

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, February 27th 2023

Council Chambers

Township of North Glengarry

3720 County Road 34, Alexandria, ON

A Public Meeting of Planning was held in the Council Chamber on Monday, February 27th 2023 at 5:00pm.

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

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

PUBLIC MEETING OF PLANNING CALLED TO ORDER

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

1. DISCLOSURE OF CONFLICT INTEREST

- There were no declarations of interest.

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Jeff Manley

Seconded By: Gary Martin

That the Council of the Township of North Glengarry accepts the Public Meeting of Planning agenda of Monday, February 27th/2023.

Carried

3. RATIFY MINUTES

NO MINUTES TO APPROVE AT THIS TIME

The meeting was then turned over to the Planning Department

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

4. ZONING AMENDMENTS

a) Z-01-2023

Owner: Andy Scherer

Location: 1535 Dalkeith Road, Dalkeith

Purpose of applications: To re-zone the property from General Agricultural – Special Exception (AG-58) to General Agricultural – Special Exception (AG-211) to permit a secondary dwelling (single detached home) on the subject lands and to permit the continuation of an agricultural commercial tourism use to the current agricultural operation.

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

Councillor (At Large) – Jacques Massie – Wanted clarification on the Raisin Region Conservation Authority's role concerning planning applications.

Director of Building, By-law & Planning – Jacob Rhéaume – Explained that RRCA no longer comments on planning applications however, they can comment if there are any concerns over the designated wetlands that may be on or in close proximity to the subject land.

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

No additional comments were received.

b) Z-02-2023

Owner: Benoit Henri & Zeinab Iman Ibnlfassi

Location: 1654 County Road 30, Dunvegan

Purpose of applications: To re-zone the property from Residential Hamlet (RH) to Residential Hamlet – Special Exception (RH-4) to permit a secondary dwelling (single detached home) on the subject lands and;

To seek relief from the Comprehensive Zoning By-law 39-2000 requirements for a reduction of the Interior Side Yard Depth from the required 3m to the proposed 1.8m and for a reduction of the Rear Yard Depth from the required 8m to the proposed 1.8m.

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

Deputy Mayor – Carma Williams – Was asking the planning department if there was a possibility in the future for Provincial Policies changing to allow severances on properties with secondary dwellings?

Director of Building, By-law & Planning – Jacob Rhéaume – The smaller properties won’t qualify for a severance due to not being able to meet the requirements of the Municipal Zoning By-law. It might be possible in the distant future for the larger properties but the severance application would have to promote the efficient use of land and deemed appropriate.

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

No additional comments were received.

- 5. OLD BUSINESS
- 6. NEW BUSINESS
- 7. NOTICE OF MOTION
- 8. ADJOURNMENT

Resolution No. 2
Moved by: Michael Madden
Seconded by: Brian Caddell

There being no further business to discuss, the **Public Meeting of Planning** was adjourned at 5:49pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor