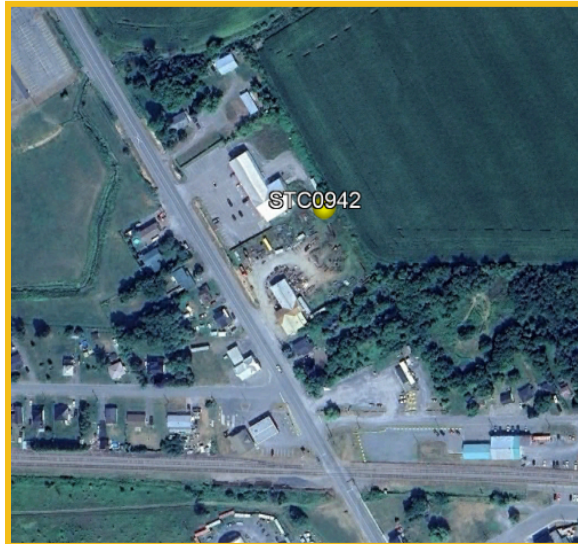


Figure 3: Tower/Compound Location

Why is this installation needed?

Shared Tower has identified a need for improved telecommunications network coverage in this community of Alexandria and the surrounding residential areas. As a carrier-neutral tower developer, our towers allow for multiple cellular carriers to co-locate and share equipment, thereby reducing the need for additional facilities in the area. The proposed tower design has sufficient space and loading capacity for additional antennas should other carriers wish to apply to install equipment to support their network requirements at this location.

Poor cellular service issues are greatly affecting surrounding areas. The current existing structures do not provide adequate coverage for the areas. To address this major gap in coverage, the proposed tower is engineered to accommodate initial and future loading for three cellular service providers and additional fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area. This coverage solution will address the poor cellular service issues directly and positively impact connectivity in the area.

Prior to proposing a new tower, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. The closest existing tower to the proposed tower is 1.15 km north, as well as one tower 2.21 km south, and one 2.37 km northwest. These distances depict a substantial coverage gap. These locations offer limited opportunities for co-location due to their distance from the affected area.

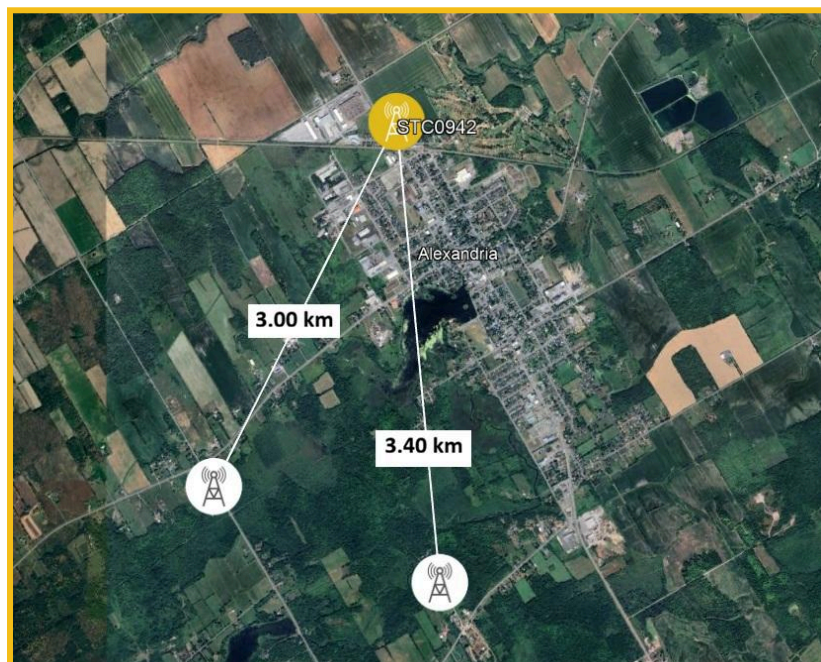


Figure 4: Existing telecommunications sites close to the proposed tower

Commenting on this Proposal

The public is welcome to request additional information or provide written comments to:

Applicant Contact:

Audrey Burella
Shared Tower Inc.
1300 Cornwall Road, Unit 101
Oakville, ON L6J 7W5
aburella@sharedtower.ca

Municipal Contact Information:

Jacob Rhéaume
Township of North Glengarry
3720 County Road 34, R.R. 2
Alexandria, Ontario, K0C 1A0
jacob@northglengarry.ca
613-525-1116

ANY PERSON may make a written submission to the individuals listed above by **March 27, 2026** with respect to this matter. Please reference **STC0942** in your correspondence.

Innovation, Science and Economic Development Canada

Innovation, Science and Economic Development Canada (ISED) is the governing body for installations of this type and can be contacted at:

ISED Eastern and Northern Ontario District Office
2 Queen Street East
Sault Ste. Marie ON P6A 1Y3
Tel: 1-855-465-6307
Fax: 705-941-4607
Email: spectrumenod-spectredeno@ised-isde.gc.ca

Public Consultation

ISED has established a default public consultation process that proponents must follow in the absence of the local land use authority (i.e., the Municipality of North Glengarry) having an established and documented public consultation process. The Municipality of North Glengarry does not have an established process under which this proposed tower application will proceed. ISED's public consultation process was reviewed to ensure the requirements of both parties, the Municipality of North Glengarry and ISED, will be met by Shared Tower.

Local Land Use Requirements

Radio-communication tower/antenna systems are exclusively regulated by Federal legislation under the Radio-communication Act and administered by ISED. Therefore, Provincial legislation such as the Planning Act, including zoning by-laws, do not apply to these facilities. It is important to understand that ISED mandates that proponents follow the radio-communication guidelines and will make a decision on the feasibility of the construction of a tower.

Health Canada's Safety Code 6 Compliance

Health Canada's role is to protect the health of Canadians and the Department has undertaken responsibility in researching and investigating any possible health effects associated with exposure to electromagnetic energy. Health Canada has developed guidelines for safe human exposure to RF energy, which is commonly known as Safety Code 6.

Safety Code 6 has been adopted by industry ISED Canada and is included in their regulatory documents on radiocommunications licensing and operational requirements. ISED Canada requires all

proponents and operators to ensure that their installations and apparatus comply with the Safety 6 at all times.

Shared Tower Inc. attests that the radio antenna system described in this notification package will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

For more information on Safety Code 6, please visit the following Health Canada site:
www.healthcanada.gc.ca.

Engineering Practices

Shared Tower Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the Canadian Standard Association and comply with good engineering practices, including structural adequacy.

Canadian Impact Assessment Act

Shared Tower attests that the proposed tower described in this Letter of Rationale is excluded from environmental assessment under the Impact Assessment Act (IAA, 2019), formerly known as the Canadian Environmental Assessment Act (CEAA 2012).

Transport Canada's Aeronautical Obstruction Marking Requirements

Shared Tower Inc. Canada attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements. When Transport Canada / NAV Canada have determined if any aeronautical safety features are required for the installation, such information will be provided to the municipality.

For additional detailed information, please consult Transport Canada at:
<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-512.htm>

Public Disclosure of Comments

Submissions received shall form part of ISEDC's Public Consultation Process under the Spectrum Management and Radiocommunications Client Procedures Circular CPC-2-0-03, Issue 5, and may be made public as part of a report issued to interested parties, the Municipality and ISEDC.

Dossier de notification

Projet de pylône de radiocommunication Shared Tower Inc.
419, rue Main Nord, Alexandria (Ontario) K0C 1A0 | 45.319925, -74.642477
Numéro de dossier de Shared Tower Inc.: STC0942

Shared Tower Inc. propose une nouvelle pylône au 419, rue Main Nord, Alexandria (Ontario) K0C 1A0. L'objectif du pylône proposée est de renforcer le réseau de télécommunications afin de mieux répondre aux demandes croissantes de connectivité des consommateurs, de l'économie numérique et des mesures de santé et de sécurité dans la communauté.

Qu'est-ce qui est proposé?

Shared Tower propose l'installation d'un pylône unipolaire de 40 mètres pour résoudre directement les problèmes de mauvaise qualité de service cellulaire et avoir un impact positif sur la connectivité dans la région. La conception du pylône unipolaire a été choisie comme le type de pylône le plus efficace pour prendre en charge l'équipement des futurs services de co-localisation et l'élévation requise pour atteindre l'objectif d'application mentionné précédemment. Cette hauteur est nécessaire pour offrir une couverture optimale dans la région pour l'utilisation de la voix et des données. Plus important encore, cette hauteur permettra également à d'autres opérateurs de se co-localiser sur la pylône proposée à l'avenir, ce qui limitera le nombre total de structures de pylône requises à North Glengarry.

La pylône proposée comprendra un abri mécanique verrouillé et surveillé électroniquement. Une clôture sera installée au de la base de la pylône et l'abri pour équipements comprendra un point d'accès fermé et verrouillé.



Figure 1: Détails du plan du site



Figure 2 : Rendu

Emplacement du pylône

La pylône de télécommunications avec son équipement autonome à sa base est proposée sur la propriété du 419, rue Main Nord, Alexandria (Ontario) K0C 1A0 aux coordonnées approximatives : suivantes : 45.319925, -74.642477.



Figure 3 : Figure 3 : Emplacement du pylône/du complexe

Pourquoi cette installation est-elle nécessaire ?

Shared Tower Inc. a identifié le besoin d'améliorer la couverture du réseau de télécommunications dans ce secteur du North Glengarry. En tant que développeur de pylônes indépendant des opérateurs, nos pylônes permettent à plusieurs opérateurs cellulaires de colocaliser et de partager des équipements, réduisant ainsi le besoin d'installations supplémentaires dans la région. La conception de la pylône proposée offre suffisamment d'espace et de capacité de charge pour accueillir des antennes supplémentaires, si d'autres opérateurs souhaitent installer des équipements pour répondre aux besoins de leur réseau à cet endroit.

Les problèmes de mauvaise qualité de service cellulaire ont un impact considérable sur Alexandria et les zones environnantes. Les structures actuellement en place ne fournissent pas une couverture adéquate pour ces régions. Afin de remédier à cette lacune majeure en matière de couverture, la pylône proposée est conçue pour accueillir la charge initiale et future de trois fournisseurs de services cellulaires ainsi que des équipements sans fil fixes supplémentaires au besoin, limitant ainsi la nécessité d'infrastructures supplémentaires pour desservir la région. Cette solution de couverture résoudra directement les problèmes de mauvaise qualité de service cellulaire et aura un impact positif sur la connectivité dans la région.

Avant de proposer une nouvelle installation de télécommunications, Shared Tower Inc. a examiné l'emplacement des pylônes de télécommunications existants pour des opportunités de co-localisation. Les pylônes existants les plus près du pylône proposé est située à 1,15 km au nord, une autre à 2,21 km au sud et une troisième à 2,37 km au nord-ouest. Ces distances révèlent un important déficit de couverture. Ces emplacements offrent des opportunités limitées de co-localisation en raison de leur hauteur et de la distance de la zone concernée.

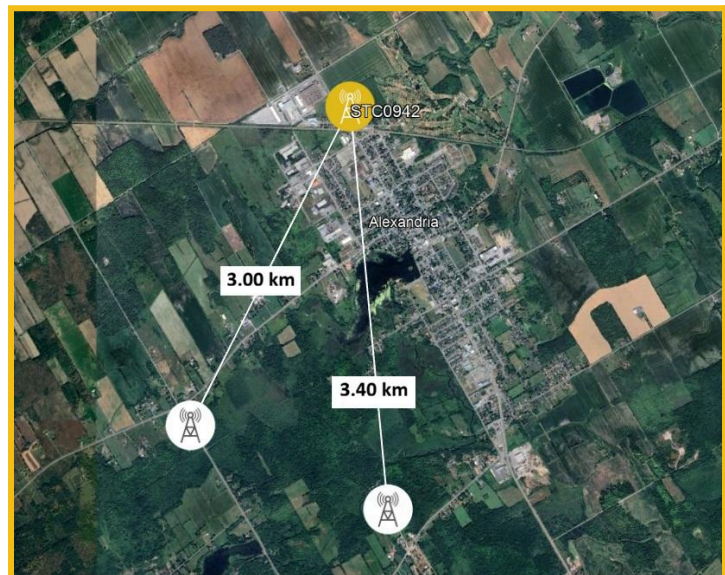


Figure 4 : Sites de télécommunications existants à proximité de la pylône proposée

Commentaires sur cette proposition

Le public est invité à demander des informations supplémentaires ou à fournir des commentaires écrits à:

Personne-ressource de la demande :

Audrey Burella
Shared Tower Inc.
1300, chemin Cornwall, unité 101
Oakville, ON L6J 7W5
Courriel: aburella@sharedtower.ca

Coordonnées municipales :

Jacob Rhéaume
Canton de North Glengarry
3720, chemin de comté 34, R.R. 2
Alexandria (Ontario) K0C 1A0
jacob@northglengarry.ca
613-525-1116

TOUTE PERSONNE peut soumettre des commentaires écrits à la personne énumérée ci-dessous avant la fin de la journée du **27 mars 2026**, concernant cette demande. Veuillez faire référence à **STC0942** dans votre correspondance.

Innovation, Sciences et Développement économique Canada (ISDE)

Innovation, Sciences et Développement économique Canada (ISED) est l'organisme directeur des installations de ce type et peut être contacté à :

Bureau d'ISDE : Bureau du district du Sud-Ouest de l'Ontario
4475, chemin North Service, bureau 100
Burlington (Ontario) L7L 4X7
Téléphone : 1-855-465-6307 | Télécopieur : 905-639-6551
Courriel : spectrumswodo-spectrebdsoo@ised-isde.gc.ca

Des informations générales sur les systèmes d'antennes sont disponibles sur le site web de Gestion du spectre et des télécommunications d'ISDE: <http://www.ic.gc.ca/tours>.

Consultation publique

ISDE a mis en place un processus de consultation publique par défaut que les promoteurs doivent suivre en l'absence d'un tel processus établi et documenté de la part de l'autorité locale compétente en matière d'aménagement du territoire (p. ex., North Glengarry). North Glengarry n'a pas de processus établi pour le traitement de cette demande de permis de construire pour la pylône. Le processus de consultation publique d'ISDE a été révisé afin de s'assurer que les exigences des deux parties, Mount Pearl et ISED, seront respectées par Shared Tower.

Exigences locales pertinentes en matière d'utilisation du sol

Les pylônes et les systèmes d'antennes de radiocommunication sont exclusivement réglementés par la législation fédérale en vertu de la Loi sur la radiocommunication et administrés par ISDE. Par conséquent, la législation provinciale telle que la Loi sur le gouvernement municipal, *Municipal Government Act*, y compris les exigences locales pertinentes en matière d'utilisation du sol, ne s'applique pas à ces installations. Il est important de comprendre qu'ISDE exige que les promoteurs suivent les lignes directrices de radiocommunication et prendront une décision sur la faisabilité de la construction d'un pylône.

Conformité au Code de sécurité 6 de Santé Canada

Le rôle de Santé Canada est de protéger la santé des Canadiens, et le ministère a entrepris de rechercher et d'étudier tout effet potentiel sur la santé associé à l'exposition à l'énergie électromagnétique. Santé Canada a élaboré des lignes directrices pour une exposition humaine sûre aux énergies RF, communément appelées Code de sécurité 6.

Le Code de sécurité 6 a été adopté par ISDE Canada et est inclus dans ses documents réglementaires sur les licences de radiocommunications et les exigences opérationnelles. ISDE Canada exige que tous les promoteurs et exploitants veillent à ce que leurs installations et appareils soient conformes au Code de sécurité 6 en tout temps. Shared Tower Inc. atteste que le système d'antennes de radiocommunication décrit dans ce rapport respectera les limites du Code de sécurité 6 de Santé Canada, telles qu'elles peuvent être modifiées de temps à autre, pour la protection du grand public, y compris les effets combinés des co-localisations d'opérateurs supplémentaires et des installations à proximité dans l'environnement radio local.

Pour plus d'informations sur le Code de sécurité 6, veuillez visiter le site de Santé Canada suivant: <http://www.santecanada.gc.ca/>.

Pratiques d'ingénierie

Shared Tower Inc. atteste que le système d'antennes de radiocommunication tel que proposé pour ce site sera construit conformément aux normes pertinentes de l'Association canadienne de normalisation (CSA) pour les sites de pylônes de télécommunications et qu'il sera conforme aux bonnes pratiques d'ingénierie, y compris en termes d'adéquation structurelle.

Loi canadienne sur l'évaluation d'impact

Shared Tower atteste que la tour proposée décrite dans la présente lettre de justification est exclue de l'évaluation environnementale en vertu de la Loi sur l'évaluation d'impact (LEI, 2019), anciennement connue sous le nom de Loi canadienne sur l'évaluation environnementale (LCEE 2012).

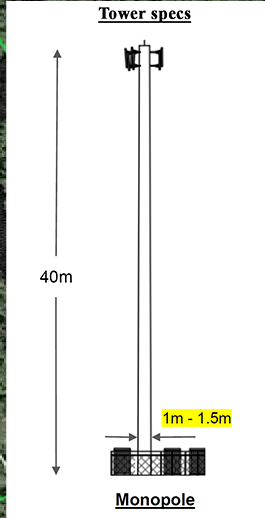
Exigences de balisage d'obstacle aérien de Transports Canada

Shared Tower Inc. Canada atteste que le système d'antennes de radiocommunication décrit dans ce dossier de notification sera conforme aux exigences de sécurité aéronautique de Transports Canada / NAV Canada. Lorsque Transports Canada / NAV Canada auront déterminé si des mesures de sécurité aéronautique sont nécessaires pour l'installation, ces informations seront fournies à la municipalité.

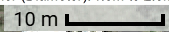
Les soumissions reçues feront partie du processus de consultation publique d'ISDE en vertu de la Circulaire de procédures à la clientèle CPC-2-0-03 en matière de gestion du spectre et télécommunications, circulaire des procédures concernant les clients, et pourront être rendues publiques dans le cadre d'un rapport remis aux parties intéressées, à la municipalité et à ISDE.



Shared Tower



Foundation Pier (Diameter): 1.8m to 2.8m



Justification Report

For Proposed Telecommunication Antenna

File No. STC0942

**443 Main St N
Alexandria, ON K0C 1A0**

February 5, 2026

Prepared for:

**NORTH
GLENGARRY**

North Glengarry
3720 County Road 34, R.R. 2
Alexandria, Ontario, K0C 1A0

Prepared by:



Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5

Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5

February 5, 2026

Township of North Glengarry
3720 County Road 34, R.R. 2
Alexandria, Ontario, K0C 1A0

VIA EMAIL: jacob@northglengarry.ca

Dear Mr. Jacob Rhéaume

Proposed Telecommunication Antenna Structure at 419 Main St N, Alexandria, ON K0C 1A0

Shared Tower Inc. (Shared Tower) is pleased to submit this Telecommunication Tower application for a Letter of Concurrence to the Municipality of North Glengarry.

The proposed tower is a 40 metre monopole tower structure designed to support multiple co-location opportunities. The tower is proposed to be located at 419 Main St N, Alexandria, ON K0C 1A0 (45.319925, -74.642477), on a Highway Commercial zoned property.

Although the Federal Government, through Innovation, Science and Economic Development (ISED) Canada is responsible for the final regulatory decision to approve the location of the tower, Shared Tower looks forward to working with the Municipality of North Glengarry to ensure that its community objectives are met.

Please do not hesitate to contact me directly if you have any questions or if we can provide any further information.

Sincerely,

Audrey Burella
Planning Coordinator
Shared Tower Inc
aburella@sharedtower.ca

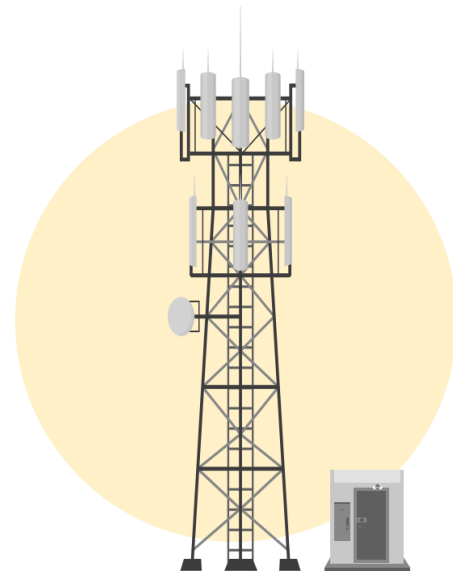
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1. Introduction

The telecommunications industry plays an essential role, connecting Canadians with wireless and wireline services from coast to coast. These services facilitate the growth of local economies by providing easy access to information and connectivity for residents, businesses, visitors and public bodies. As demand for telecommunications services continues to grow, more network infrastructure is required to keep pace with this demand.

Shared Tower is proposing a new tower at 419 Main St N, Alexandria, ON K0C 1A0 (Subject Site). The subject property is a Highway Commercial zoned site, approximately 16,745.39 square meters in area or approximately 1.26 acres. The intent of the proposed tower is to strengthen the telecommunications network in order to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community.



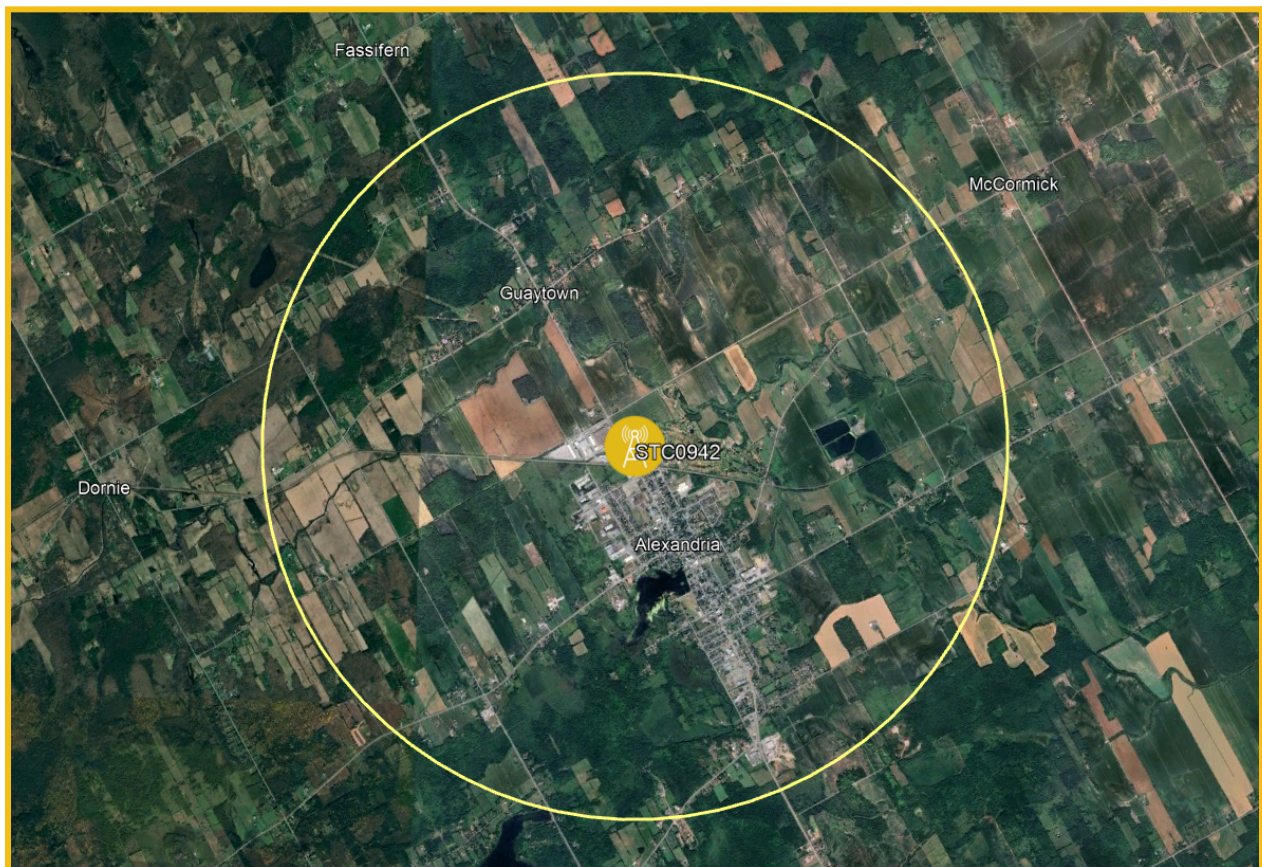
2. Coverage Objective

Broadly, Shared Tower has identified a need for improved telecommunications network coverage in Alexandria and surrounding areas. The proposed tower is a 40 metre monopole tower installation, engineered to accommodate initial and future loading for multiple cellular service providers and additional fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area.

The location of the tower will ensure separation from the residential properties along with coverage and network capacity for all major wireless network providers. There are currently no suitable telecommunication structures in close proximity that would sustain sufficient connectivity for the Municipality of North Glengarry. At 40 metres in height, the proposed tower is anticipated to address coverage issues in the area.

As of the date of this application, national wireless carriers have expressed interest in locating on the tower.

Figure 1: Anticipated Telecommunications Network Coverage



3. Subject Site and Land Use Considerations

The Subject Site, in Figure 2, is located at 419 Main St N, Alexandria, ON K0C 1A0 (legal description: PT LT 37 CON 2 LOCHIEL PT 1, 14R3407; NORTH GLENGARRY).

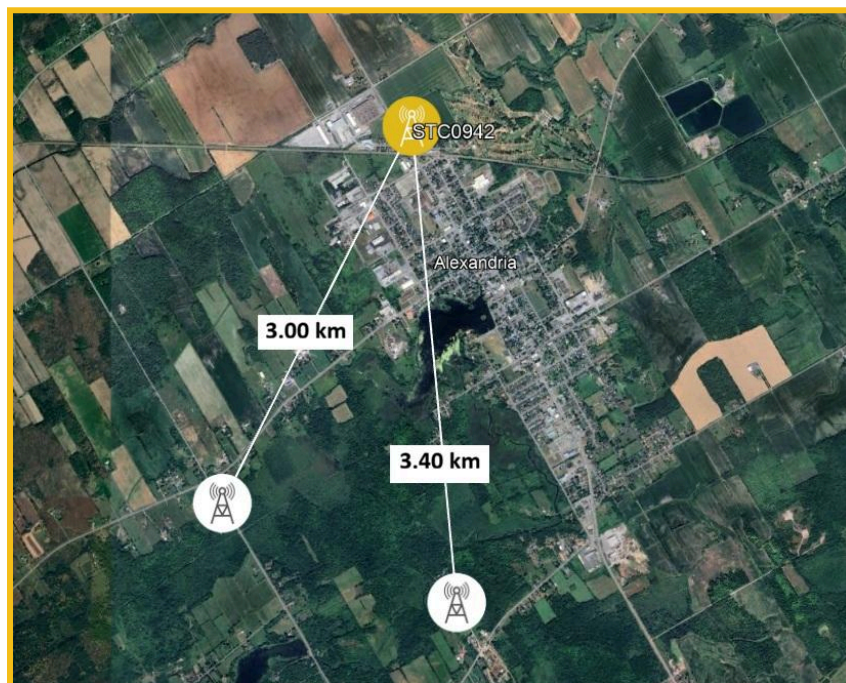
The proposed location comprises approximately 1.26 acres of land zoned for Highway Commercial Zone uses allowing for a considerable setback from the majority of residents.

4. Subject Site Selection Justification

4.1. Existing Telecommunications Towers

Prior to proposing a new tower, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. As shown in Figure 3, the closest existing tower to the proposed tower is 1.15 km north, as well as one tower 2.21 km south, and one 2.37 km northwest. These distances depict a substantial coverage gap.

Figure 2: Subject Site Relative to Nearby Telecommunications Towers



4.2. Co-location Opportunity Review

A review for other suitable existing structures, such as rooftops, utility poles, and transmission towers for co-location opportunities was also undertaken. There were no rooftops or utility poles of sufficient height within the search radius to adequately provide additional network coverage. The nearest existing tower does not provide opportunity for co-location as it is too far from the coverage objective to meet network requirements.

4.3. Subject Site Rationale

419 Main St N, Alexandria, ON K0C 1A0 was selected as the subject site for STC0942 due to its proximity to the network gap, its access to hydro connection, lack of environmental or heritage concerns, existing development on the property, and the collaboration of a willing landlord.

4.4. Distance from Residential and Comprehensive Development Sites

The subject site abuts General Industrial zoned properties to the West, a R1-H (Residential First Density - Holding) property to the Northeast, and a Residential First Density zoned property to the Southeast. The nearest residential dwelling structure is located 180 metres from the proposed tower location at 14 Linsley St E, Alexandria, ON K0C 1A0.

4.5. Land Use & Public Realm Considerations

The Subject Site is located in a rural residential setting away from the majority of residential development and currently used for Highway Commercial zoning purposes. Additionally, the Subject Site is not a location of topographic prominence that would affect public views, nor is it located in the line of sight of any views or vistas of significant natural or human-made features.

The proposal is not anticipated to negatively affect any sensitive land uses, such as heritage sites, parks, areas of significant vegetation, shorelines, or water bodies. Overall, the addition of the proposed tower would result in little to no impact on the area's current land uses nor would it detract from the overall public realm.

5. Proposed Telecommunication Antenna Structure

Shared Tower is proposing to construct a 40 metre monopole tower on the Subject Site.

5.1. Required Tower Type

The monopole tower design has been selected as the most efficient tower type to support equipment for multiple future co-location services and the elevation required to meet the aforementioned application objective. This tower type is consistent with the typical structures installed in rural residential areas and ensures minimal visual impact.

5.2. Required Tower Height

The proposed monopole tower has been designed at a height of 40 metres. This height is required to provide optimal coverage to the area for voice and data use. More importantly, this height will also allow other carriers to co-locate on the proposed tower in the future, which will limit the overall number of tower structures required in Alexandria and surrounding areas.

5.3. Control of Public Access

The proposed tower will include a locked and electronically monitored mechanical equipment shelter. Fencing will be installed around the base of the tower and the equipment shelter will include one locked gated access point.

5.4. Design Considerations & Screening

The tower structure is proposed to be located on the north-east area of the Subject Site and the tower placement will ensure it meets the setbacks. Trees or other vegetation may be required to be removed or disturbed during the installation or operation of the proposed tower.

6. Federal Policy

The Federal Government, through Innovation, Science and Economic Development Canada (ISED) is responsible for the final regulatory decision to approve the location of the tower. ISED has adopted a policy (CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems) which applies to anyone who is planning to install or modify a tower. This policy has been reviewed to ensure Shared Tower's proposed tower is in compliance. A review of the required public consultation process along with several required declarations follow.

6.1. CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems

6.1.0. Public Consultation

ISED has established a default public consultation process that proponents must follow in the absence of the local land use authority (i.e., North Glengarry) having an established and documented public consultation process. North Glengarry does not have an established process under which this proposed tower application will proceed. ISED's public consultation process was reviewed to ensure the requirements of both parties, North Glengarry and ISED, will be met by Shared Tower.

6.1.1. Health Canada's Safety Code 6 Compliance

Shared Tower attests that the proposed tower described in this Letter of Rationale will at all times comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public, including any combined effects of carrier co-locations and nearby installations. Safety Code 6 takes into account the total exposure from all sources of radiofrequency electric and magnetic fields in the range of 3kHz to 300 GHz. This includes those that may be used in 5th Generation technology.

6.1.2. Impact Assessment Act (IAA 2019)

Shared Tower attests that the proposed tower described in this Letter of Rationale is excluded from environmental assessment under the Impact Assessment Act, formerly known as the Canadian Environmental Assessment Act (CEAA 2012).

6.1.3. Aeronautical Safety

Shared Tower attests that the proposed tower described in this Letter of Rationale will comply with Transport Canada/NAV Canada aeronautical safety requirements. When the aforementioned parties have determined if any aeronautical safety features are required for the proposed tower, this information will be provided to the Municipality of North Glengarry.

6.1.4. Engineering Practices

Shared Tower Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the applicable Canadian Standard Association (CSA) standards

for telecommunications tower sites and comply with good engineering practices including structural adequacy.

6.1.5. ISED Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (formerly Industry Canada). For more information on ISED's public consultation guidelines, including CPC-2-0-03, please visit this [website](#), or contact the local ISED office at:

Toronto District Office

175A Admiral Blvd,

Mississauga ON L5T 2T3

Telephone: 1-855-465-6307

Fax: 416-954-3553

Email: spectrumtoronto-spectretoronto@ised-isde.gc.ca

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunication [website](#).

7. Conclusion

Shared Tower has proposed a new tower in Alexandria to strengthen the local telecommunications network. Prior to submitting this request, a thorough search for existing co-location opportunities was conducted, however, no feasible options were available.

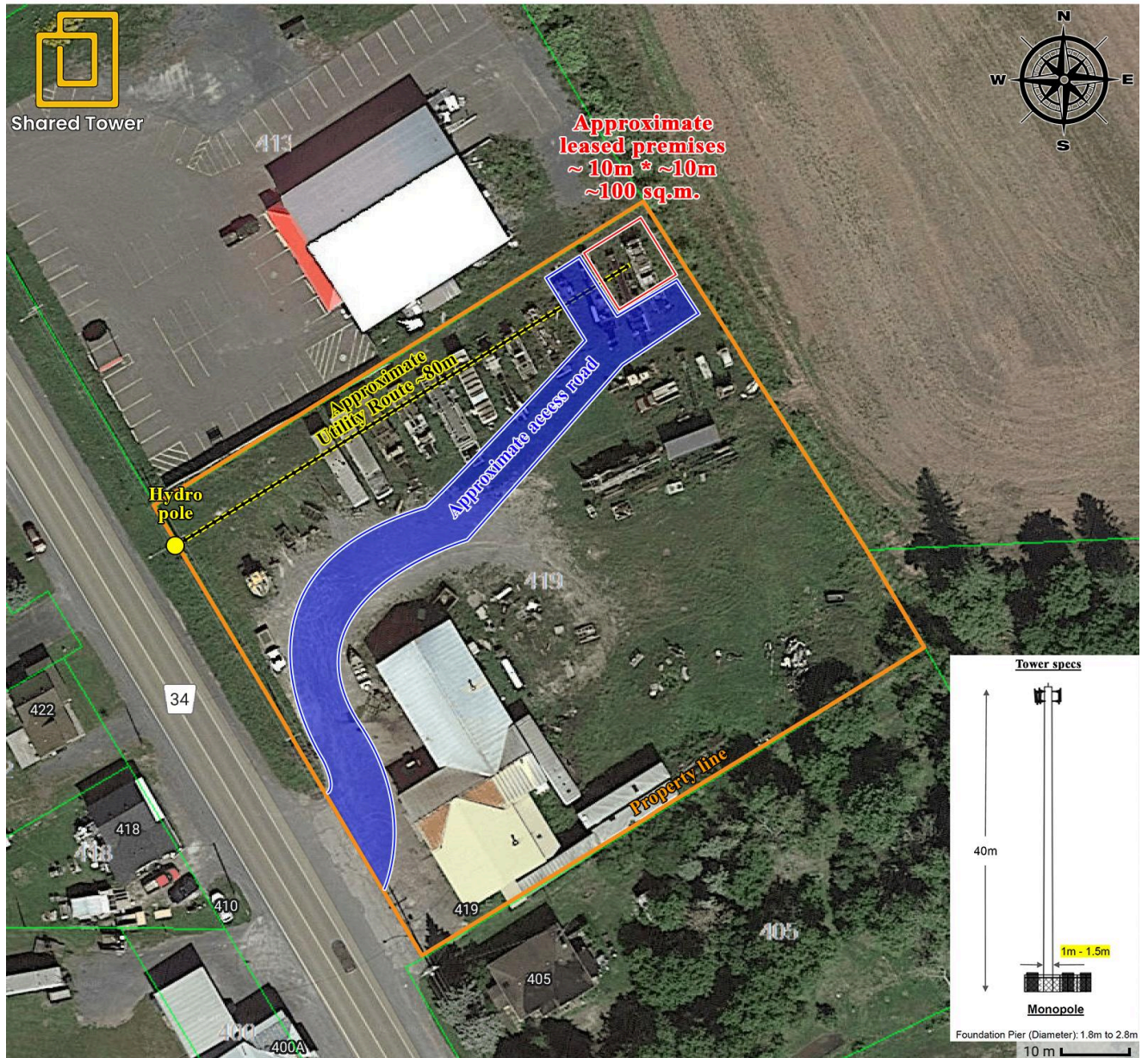
Shared Tower believes this proposal:

- Works toward bridging the urban-rural connectivity divide by filling an identified network need in Alexandria and surrounding area;
- Provides co-location opportunities that will reduce the overall number of towers required in the community;
- Is designed to be as visually unobtrusive as possible and blend in on the Subject Site;
- Has no impact on the adjacent land uses or public realm;
- Is aligned with and supports several layers of municipal and federal policy; and,
- Justifies the issuance of a Statement of Concurrence by the Municipality of North Glengarry.

Although ISED is responsible for the final regulatory decision to approve the proposed tower, Shared Tower is committed to effective and meaningful municipal and community consultation. We look forward to working with the Municipality of North Glengarry to continue to build an efficient telecommunications network for the community while ensuring its objectives are met.

Appendix A: Site Sketch

STC0942 - 419 Main St N, Alexandria - Mapping sketch - [45.319925, -74.642477] - December 15, 2025



Appendix B: Site Renderings

Before



After



Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5 info@sharedtower.ca | (647) 362-0111

March 30th, 2026

Township of North Glengarry
3720 County Road 34, R.R. 2
Alexandria, Ontario, K0C 1A0

Attention: Jacob Rhéaume, Senior Planner

Re: Proposed STC0942 Telecommunications Tower

I am providing a formal request for a letter of concurrence pertaining to the above noted proposed telecommunication tower.

Proposal

40 m telecommunications tower is proposed to be located on the property located at:
419 Main St N, Alexandria, ON K0C 1A0 (45.319925, -74.642477)

Public Consultation Process

I confirm that the public information package was provided by mail to all recipients within the prescribed notification radius of the proposed tower, 30 days prior to the deadline for comments. Additionally, a public notice was placed in both the *Seaway News* and *Glengarry Times* newspapers greater than 30 days prior to the commenting deadline.

There were no comments received during the public commenting period.

Conclusion of Public Consultation

Shared Tower Inc. asserts that the proposed site is well located to provide improved wireless voice and data services in the targeted area.

Request for Concurrence

At this time, to conclude the municipal and public consultation process, Shared Tower Inc., is respectfully requesting that the Township of North Glengarry issue a statement of concurrence.

We look forward to providing enhanced wireless services to residents, businesses, and visitors to the area.

Please let me know if you require anything further at this time.

Best regards,



Audrey Burella
Planning Coordinator
Shared Tower Inc.
aburella@sharedtower.ca
(289) 925-6569

**AVIS PUBLIC
PYLÔNE DE TÉLÉCOMMUNICATION
PROPOSÉE DE SHARED TOWER INC.
419, RUE MAIN NORD, ALEXANDRIA
(ONTARIO) K0C 1A0**

**PUBLIC NOTICE
PROPOSED SHARED TOWER INC.
TELECOMMUNICATION TOWER
419 MAIN ST N, ALEXANDRIA,
(ONTARIO) K0C 1A0**



**SITE LOCATION MAP/CARTE
DE L'EMPLACEMENT DU SITE**
PUBLIC NOTICE,
PROPOSED SHARED TOWER INC.
TELECOMMUNICATION TOWER,
419 MAIN ST N, ALEXANDRIA,
ON, K0C 1A0

*Further information may also be obtained
through the following contacts:*

APPLICANT CONTACT Audrey Burella, Planning Coordinator
Shared Tower Inc., 1300 Cornwall Rd. Unit 10, Oakville ON, L6J 7W5 aburella@sharedtower.ca

MUNICIPAL CONTACT Jacob Rhéaume, Township of North Glengarry
3720 County Road 34, R.R. 2, Alexandria, Ontario, K0C 1A0 jacob@northglengarry.ca, 613-525-1116

OBJET:

- Type : Pylône unipolaire de 40 mètres
- Emplacement: 419, rue Main Nord, Alexandria (Ontario) K0C 1A0 (coordonnées approximatives: 45.319925, -74.642477)
- Description légale: PT LT 37 CON 2 LOCHIEL PT 1, 14R3407; NORTH GLENGARRY
- Établissement : L'installation comprendra un complexe clôturé de 10 m sur 10 m.
- Site : La structure de 40 mètres permettra de prendre en charge les charges initiales et futures de tous les fournisseurs de services cellulaires, ainsi que l'équipement sans fil fixe supplémentaire selon les besoins.

Innovation, science et développement économique Canada (ISED) est l'organisme directeur pour les installations de ce type et peut être contacté à l'adresse suivante :

**BUREAU DE L'ISED : BUREAU DE DISTRICT DE L'EST
ET DU NORD DE L'ONTARIO**

2, rue Queen Est, Sault Ste. Marie ON P6A 1Y3
Téléphone : 1-855-465-6307, Télécopieur : 705-941-4607
Courriel : spectrumenod-spectredeno@ised-isde.gc.ca

TOUTE PERSONNE peut soumettre des commentaires écrits à la personne listée ci-dessous au plus tard à 17h (HE) le **27 mars 2026**. Veuillez mentionner notre numéro de dossier, **STC0942**, dans votre correspondance.

SUBJECT:

- Type: 40-metres monopole style tower
- Location: 419 Main St N, Alexandria, ON K0C 1A0 (approximate coordinates: 45.319925, -74.642477)
- Legal Description: PT LT 37 CON 2 LOCHIEL PT 1, 14R3407; NORTH GLENGARRY
- Facility: The facility will comprise of a 10m by 10m fenced compound
- Site: The 40m structure will accommodate initial and future loading for all cellular service providers, and additional fixed wireless equipment as required.

Innovation, Science and Economic Development Canada (ISED) is the governing body for installations of this type of telecommunication installation and can be contacted at:

ISED EASTERN AND NORTHERN ONTARIO DISTRICT OFFICE

2 Queen Street East, Sault Ste. Marie ON P6A 1Y3
Tel: 1-855-465-6307, Fax: 705-941-4607
Email: spectrumenod-spectredeno@ised-isde.gc.ca

ANY PERSON may make a written submission to the individuals listed below no later than 5pm (ET) on **March 27, 2026**. Please reference our file number, **STC0942**, in your correspondence.



STAFF REPORT TO COUNCIL

Report No: BP-2026-13

April 13, 2026

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

RE: **ZONING BY-LAW AMENDMENT No. Z-04-2026**

Applicant: Richard DECOSTE

Owner: 9495-6257 QUEBEC INC

20405 Laggan-Glenelg Road (County Road 24), Dalkeith
Lochiel Concession 7, East Part Lot 37
Roll No.: 0111 016 016 17000

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-04-2026; and

THAT By-law No. Z-04-2026 be read a first second and third time and enacted in open Council this 13th day of April 2026.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on March 23rd, 2026.

THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-124-25 (+/- 105.3 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-279) to:

- prohibit residential development and;
- to acknowledge the deficiency in lot frontage from the required 200m to the proposed +/- 190m and;

To re-zone the severed portion of Consent Application No. B-124-25 (+/- 1.7 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-280) to:

- prohibit agricultural uses and;
- to acknowledge the deficiency in lot frontage from the required 45m to the proposed +/- 10m (flag lot).

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law Z-04-2026
- Public Meeting of Planning Staff report from March 23rd, 2026

Others Consulted:

n/a

Reviewed and Approved by:
Michael Fawthrop, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. Z-04-2026

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 39-2000

WHEREAS By-Law No. 39-2000 regulates the use of land and erection of buildings and structures within the Township of North Glengarry, United Counties of Stormont, Dundas & Glengarry;

AND WHEREAS the Council of the Corporation of the Township of North Glengarry deems it advisable to amend By-Law 39-2000 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Lochiel Concession 7, East Part Lot 37; Roll No.: 0111 016 016 17000 (20405 Laggan-Glenelg Road (County Road 24), Dalkeith) of North Glengarry zoned General Agricultural Special Exception (AG-279) & General Agricultural Special Exception (AG-280) on Schedule “A” attached hereto, the following provisions shall apply:
 - i) General Agricultural Special Exception (AG-279) - +/- 105.3 acres:
 - prohibit residential development and;
 - to acknowledge the deficiency in lot frontage from the required 200m to the proposed +/- 190m and;
 - ii) General Agricultural Special Exception (AG-280) - +/- 1.7 acre:
 - to prohibit agricultural use and;
 - to acknowledge the deficiency in lot frontage from the required 45m to the proposed +/- 10m (flag lot).
2. That Schedule “B” of By-Law 39-2000 is hereby amended by changing the “AG” Zone Symbol on the subject lands to “AG-279” & “AG-280” on the Schedule “A” hereto.
3. That Schedule “A” attached hereto is hereby made fully part of the By-Law.

This By-Law shall come into effect on the date of passing hereof subject to the provisions of the Planning Act.

READ a first, second, third time and enacted in Open Council, this 13th day of April 2026.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

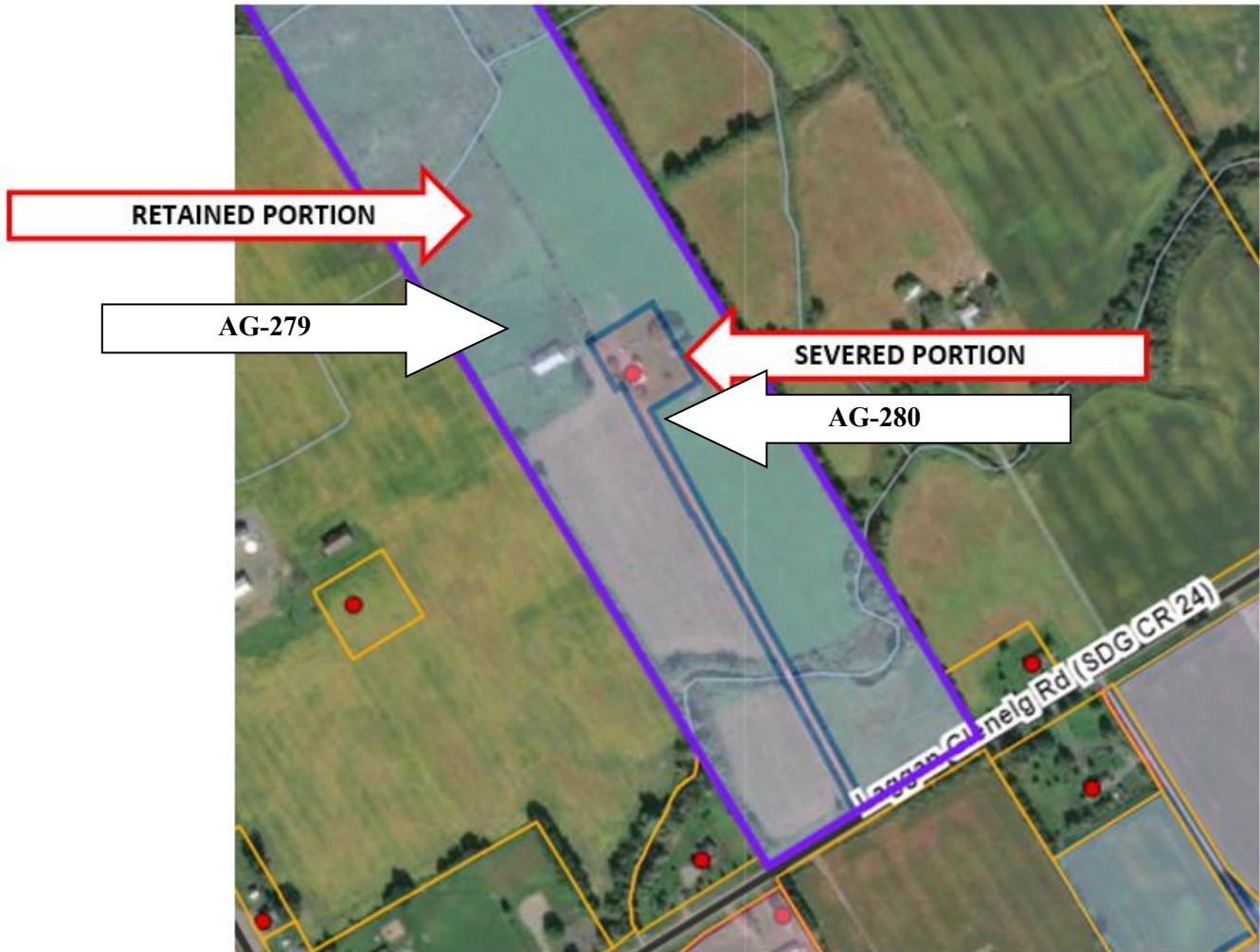
I, hereby certify that the forgoing is a true copy of By-Law No. Z-04-2026, duly adopted by the Council of the Township of North Glengarry, on the 13th day of April 2026.

Date Certified

Clerk / Deputy Clerk

**SCHEDULE "A"
TO BY-LAW NUMBER Z-04-2026**

**Legend
Subject Lands
Zone Change from "AG" to "AG-279" & "AG-280"**



**20405 Laggan-Glenelg Road (County Road 24), Dalkeith
Lochiel Concession 7, East Part Lot 37
Roll No.: 0111 016 016 17000**

**Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry**

**This is Schedule "A" to By-Law Z-04-2026.
Passed this 13th day of April 2026.**

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk

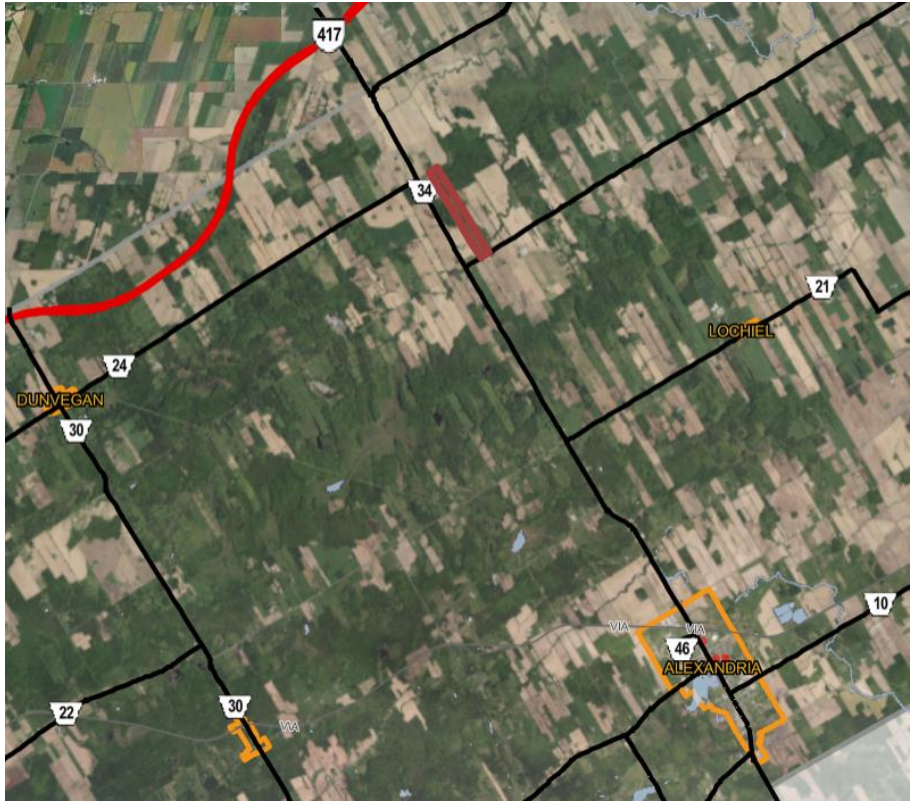


**STAFF REPORT
PUBLIC MEETING OF PLANNING**

Date: **March 23, 2026**

To: **Mayor and Council Members**

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

File	Zoning By-law Amendment No. Z-04-2026
Owner	9495-6257 QUEBEC INC
Applicant	Richard DECOSTE
Address (Civic & Legal)	20405 Laggan-Glenelg Road (County Road 24), Dalkeith Lochiel Concession 7, East Part Lot 37 Roll No.: 0111 016 016 17000
Location	

Property



Site



Purpose of application

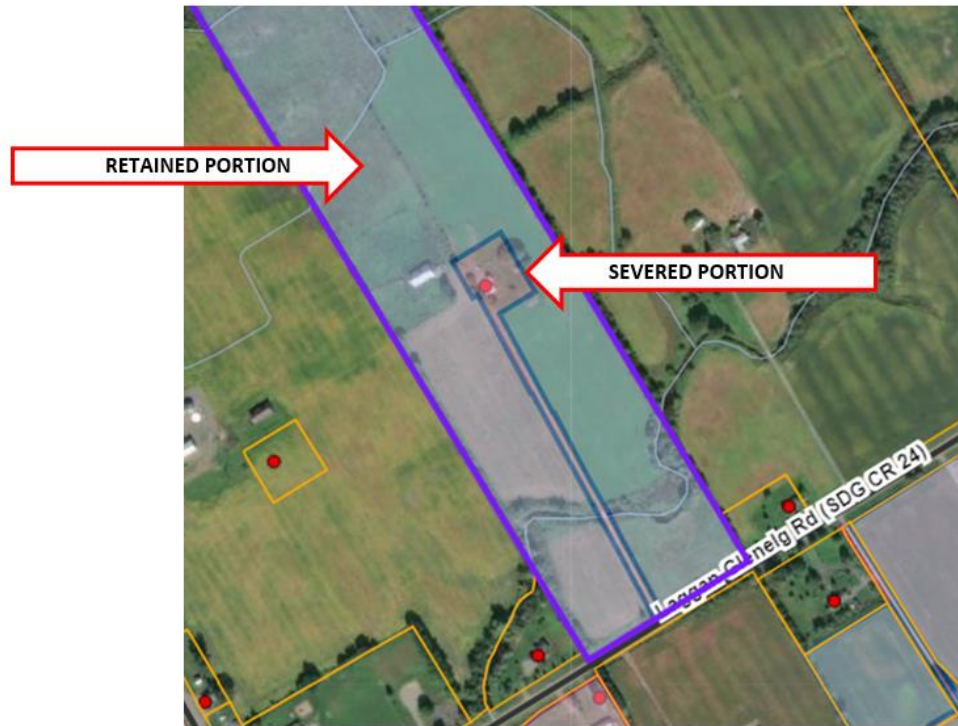
THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-124-25 (+/- 105.3 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-279) to:

- prohibit residential development and;
- to acknowledge the deficiency in lot frontage from the required 200m to the proposed +/- 190m and;

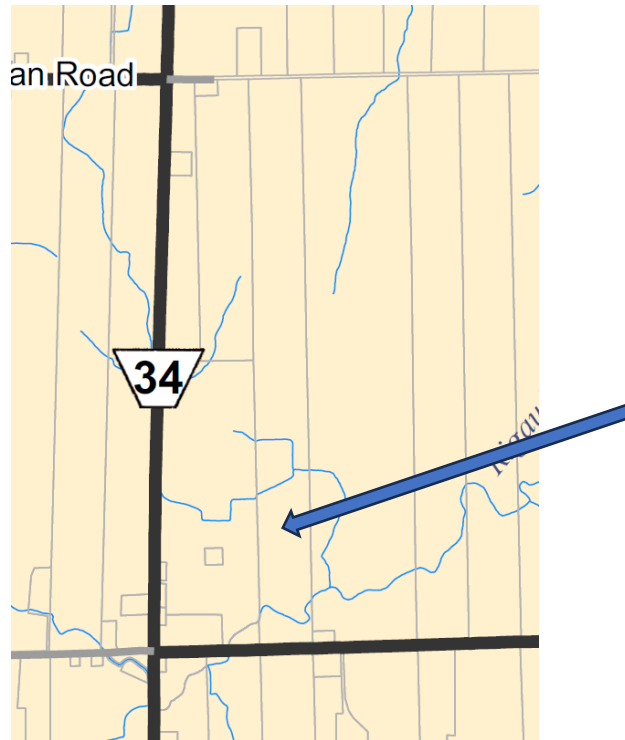
To re-zone the severed portion of Consent Application No. B-124-25 (+/- 1.7 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-280) to:

- prohibit agricultural uses and;
- to acknowledge the deficiency in lot frontage from the required 45m to the proposed +/- 10m (flag lot).



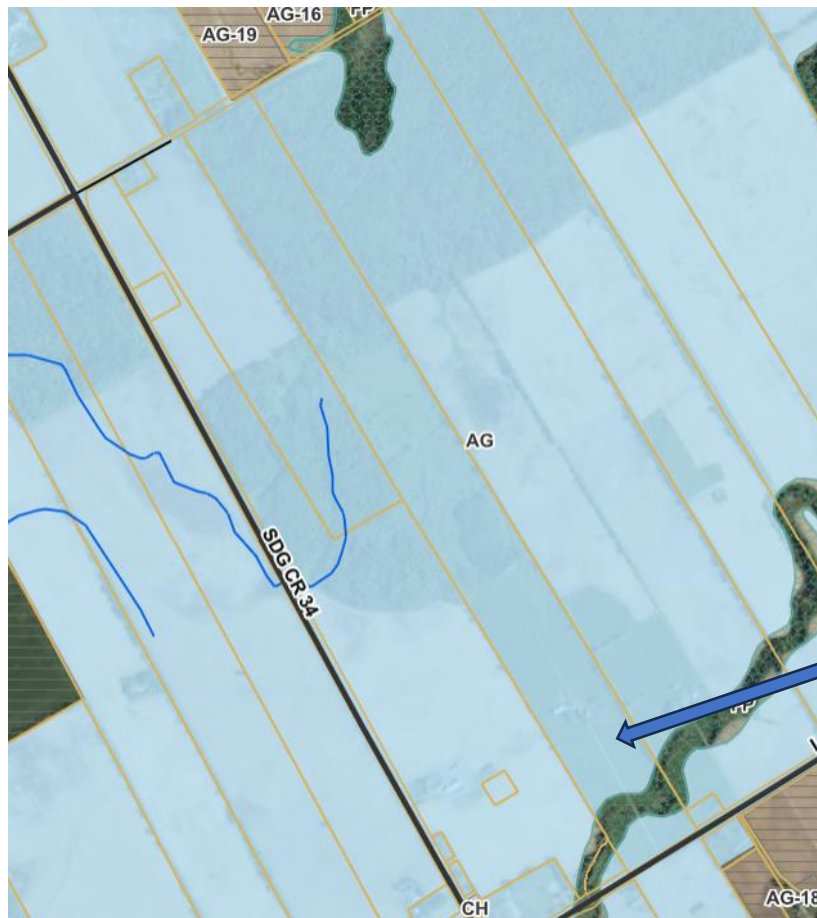
Official Plan & surroundings


Agricultural Resource Lands





Zoning & surroundings

General Agricultural (AG) & Floodplain (FP)



<p>Use</p>	<p>Currently used as residential (dwelling), and fields/forestry on the North. No proposed major change after ZBA.</p>
<p>Surrounding Uses</p>	<p>North – Mostly rural residential properties, cash crop land/fields East – Mostly rural residential properties, cash crop land/fields South – Laggan Public School, County Road 43, rural residential properties, land/fields West – Mostly rural residential properties, cash crop land/fields</p> 
<p>Size/Area</p>	<p>+/- 107 acres</p> <p>Proposed Consent Application No. B-124-25: - retained portion - +/- 105.3 acres - severed portion - +/- 1.7 acre.</p> <p><u>Both portions compliant with Zoning By-law.</u></p>
<p>Frontage</p>	<p>Proposed Consent Application No. B-124-25 - retained portion – +/- 190m on Laggan-Glenelg Road (County Road 24) - severed portion – +/- 10m (flag lot) on Laggan-Glenelg Road (County Road 24).</p> <p><u>Both portions non-compliant with Zoning By-law, part of ZBA.</u></p>
<p>Dimensions</p>	<p>+/- 200m x 2160m</p>

<p>Buildings</p>	<p>2 buildings</p> <p>1 Single-family dwelling to be kept with the residential portion of the severance.</p> <p>1 agricultural storage buildings to be kept on the agricultural portion.</p> 
<p>Building Height</p>	<p>Compliant with Zoning By-law.</p>
<p>Setbacks</p>	<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>
<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-East 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 Laggan-Glenelg Road (County Road 24, to remain.</p> <p>A shared entrance agreement will be created and registered on title to address driveway upkeep and maintenance between the two benefitting parties, no new entrances permitted by the Counties.</p> 
<p>Civic number</p>	<p>1 existing civic number 20405 to remain for the residential dwelling unit. Currently no civic number for the agricultural portion, could be issued.</p>
<p>SDG</p>	<p>No new entranceway on the County Road.</p> <p>The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on January 16, 2026, for Consent Application B-124-25, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.</p>
<p>RRCA & SNRCA</p>	<p>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.</p> <p>The Owner shall not permit the bridge located on the Property, which crosses the Rigaud River, to fall into a condition that renders access or egress to the dwelling unit unsafe.</p>
<p>EOHU</p>	<p>No comments submitted.</p>

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.	<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>



<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 TO COUNCIL

Report No: BP-2026-14

April 13, 2026

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

RE: **ZONING BY-LAW AMENDMENT No. Z-05-2026**

Owner: Andre CHENIER

21104 McCormick Road, Alexandria
Lochiel Concession 2, Part Lot 23; 14R6208 Part 1
Roll 0111 016 004 81002
PIN 67151-0220

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-05-2026; and

THAT By-law No. Z-05-2026 be read a first second and third time and enacted in open Council this 13th day of April 2026.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on March 23rd, 2026.

THE PURPOSE of the Zoning By-Law Amendment is to re-zone the property from General Agricultural Special Exception 118 (AG-118) to General Agricultural Special Exception 281 (AG-281) to permit a secondary dwelling, as defined in the Ontario Building Code, on the subject lands.

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law Z-05-2026
- Public Meeting of Planning Staff report from March 23rd, 2026

Others Consulted:

n/a

Reviewed and Approved by:
Michael Fawthrop, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. Z-05-2026

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 39-2000

WHEREAS By-Law No. 39-2000 regulates the use of land and erection of buildings and structures within the Township of North Glengarry, United Counties of Stormont, Dundas & Glengarry;

AND WHEREAS the Council of the Corporation of the Township of North Glengarry deems it advisable to amend By-Law 39-2000 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Lochiel Concession 2, Part Lot 23; 14R6208 Part 1; Roll No.: 0111 016 004 8100; PIN 67151-0220; (21104 McCormick Road, Alexandria) of North Glengarry zoned General Agricultural Special Exception (AG-281) on Schedule “A” attached hereto, the following provisions shall apply:
 - i) General Agricultural Special Exception (AG-281):
 - to permit a secondary dwelling, as defined in the Ontario Building Code
2. That Schedule “B” of By-Law 39-2000 is hereby amended by changing the “AG” Zone Symbol on the subject lands to “AG-281” on the Schedule “A” hereto.
3. That Schedule “A” attached hereto is hereby made fully part of the By-Law.

This By-Law shall come into effect on the date of passing hereof subject to the provisions of the Planning Act.

READ a first, second, third time and enacted in Open Council, this 13th day of April 2026.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

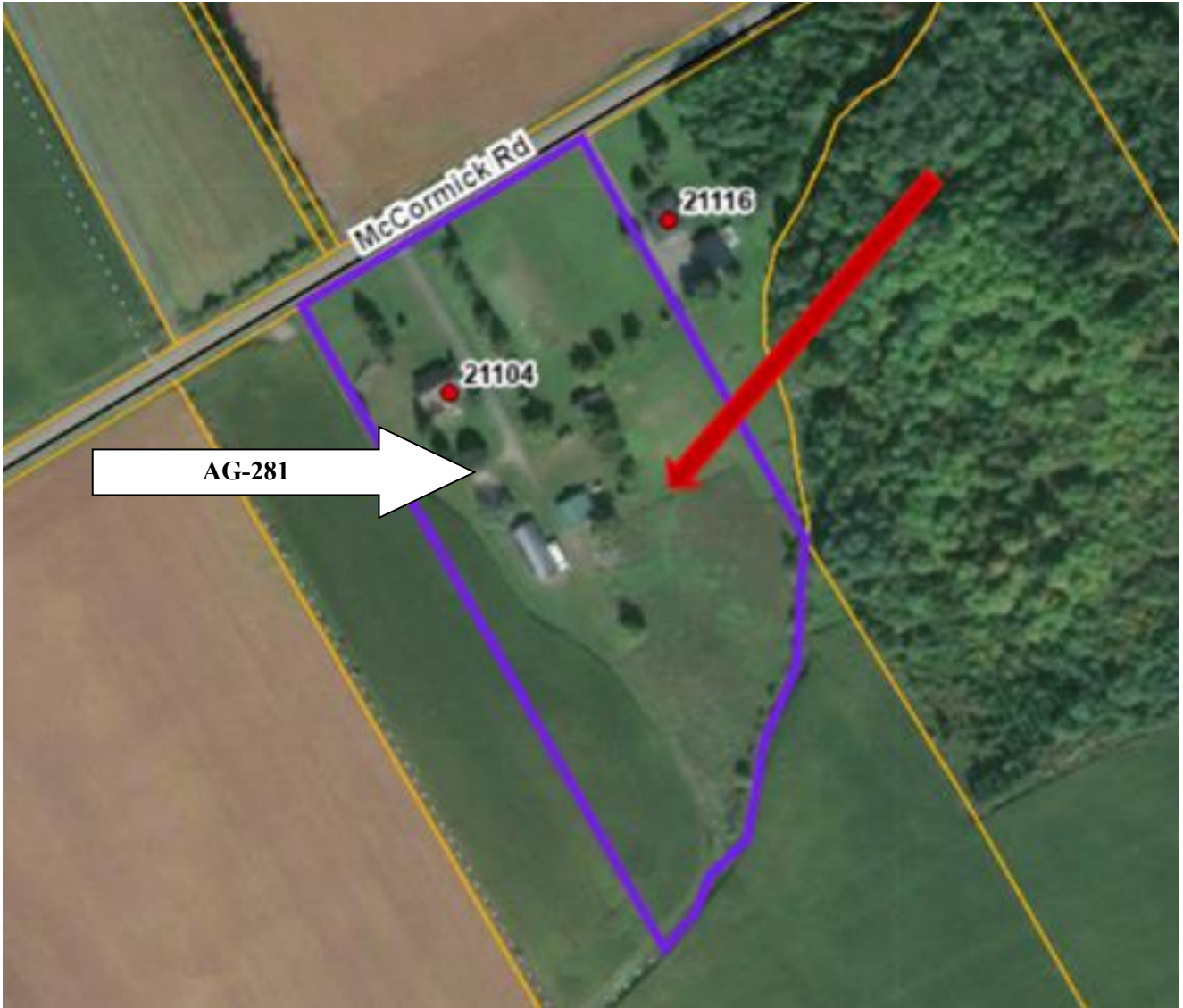
I, hereby certify that the forgoing is a true copy of By-Law No. Z-05-2026, duly adopted by the Council of the Township of North Glengarry, on the 13th day of April 2026.

Date Certified

Clerk / Deputy Clerk

**SCHEDULE "A"
TO BY-LAW NUMBER Z-05-2026**

**Legend
Subject Lands
Zone Change from "AG" to "AG-281"**



**21104 McCormick Road, Alexandria
Lochiel Concession 2, Part Lot 23; 14R6208 Part 1
Roll 0111 016 004 81002
PIN 67151-0220**

**Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry**

**This is Schedule "A" to By-Law Z-05-2026.
Passed this 13th day of April 2026.**

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

Date: **March 23, 2026**

To: **Mayor and Council Members**

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

File	Zoning By-law Amendment No. Z-05-2026
Owner	Andre CHENIER
Address (Civic & Legal)	21104 McCormick Road, Alexandria Lochiel Concession 2, Part Lot 23; 14R6208 Part 1 Roll 0111 016 004 81002 PIN 67151-0220
Location	

Property



Site



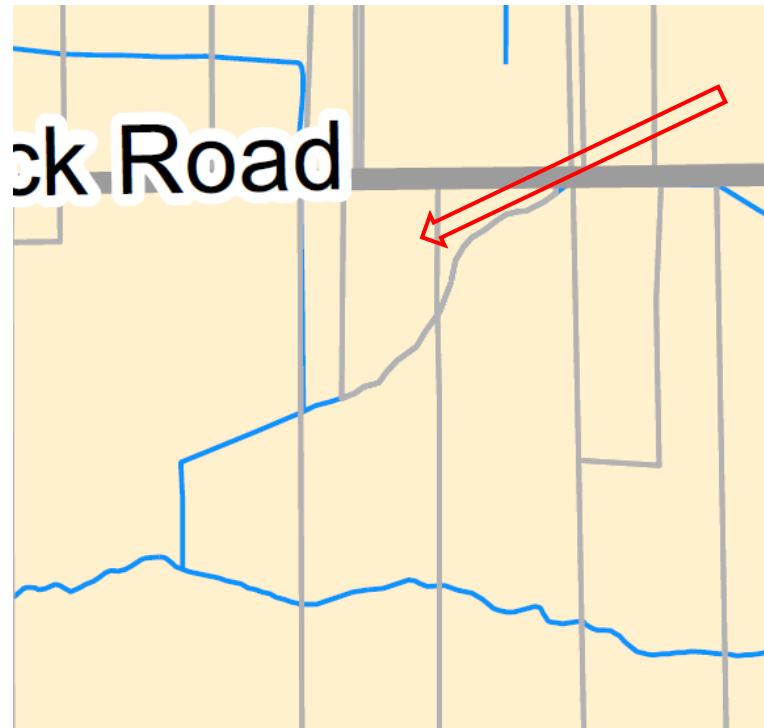
Purpose of application


THE PURPOSE of the Zoning By-Law Amendment is to re-zone the property from General Agricultural Special Exception 118 (AG-118) to General Agricultural Special Exception 281 (AG-281) to permit a secondary dwelling, as defined in the Ontario Building Code, on the subject lands.



Official Plan & surroundings

Agricultural Resource Lands

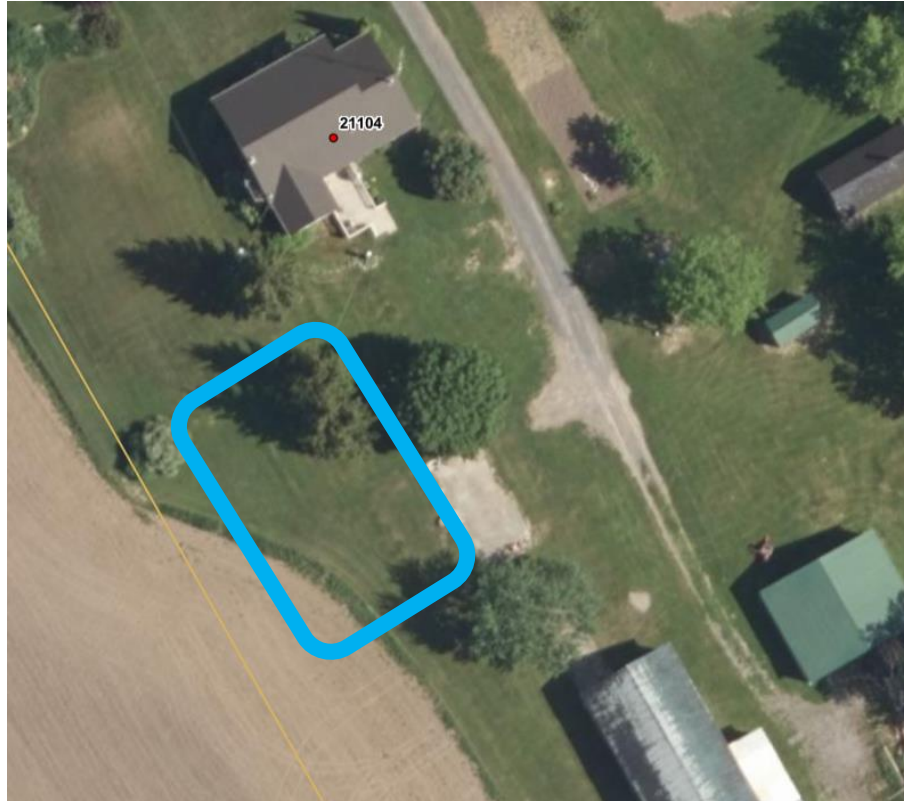



<p>Zoning & surroundings</p>	<p>Agricultural Special Exception 118 (AG-118) – <i>to prohibit agricultural development</i></p> 
<p>Use</p>	<p>Currently used as residential (dwelling), with accessory buildings.</p> <p>Proposed secondary dwelling change after ZBA, additional dwelling to be built anywhere on property but to remain with existing dwelling for re-sale.</p>
<p>Surrounding Uses</p>	<p>North – Rural residential properties, cash crop land/fields East – Rural residential properties, cash crop land/fields South – Rural residential properties, cash crop land/fields West – Rural residential properties, cash crop land/fields</p>
<p>Size/Area</p>	<p>7.54 acres</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<p>Frontage</p>	<p>126m on McCormick Road</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<p>Dimensions</p>	<p>Irregular shape, follows drain on South of property between the feild</p>

Buildings

4 buildings, a single-family dwelling and 3 accessory residential storage buildings to remain.

ZBA purpose is to add a secondary dwelling on the subject lands, as defined in the Ontario Building Code.



Building Height	Compliant with Zoning By-law.
Setbacks	Compliant with Zoning By-law. The survey has not been submitted at this point in time. New building to be built in compliance with Zoning By-law and Building By-law (OBC), no reductions in setback proposed.
Lot Coverage	Compliant with Zoning By-law. New building to be built in compliance with Zoning By-law, no reductions in minimum lot coverage is proposed.
Sanitary/Septic	Existing private Class 4 Septic system located on the North of the existing dwelling. New Private Class 4 Septic system to be installed for new proposed residential building.
Water/Well	Private Well as per provincial regulations.
Storm	Storm water dispersed on site.
Entrance/Driveway	1 existing driveway accessible from McCormick Road for dwelling & for all accessory buildings, same driveway to be used for proposed residential building, no new entrances proposed. 
Civic number	1 existing civic number 21104 to remain for the existing dwelling. New civic number could be issued for new residential building.

SDG	No new proposed entranceway on any County Roads. No comments submitted.
RRCA & SNRCA	No comments submitted.
EOHU	No comments submitted.
MTO	No comments submitted.
CP/CN/Via Rail	Proposed location is outside of the 30m buffer zone, no issues.
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.	Building permit will have to be obtained as per OBCA. The building permit will also deal with parking, pedestrian safety, minor neighborhood character details, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc. A Site Plan Control Development Agreement will not be required for the development.
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	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.

	<p>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, semi-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) and avoiding development and land use patterns which may cause environmental or public health and safety concerns.</p> <p>Secondary dwelling units in rural district areas are consistent with the Provincial Policy Statement.</p>
Official Plan	<p>The SDG Counties Official Plan permits dwellings and secondary dwellings in Rural District Lands.</p> <p>SDG Counties planning Staff have confirmed the application conforms to the SDG Counties Official Plan.</p>
Zoning By-law 39-2000	<p>Current use is compliant with Zoning By-law.</p> <p>Proposed secondary dwelling not permitted, needs ZBA.</p> <p>Proposed building is to be built in compliance with all zone requirements.</p>
Justification	<p>Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT)</p> <p>Contributes to appropriate intensification, infill, or compatible development (ACT)</p> <p>Supports sustainable development by promoting a mix of land uses (ACT)</p> <p>The intent of the regulation is respected (e.g., privacy, massing, parking, height). (ACT)</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>Contributes to growth management or intensification goals. (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> <p>Supports adequate provision of housing, employment, transportation, and services (ZB)</p> <p>Supports a range and mix of housing options, densities, and affordability (PPS)</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.



STAFF REPORT TO COUNCIL

Report No: BP-2026-15

April 13, 2026

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

RE: **ZONING BY-LAW AMENDMENT No. Z-06-2026**

Owner: Mikael GREGOIRE

Kenyon Concession Road 1, Apple Hill
Kenyon Concession 1, Part Lot 27
Roll 0111 011 000 79800
PIN 67113-0227

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-06-2026; and

THAT By-law No. Z-06-2026 be read a first second and third time and enacted in open Council this 13th day of April 2026.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on March 23rd, 2026.

THE PURPOSE of the Zoning By-Law Amendment is to re-zone the Rural (RU) portion of the property (South) from Rural (RU) to Rural Special Exception (RU-26) to permit a secondary dwelling, a duplex or a semi-detached, as defined in the Ontario Building Code, on the subject lands.

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law Z-06-2026
- Public Meeting of Planning Staff report from March 23rd, 2026

Others Consulted:

n/a

Reviewed and Approved by:
Michael Fawthrop, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. Z-06-2026

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 39-2000

WHEREAS By-Law No. 39-2000 regulates the use of land and erection of buildings and structures within the Township of North Glengarry, United Counties of Stormont, Dundas & Glengarry;

AND WHEREAS the Council of the Corporation of the Township of North Glengarry deems it advisable to amend By-Law 39-2000 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. Notwithstanding the provisions of Section 12.1 to the contrary, on the lands described as being Kenyon Concession 1, Part Lot 27; 14R6208 Part 1; Roll No.: 0111 011 000 79800; PIN 67113-0227; (Kenyon Concession Road 1, Apple Hill) of North Glengarry zoned General Agricultural Special Exception (RU-26) on Schedule “A” attached hereto, the following provisions shall apply:
 - i) Rural Special Exception (RU-26):
 - to permit a secondary dwelling, as defined in the Ontario Building Code
2. That Schedule “A” of By-Law 39-2000 is hereby amended by changing the “RU” Zone Symbol on the subject lands to “RU-26” on the Schedule “A” hereto.
3. That Schedule “A” attached hereto is hereby made fully part of the By-Law.

This By-Law shall come into effect on the date of passing hereof subject to the provisions of the Planning Act.

READ a first, second, third time and enacted in Open Council, this 13th day of April 2026.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

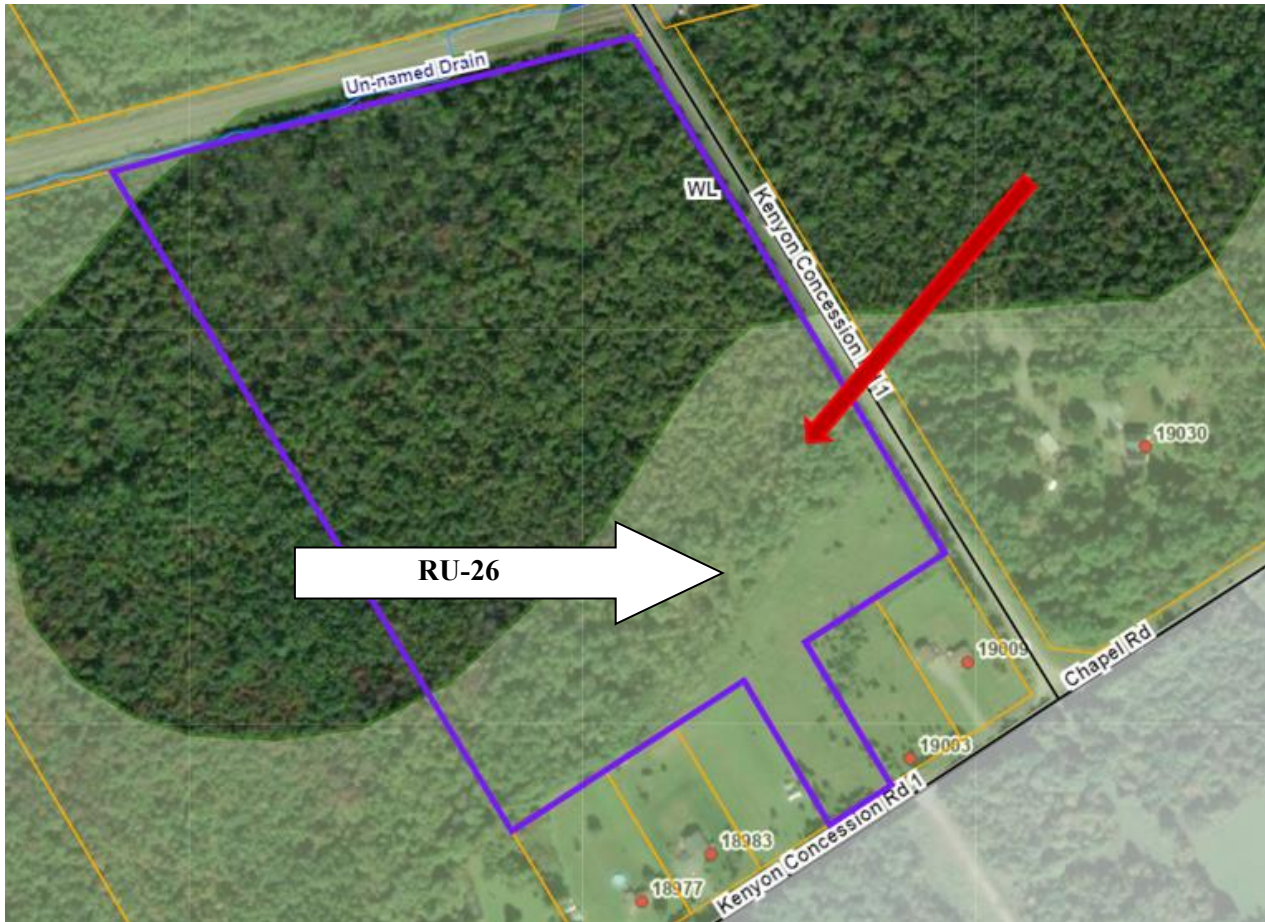
I, hereby certify that the forgoing is a true copy of By-Law No. Z-06-2026, duly adopted by the Council of the Township of North Glengarry, on the 13th day of April 2026.

Date Certified

Clerk / Deputy Clerk

**SCHEDULE "A"
TO BY-LAW NUMBER Z-06-2026**

**Legend
Subject Lands
Zone Change from "RU" to "RU-26"**



**Kenyon Concession Road 1, Apple Hill
Kenyon Concession 1, Part Lot 27
Roll 0111 011 000 79800
PIN 67113-0227**

**Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry**

**This is Schedule "A" to By-Law Z-06-2026.
Passed this 13th day of April 2026.**

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk




**STAFF REPORT
PUBLIC MEETING OF PLANNING**

Date: **March 23, 2026**

To: **Mayor and Council Members**

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

File	Zoning By-law Amendment No. Z-06-2026
Owner	Mikael GREGOIRE
Address (Civic & Legal)	Kenyon Concession Road 1, Apple Hill Kenyon Concession 1, Part Lot 27 Roll 0111 011 000 79800 PIN 67113-0227
Location	

Property



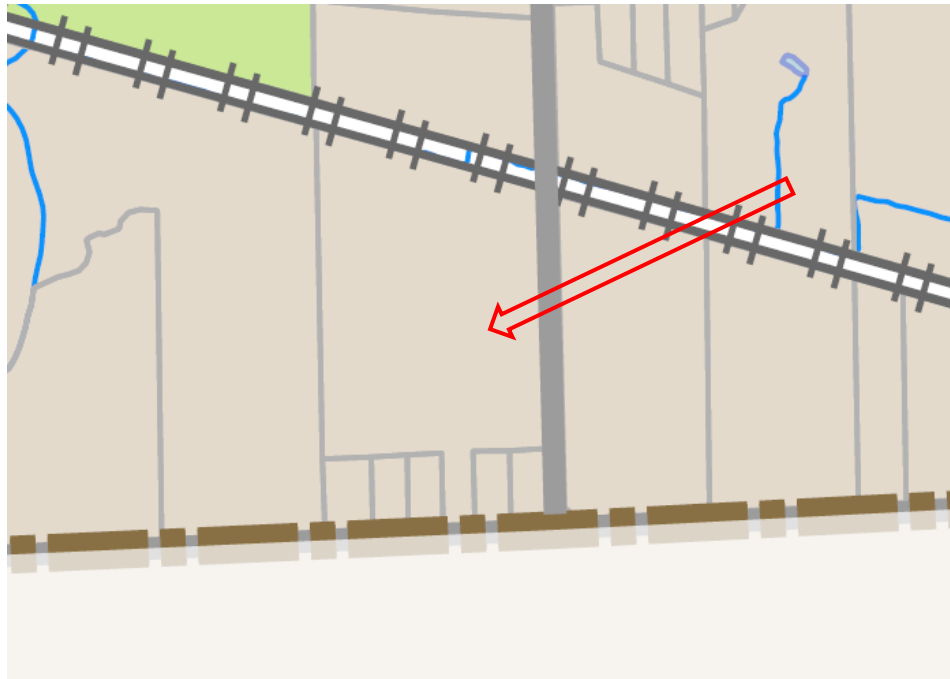
Purpose of application


THE PURPOSE of the Zoning By-Law Amendment is to re-zone the Rural (RU) portion of the property (South) from Rural (RU) to Rural Special Exception (RU-26) to permit a secondary dwelling, a duplex or a semi-detached, as defined in the Ontario Building Code, on the subject lands.



Official Plan & surroundings

Rural District



<p>Zoning & surroundings</p>	<p>Rural (RU) & Wetlands (WL) – <i>Only the Rural (RU) portion is being rezoned</i></p> 
<p>Use</p>	<p>Currently vacant, treed mostly.</p> <p>Proposed secondary dwelling permitted after ZBA, dwellings to be built anywhere on the Rural (RU) portion of the property and could be split pending location, size, proposal, etc.</p> <p>Secondary dwelling is currently proposed to be a semi-detached barn-dominium style, but could be semi-detached, duplex, or another dwelling elsewhere on the Rural (RU) portion of the property.</p>
<p>Surrounding Uses</p>	<p>North – Drain, CP Railway, rural residential properties East – Rural residential properties, treed properties South – Township of South Glengarry, rural residential properties, treed properties West – Rural residential properties, treed properties</p>
<p>Size/Area</p>	<p>27.11 acres</p> <p>Approximately 10 acres of Rural lands, 17 acres of Wetlands</p> <p>No proposed changes. Compliant with Zoning By-law.</p>

Frontage

40m on East-West portion of Kenyon Concession Road 1, proposed main entrance/entranceway.

329m on North-South portion of Kenyon Concession Road 1.

No proposed changes. Compliant with Zoning By-law



Dimensions


Irregular shape.

Buildings


Currently vacant, treed mostly.

Secondary dwelling is currently proposed to be a semi-detached barn-dominium style, but could be semi-detached, duplex, or another dwelling elsewhere on the Rural (RU) portion of the property.

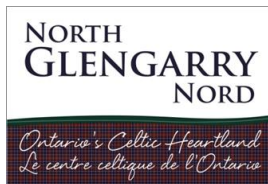
New building to be built in compliance with Zoning By-law and Building By-law (OBC).

Building Height	New building to be built in compliance with Zoning By-law and Building By-law (OBC).
Setbacks	The survey/site plan has not been submitted at this point in time. New building to be built in compliance with Zoning By-law and Building By-law (OBC), no reductions in setback proposed.
Lot Coverage	New building to be built in compliance with Zoning By-law, no reductions in minimum lot coverage is proposed.
Sanitary/Septic	New Private Class 4 Septic system to be installed for new proposed residential building.
Water/Well	Private Well as per provincial regulations.
Storm	Storm water dispersed on site.
Entrance/Driveway	East-West portion of Kenyon Concession Road 1 proposed as main entrance/entranceway. 
Civic number	New civic number could be issued for new residential building.
SDG	No new proposed entranceway on any County Roads. No comments submitted.
RRCA & SNRCA	No buildings to be built within the Wetlands portion of the property.
EOHU	No comments submitted.
MTO	No comments submitted.
CP/CN/Via Rail	Proposed location to be outside of the 30m buffer zone, no issues.

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.	<p>Building permit will have to be obtained as per OBCA.</p> <p>The building permit will also deal with parking, pedestrian safety, minor neighborhood character details, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc.</p> <p>A Site Plan Control Development Agreement will not be required for the development.</p>
Planning Act	<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>
Provincial Policy Statement	<p>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.</p> <p>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, semi-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) and avoiding development and land use patterns which may cause environmental or public health and safety concerns.</p> <p>Secondary dwelling units in rural district areas are consistent with the Provincial Policy Statement.</p>

<p>Official Plan</p>	<p>The SDG Counties Official Plan permits dwellings and secondary dwellings in Rural District Lands.</p> <p>SDG Counties planning Staff have confirmed the application conforms to the SDG Counties Official Plan.</p>
<p>Zoning By-law 39-2000</p>	<p>Current use is compliant with Zoning By-law.</p> <p>Proposed secondary dwelling not permitted, needs ZBA.</p> <p>Proposed building is to be built in compliance with all zone requirements.</p>
<p>Justification</p>	<p>Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT)</p> <p>Contributes to appropriate intensification, infill, or compatible development (ACT)</p> <p>Supports sustainable development by promoting a mix of land uses (ACT)</p> <p>The intent of the regulation is respected (e.g., privacy, massing, parking, height). (ACT)</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>Contributes to growth management or intensification goals. (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> <p>Supports adequate provision of housing, employment, transportation, and services (ZB)</p> <p>Supports a range and mix of housing options, densities, and affordability (PPS)</p>
<p>Pictures of site</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 TO COUNCIL

Report No: PW-2026-09

April 13, 2026

From: Timothy Wright, Director of Public Works

RE: 2026 Gravel Road Resurfacing – Procurement Results PW-1011

Recommended Motion:

THAT the Council of the Township of North Glengarry receives report **PW-2026-09** 2026 Gravel Road Resurfacing – Procurement Results PW-1011; and

THAT Council authorizes the award of Contract Contract Number-1010 for the 2026 Gravel Road Resurfacing to A.L. Blair Construction for \$376,220.00 + HST; and

THAT the Mayor and CAO/Clerk be authorized to enter into an agreement with A.L. Blair Construction for Supply and placement of spring gravel

Background / Analysis:

A spring gravel road resurfacing program is a planned maintenance initiative carried out after thaw to repair winter damage, restore proper road crown and drainage, and prepare surfaces for summer traffic and dust control. It typically includes inspection, grading to remove potholes and washboarding, targeted placement of new gravel where thickness has been lost, and compaction to stabilize the surface and support subsequent dust suppressant application. By addressing freeze–thaw defects early in the year and following a defined multi-year re-gravelling and dust control cycle, municipalities improve safety and driving comfort while reducing reactive maintenance and preserving the underlying granular structure over the asset’s life.

Tender Award Recommendation

The Township issued TEN - Tender PW-1011 for the Supply and placement of spring gravel. The procurement was advertised on Township Website with the bid opening on 3/10/2026 and closing on 3/31/2026 12:00 PM, and the following submissions were received.

The Township reviewed all submissions and confirmed that the Tender results are as follows (excluding HST):

Tenderer	Price	Quantity	Total
A.L Blair	\$14.47	26,000.00	\$376,220.00
GIP Properties	\$15.75	26,000.00	\$409,500.00
Cornwall Gravel	\$17.25	26,000.00	\$448,500.00

After review of all submissions, The Township recommends awarding the contract to A.L Blair for the following reasons:

1. Competitive, predictable unit pricing for Granular M and other aggregates across typical haul distances, supporting reliable budgeting.
2. Proven supply capacity from three regional quarries, reducing haul risk and supporting the 1,800 tonnes/day production target.
3. Workplan aligned with the Township's spring timeline, with early stockpile readiness and defined start after load restrictions.
4. Fully compliant submission that meets OPSS, testing, insurance, WSIB, and safety requirements, reducing contractual and performance risk.

Alternatives:

Council could elect not to award the contract at this time. This is not recommended, as it would delay the project, risk the loss of provincial funding, and prolong the asset management compliance challenges.

Financial Implications:

The recommended award of \$376,220.00 + HST from GL 1-5-3101-8000

As this expenditure exceeds \$100,000, Council approval is required in accordance with Schedule B of the Procurement Policy (Bylaw 18-2023).

It is worth noting that this item is \$18,780.00 under budget, this will help with other budget items that are running over due to supply conditions.

Attachments & Relevant Legislation:

- Township of North Glengarry Procurement Policy (Bylaw 18-2023)

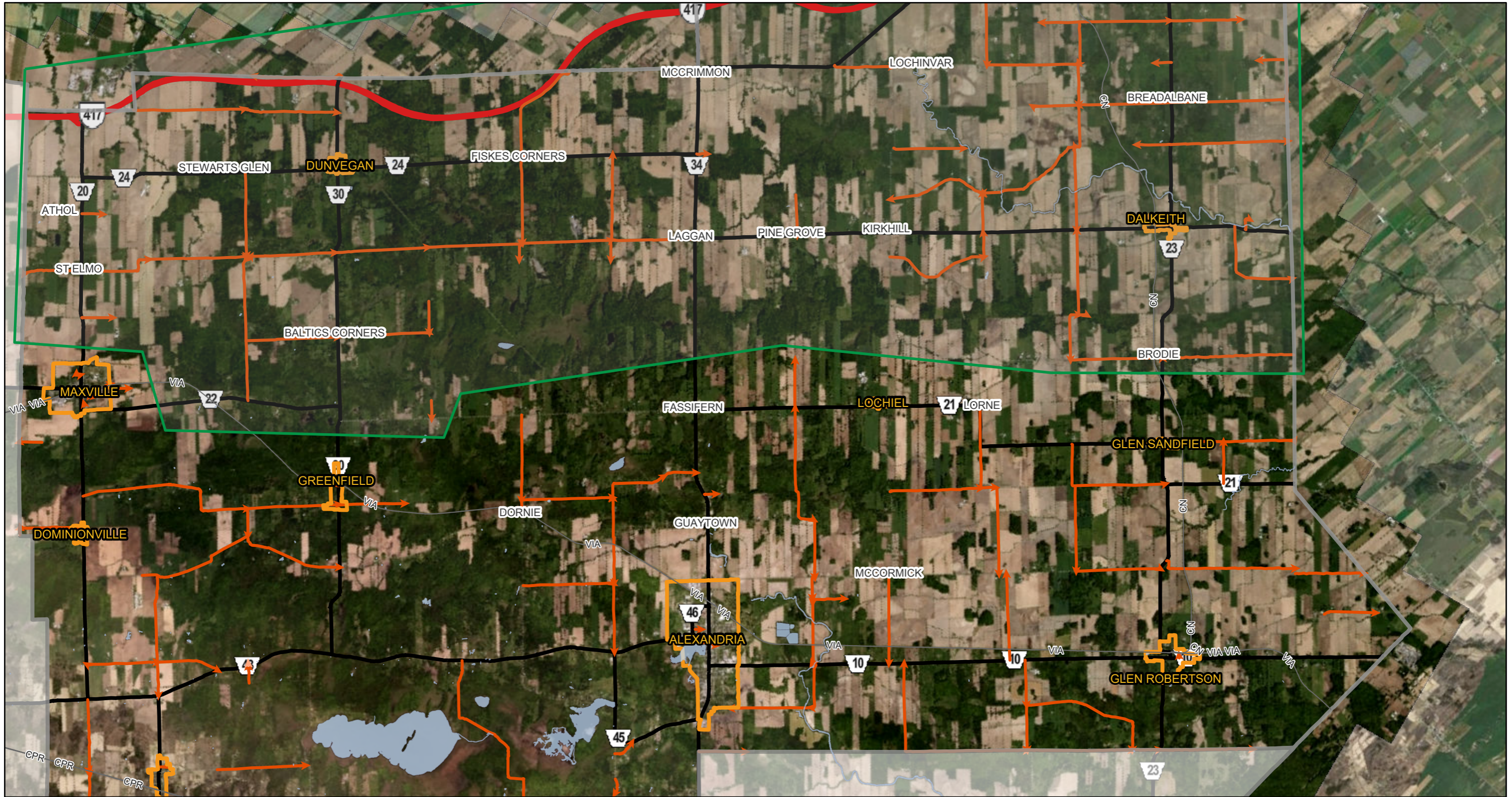
Others Consulted:

- Robbie Smeall - Manager of Transportation

Reviewed and Approved by:

Michael Fawthrop, CAO/Clerk

Gravel Road Resurfacing 2026

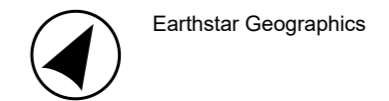
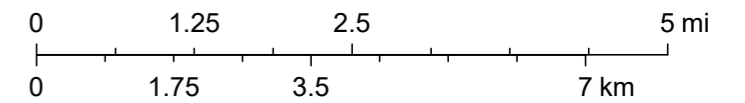


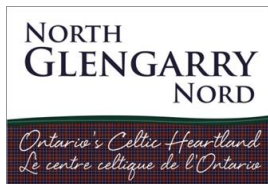
2026-04-02, 2:30:24 p.m.

1:136,977

- Place Name
- Railway
- Lake / River
- Road Sections
 - Municipal; Municipal - Hamlet; Municipal - Ramp; Municipal - Under Construction; Unknown
 - Municipal - Private Ln
- DRAPE 2024
 - Red: Band_1

- Green: Band_2
- Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations





STAFF REPORT TO COUNCIL

Report No: PW-2026-10

April 13, 2026

From: Timothy Wright, Director of Public Works

RE: 2026 - Liquid Dust Suppressant – Procurement Results PW-1017

Recommended Motion:

THAT the Council of the Township of North Glengarry receives report **PW-2026-10** 2026 - Liquid Dust Suppressant – Procurement Results PW-1017; and

THAT Council authorizes the award of Contract Number-1011 for the 2026 - Liquid Dust Suppressant to Da-Lee Dust Control for \$274,177.50 + HST; and

THAT the Mayor and CAO/Clerk be authorized to enter into an agreement with Da-Lee Dust Control for Supply and placement of liquid dust suppressant

Background / Analysis:

Liquid dust suppressants are hygroscopic liquids, typically calcium chloride, magnesium chloride, or calcium-magnesium blends, that are applied to unpaved roads to bind fine particles, reduce airborne dust, and improve driving visibility and safety. They work by drawing and retaining moisture in the road surface, which helps consolidate aggregate, reduce loss of fines, and extend grading intervals and overall road life, thereby lowering maintenance costs for municipalities. Products must meet provincial standards such as OPSS.MUNI 2501 and 2503 and are supplied and applied with calibrated tanker equipment to ensure controlled application rates per kilometre or per square metre.

The six local municipalities of SDG participated in a joint tender to aggregate demand across several townships to secure competitively priced supply and application services, specifying required daily supply capacity (e.g., up to 35 flake tonnes or 60,000 L per day) and adherence to OPSS.MUNI 506 for application.

Tender Award Recommendation

The Township issued JNT - Joint Tender PW-1017 for the Supply and placement of liquid dust suppressant for identification purposes but this procurement was completed through our procurement partner North Stormont, and it was advertised using their procurement name and number of FFJT-01-2026 Liquid Dust Suppressant.

An Online bidding site was used to advertise the bid with the bid opening on 1/27/2026 and closing on 2/13/2026 12:00 PM. Only one submission was received which was reviewed by all six joint tender partners the results are as follows (excluding HST):

Tenderer	Price	Quantity	Total
Da-Lee Services	\$731.14	375.00	\$274,177.50

Pollard distribution Inc acknowledged the tender but did not submit a bid.

After review of all submissions, The Township recommends awarding the contract to Da-Lee Services for the following reasons:

- Clear commitment to supply all labour, materials, and equipment in line with the tender terms, supporting risk management.
- Demonstrated recent, large volume municipal dust control experience with multiple Ontario municipalities.
- Substantial, dedicated fleet of tractors, straight trucks, tankers, and pups configured for calcium chloride work, supporting required daily supply rates and reducing service delivery risk.

Alternatives:

Council could elect not to award the contract at this time. This is not recommended, as the township would not be able to provide dust suppression services on its gravel roads and prolong the asset management compliance challenges.

All six municipalities are investigating the use of other hygroscopic liquids for the use of dust suppression so that we can widen the bid parameters to more suppliers in 2027 and provide budget relief, however moving to a different product is not a feasible change to take place for this season.

Financial Implications:

The recommended award of \$274,177.50 + HST from GL 1-4-3045-5205, this is a \$46,322.50 overage from what was budgeted for 2026. To compensate for these overages Public Works will

carefully monitor the expenditures in this and other budget areas and reduce quantities as needed to offset the cost.

As this expenditure exceeds \$100,000, Council approval is required in accordance with Schedule B of the Procurement Policy (Bylaw 18-2023).

Attachments & Relevant Legislation:

- Township of North Glengarry Procurement Policy (Bylaw 18-2023)

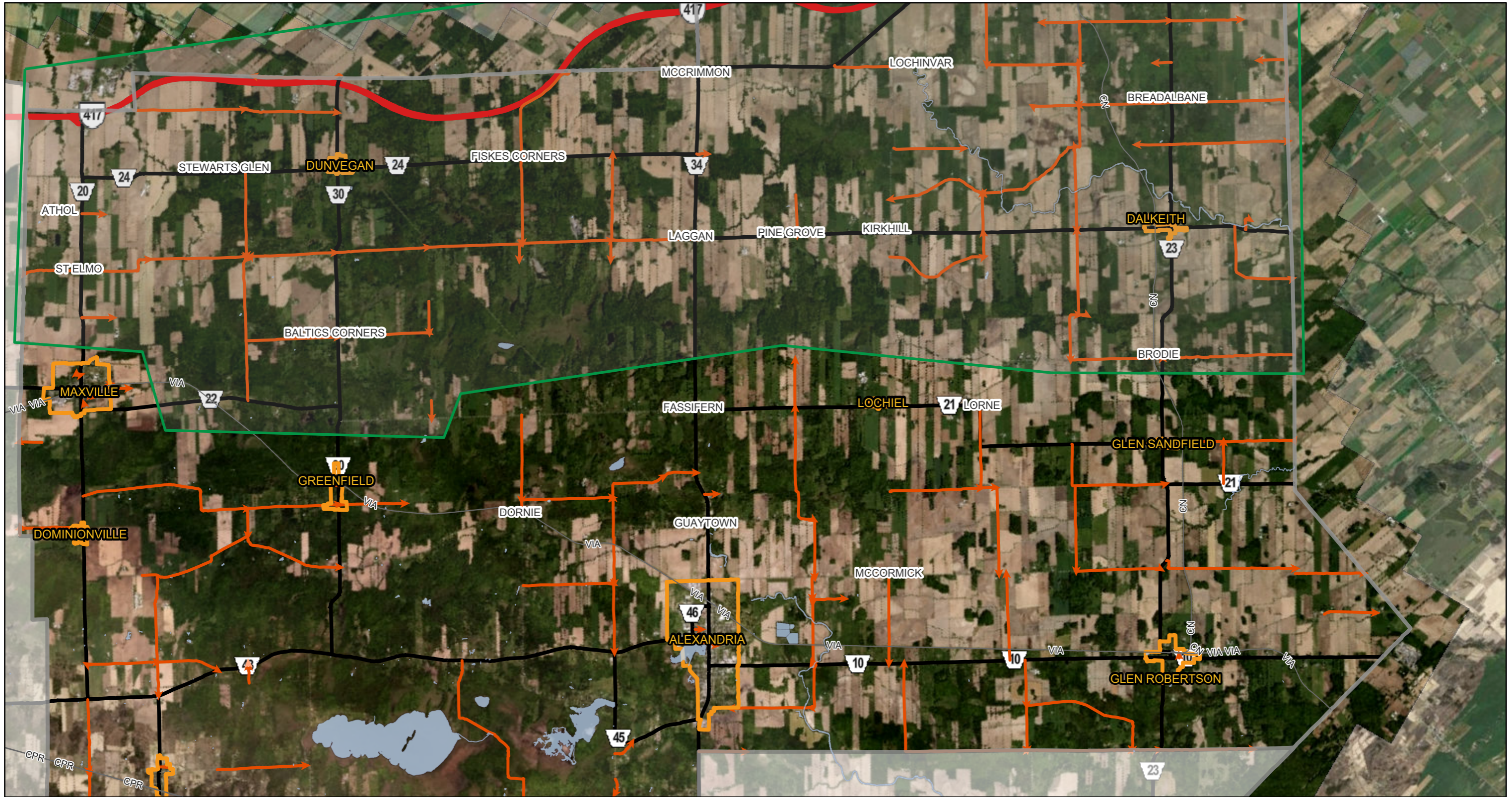
Others Consulted:

- Robbie Smeall – Manager of Transportation

Reviewed and Approved by:

Michael Fawthrop, CAO/Clerk

Gravel Road Resurfacing 2026

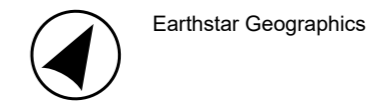
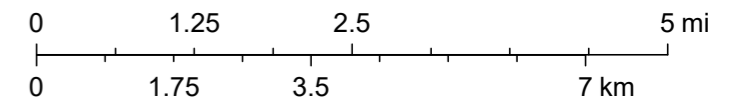


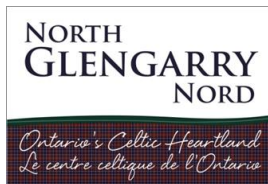
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- Place Name
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- Road Sections
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 - Red: Band_1

- Green: Band_2
- Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations





STAFF REPORT TO COUNCIL

Report No: PW-2026-11

April 13, 2026

From: Timothy Wright, Director of Public Works

RE: 2026 - Tandem Plow Truck and Equipment – Procurement Results PW-1009

Recommended Motion:

THAT the Council of the Township of North Glengarry receives report **PW-2026-11** 2026 - Tandem Plow Truck and Equipment – Procurement Results PW-1009; and

AND THAT Council authorizes the award of Contract Number-1012 for the 2026 - Tandem Plow to Globocam for \$200,918.00 + HST; and

AND THAT Council authorizes the award of Contract Number-1013 for the 2026 – Tandem Plow Equipment to Gincor for \$192,940.00+ HST; and

AND THAT the Mayor and CAO/Clerk be authorized to enter into an agreement with Globocam for Supply a Tandem Plow

AND THAT the Mayor and CAO/Clerk be authorized to enter into an agreement with Gincor for Supply and installation of plow equipment on a Tandem Cab and Chassis

Background / Analysis:

A tandem snow plow is a heavy-duty municipal snow-clearing vehicle built on a tandem-axle cab-and-chassis, typically equipped with a large reversible front plow, a righthand wing plow, and an all-season dump body that doubles as a salt/sand spreader. This configuration allows municipalities to carry higher payloads, mount robust plow and wing systems, and maintain stability while pushing heavy, windrowed snow at highway and arterial-road speeds. Tandem snow plows are commonly used as frontline winter maintenance units on priority routes, where their combination of wide plowing width and onboard spreading equipment enables efficient “onepass” operations that both clear the roadway and apply de-icing materials.

In recent years the Township has made progress in replacing its aging fleet of ten Tandem trucks however there are three urgent replacements of 2008 vehicles that are currently 18 years old.

Currently we have unit 22 2008 as a spare that we have been running if the other three 2008 units that are in slightly better condition fail or need maintenance as they often do. This fourth unit is marked as not to receive any major maintenance and so will likely be parted out, scraped or sold as the replacement schedule continues completing in 2028 when the final 2008 unit will be 20 years old.

Tender Award Recommendation

The Township issued PW-1009 for the Supply a Tandem Plow for identification purposes but this procurement was completed through our procurement partner Canoe Procurement Group and it was advertised using their procurement name and number of Cab and Chassis RFP #032824 & Snow Equipment RFP #062222.

The Township reviewed all submissions and confirmed that the pricing received for PW-1009 is as follows (excluding HST):

Tenderer	Price
Freightliner & Gincor	\$393,858.00
Western Star & Gincor	\$429,713.00
International & Gincor	\$411,088.45
Peterbilt & Gincor	\$468,942.00

After review of all submissions, The Township recommends awarding the contracts to Freightliner & Gincor for supply of the Tandem plow and equipment.

Alternatives:

Council could elect not to award the contract at this time. This is not recommended, as it would delay the project, risk the loss of provincial funding, and prolong the asset management compliance challenges.

Financial Implications:

The 2026 Capital Budget allocated \$435,000.00 towards the purchase of a tandem plow and equipment. The total cost of \$393,858+ HST will be approximately \$41,142.00 under the budgeted amount.

As this expenditure exceeds \$100,000, Council approval is required in accordance with Schedule B of the Procurement Policy (Bylaw 18-2023).

Attachments & Relevant Legislation:

- Township of North Glengarry Procurement Policy (Bylaw 18-2023)

Others Consulted:

Robbie Smeall – Manager of Transportation

Reviewed and Approved by:

Michael Fawthrop, CAO/Clerk

**CORPORATION OF THE
TOWNSHIP OF NORTH GLENGARRY
Council Meeting**

Resolution #
Date:

Moved by:

Seconded by:

WHEREAS the Alto High-Speed Rail project is a nation-building initiative between Quebec City and Toronto, with an estimated cost of \$60–\$90 billion; and

WHEREAS the project proposes only one stop in the 50,000 km² EOWC region, potentially impacting rural communities, agricultural lands, trails, and environmentally sensitive areas, with unclear long-term benefits; and

WHEREAS municipal consultation has been insufficient, leaving potential impacts on land use, infrastructure, emergency response, and existing Via Rail service unclear; and

WHEREAS the EOWC represents 103 communities advocating for the protection of Eastern Ontario’s rural, agricultural, and cultural landscapes; and

THEREFORE BE IT RESOLVED THAT the Township of North Glengarry supports the EOWC in opposing the Alto project in its current form due to insufficient consultation, unclear rural impacts, environmental concerns, and misalignment with regional planning priorities; and urges Alto and the federal government to coordinate with Via Rail to maintain and enhance passenger rail service, provide a clear service integration plan, and work with municipalities to ensure rural residents remain connected; and

BE IT FURTHER RESOLVED THAT the EOWC will continue to encourage municipalities, partners, businesses, and residents to provide feedback, seek detailed project information, advocate for alternative routes along existing corridors (Via Rail or Highway 401), and collaborate to prevent rural isolation from passenger rail service; and

BE IT FURTHER RESOLVED THAT copies of this resolution be sent to the Prime Minister, Minister of Transportation, Alto’s CEO, EOWC MPS and MPPS, the Premier of Ontario, FCM, AMO, ROMA, OFA, the Eastern Ontario Mayors’ Caucus, all EOWC municipalities, and eastern Ontario First Nations Partners.

CARRIED

DEFEATED

DEFERRED

MAYOR / DEPUTY MAYOR

Deputy Mayor: Carma Williams

Councillor: Jacques Massie

Councillor: Brian Caddell

Councillor: Jeff Manley

Councillor: Michael Madden

Councillor: Gary Martin

Mayor: Jamie MacDonald

YEA

NEA

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Minutes

Monday February 23, 2026, at 5:30 p.m.

Council Chamber 3720 County Road 34

Alexandria, On. KOC 1A0

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

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

1. DISCLOSURE OF CONFLICT OF INTEREST

None

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Gary Martin

Seconded By: Carma Williams

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

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Carma Williams

Seconded By: Brian Caddell

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

Carried

4. ZONING AMENDMENTS

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

OWNER: Ferme LCM QUESNEL

ADDRESS:19442 Kenyon Concession Road 8, Alexandria

Kenyon Concession 7, East Part Lot 18

Roll No.: 0111 011 011 60000

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

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

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

- prohibit agricultural uses.
-

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

No questions or comments were received

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

OWNER: High Oaks Farms Inc.

ADDRESS: 21495 Brodie Road, Dalkeith

Lochiel Concession 5, North Part Lot 16

Roll No.: 0111 016 011 48000

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

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

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

- prohibit agricultural uses.

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

No questions or comments were received

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

OWNER: 1001340844 ONTARIO INC (Ron Theoret)

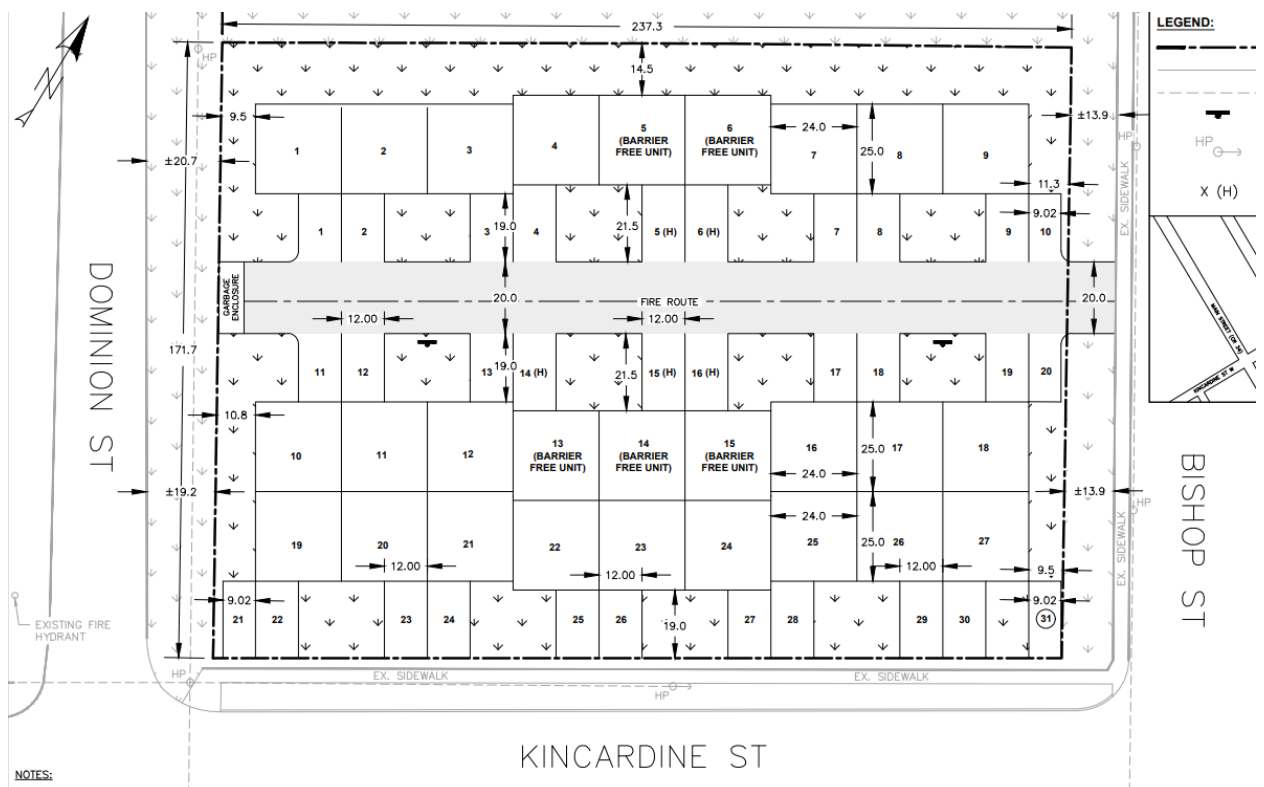
ADDRESS: 43 Kincardine Street East, Alexandria

RCP 121 Part Lot 20; 14R5614 Part 1

Roll 0111 018 000 63800

PIN 67150-0274

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



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

The Mayor invited members of the public to speak first.

The following summarizes comments received from the Public:

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

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

The following summarizes comments received from Council:

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

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

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

No other Comments were received.

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. NOTICE OF MOTION

None

8. ADJOURNMENT

Resolution No. 3

Moved By: Brian Caddell

Seconded By: Jeff Manley

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

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

COUNCIL CORRESPONDENCE

March 18-April 1, 2026

From	Date	Subject
Municipality of Bluewater	Mar 18	LTR of Support: Request for Provincial Consultation and Transparency Regarding Potential Changes to English Public School Board Governance
AMO	Mar 19	AMO Watchfile
Municipality of Bluewater	Mar 19	LTR support- Ontario Regulation 391/21: Blue Box.
TWP Black Water River-Matheson	Mar 19	RES: prioritization of safety on highway 11 and 17.
TWP Greater Madawaska	Mar 23	RES: Postal Rates for Library Materials
TWP Greater Madawaska	Mar 23	LTR Support - OCIF Extension and Review
Municipality of Chatam-Kent	Mar 23	RES: Food Insecurity Emergency Declaration
TWP Otonabee-South Monaghan	Mar 23	LTR support- Letter of Support for Rideau Lakes - Concerns re Alto High Speed Rail Project (Bill C-15 Budget)
Municipality of South Huron	Mar 24	LTR Support- - Ontario Veterinary College Enrollment
Municipality of South Huron	Mar 24	LTR Support- Ontario Heritage Organization Development Grant , Advocacy
SDG Library	Mar 25	Board Update
Town of Saugeen Shores	Mar 25	RES: Architectural Conservancy of Ontario include \$10M per year for HHH
AMO	Mar 26	AMO Watchfile

TWP North Stormont	Mar 30	LTR Support- Ontario Community Infrastructure Fund (OCIF)
Town of Mattawa	Mar 30	RES: Ontario Veterinary College Enrollment Capacity Support Resolution
Ontario News	March 30	Ontario Introducing Legislation to Improve Transit and Build More Homes

March 10, 2025

Michael Fawthrop- Chief Administrative Officer
Township of North Glengarry
3720 County Road 34, R.R.2
Alexandria, ON K0C 1A0

Dear Mr. Fawthrop,

May is Community Living Month, an annual celebration of the contributions of people who have an intellectual disability and their families. To help spread awareness, [Community Living Ontario](http://CommunityLivingOntario.ca) is encouraging landmarks across the province, like Toronto's CN Tower, to **Shine a Light on Community Living** by lighting up in **blue** and **green** on **Friday, May 1st**.

As a member of Glengarry County, providing services & supports for 60 years, we believe strongly in the Community Living movement. Our organization Community Living Glengarry is inviting North Glengarry Township to recognize this important occasion by:

- Changing the exterior lights to **blue** and **green** at the North Glengarry Township Building (we have flood lights for your convenience)
- Displaying **blue** and/or **green** lights at the Alexandria Island Park

We would also greatly appreciate it if Council would bring forward a motion, again this year, to proclaim May as Community Living Month. For your convenience, we have included a Proclamation that could be presented at an upcoming Council meeting. We would also be thrilled if the North Glengarry Township raised our "Community Living" flag on May 1st where we'd have a delegation attend the flag raising.

Together, we can create a powerful example of inclusion that will shine not only in our community, but throughout many others across the province.

We thank you in advance for your time and consideration. For more information, you can visit communitylivingontario.ca/community-living-month or contact me.

Sincerely,



Gail McKay Webster, Executive Director
Community Living Glengarry
613-525-4357 ext. 338
gail@clglen.on.ca

Community Living Ontario, founded in 1953, is a nonprofit leader providing a provincial voice with people who have an intellectual disability, their families, friends, and support providers across Ontario. Today, it proudly advocates on behalf of more than 250,000 people while championing the inclusion efforts of 120+ member organizations.

Quick Facts about Community Living Glengarry

- We are a Non-Profit Organization governed by a local volunteer Board of Directors in Glengarry County.
- We offer a wide range of services to adults with a developmental disability: Community Participation, Employment, Supported Independent Living, Host Family, Residential Supports and Passports.
- We have a full Francophone designation. Services are offered in both French and English
- Funded by the Ministry of Children, Community and Social Services (Provincial), fundraising and donations.
- All funded vacancies are filled through Developmental Services Ontario Eastern Region (DSOER).
- We support over 85 people and their families/caregivers.
- We support the SDG Family Caregiver Group/SunShiners Social Club and our Self-Advocate group "Glengarry Interaction".
- We have many partnerships within the community and surrounding area: Glengarry Memorial Hospital, Cornwall & Area Housing Authority, North Glengarry Township; Forum Régional.

Community Living Month "May" in Glengarry County

May is Community Living Month, a province-wide annual awareness campaign "**Shine a Light on Community Living**" to promote true inclusion for people who have an intellectual disability and their families. On May 1st designated buildings and landmarks across the province are illuminated in blue & green.

CLG's awareness campaign:

- Illuminate our exterior buildings in **blue & green** and encouraged our community to light up their homes & businesses in **blue & green** during the month of May.
- Post "inclusion" lawn signs around Glengarry County
- Distribute "Community Living Month" placements to various restaurants
- Make weekly cupcake deliveries (frosted with **blue & green** icing) to businesses & organizations in our county
- Regular Facebook posts sharing our campaign promoting inclusion

CONTACT US



332 MacDonald
Blvd., Alexandria, ON
K0C1A0



facebook.com/clglengarry



info@clglen.on.ca



613-525-4357



www.clglen.on.ca



Quelques faits sur Intégration communautaire Glengarry

- Nous sommes un organisme à but non-lucratif régit par un conseil d'administration bénévole et local dans le comté de Glengarry.
- Nous offrons une vaste gamme de services pour les adultes ayant un handicap de développement intellectuel : Participation communautaire, Emploi, Soutien à la vie autonome, Foyer partage, Soutien en résidence et Programme Passeport.
- Nous avons une désignation francophone complète. Les services sont offerts en français et en anglais.
- Le financement provient du ministère des Services à l'enfance et des Services sociaux et communautaires (provincial), de collectes de fonds et de dons.
- Les lits financés disponibles sont pourvus grâce aux Services de l'Ontario pour les personnes ayant une déficience intellectuelle (SOPDI) de la région de l'Est
- Nous offrons du soutien à plus de 85 personnes et leurs familles/soignants
- Nous appuyons le groupe d'aidants naturels de SDG/Club Social SunShiners et notre groupe de défense des personnes "Glengarry Interaction"
- Nous avons développé de nombreux partenariats dans la communauté et les environs
- Hôpital Glengarry Memorial, Cornwall & Area Housing Authority, Canton de Glengarry nord, Forum Régional

Mai le mois d'Intégration communautaire dans le comté de Glengarry

Mai est le mois d'Intégration communautaire. Cette campagne de sensibilisation provinciale "Shine a Light on Community Living" fait la promotion d'une véritable inclusion pour les personnes ayant un handicap de développement intellectuel et leurs familles. Le 1er mai, dans toute la province, des édifices désignés et des endroits importants s'illuminent en bleu et vert.

Campagne de sensibilisation pour Intégration communautaire Glengarry :

- L'extérieur de nos bâtiments vont d'être illuminés en **bleu & vert** et nous allons encouragé notre communauté à faire de même et à illuminer les maisons et les entreprises en **bleu & vert** pendant tout le mois de mai.
- Planté des affiches de parterre sur l'inclusion dans le comté de Glengarry
- Distribué des napperons " Mois d'Intégration communautaire" dans divers restaurants
- À toutes les semaines fait des livraisons aux entreprises de notre comté de petits gâteaux glacés en **bleu & vert**
- Nous avons été actifs sur Facebook en partageant régulièrement des publications sur notre campagne de sensibilisation sur l'inclusion

POUR NOUS CONTACTER



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Proclamation

Community Living Month "May"

Whereas Community Living Glengarry strives to ensure that all people live in a state of dignity, share in all elements of living in the community and have the opportunity to participate effectively; and

Whereas for over seventy years, Community Living Ontario has worked to bring people and the communities together by supporting individuals as they develop their capacity to live, learn, work and participate in all aspects of living in the community as well as develop its capacity to welcome and support people who have not always had the same opportunities to participate in community life in meaningful productive ways; and

Whereas Community Living Glengarry provides support and services to people with developmental challenges in our area; and

Whereas during the month of May, Community Living Glengarry is promoting public awareness of the physical and social barriers that keep individuals with developmental challenges from participating in the social, recreational and economic world around them;

Now, Therefore, we the Township of North Glengarry do hereby proclaim the month of May as ***"Community Living Month"*** and encourage all citizens to become more knowledgeable about people with developmental challenges and to welcome them as equal members of our community.

Mayor and Council of the Township of North Glengarry

**THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
BY-LAW 25-2026
FOR THE YEAR 2026**

BEING A BY-LAW TO ADOPT, CONFIRM AND RATIFY MATTERS DEALT WITH BY RESOLUTION.

WHEREAS s. 5(3) of the *Municipal Act, 2001*, provides that the powers of municipal corporation are to be exercised by its Council by by-law; and

WHEREAS it is deemed expedient that the proceedings, decisions and votes of the Council of the Corporation of the Township of North Glengarry at this meeting be confirmed and adopted by by-law;

THEREFORE, the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. **THAT** the action of the Council at its regular meeting of Monday April 13th, 2026, in respect to each motion passed and taken by the Council at its meetings, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law and;
2. **THAT** the Mayor and the proper officers of the Township of North Glengarry are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, The Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. **THAT** if due to the inclusion of a particular resolution or resolutions this By-law would be deemed invalid by a court of competent jurisdiction then Section 1 to this By-law shall be deemed to apply to all motions passed except those that would make this By-law invalid.
4. **THAT** where a “Confirming By-law” conflicts with other by-laws the other by-laws shall take precedence. Where a “Confirming By-Law” conflicts with another “Confirming By-law” the most recent by-law shall take precedence.

READ a first, second and third time, passed, signed and sealed in Open Council this 13th day of April 2026.

CAO/Clerk / Deputy Clerk

Mayor / Deputy Mayor

I, hereby certify that the forgoing is a true copy of By-Law No. 25-2026, duly adopted by the Council of the Township of North Glengarry on the 13th day of April 2026

Date Certified

_____ **D**
CAO/Clerk / Deputy Clerk