

THE CORPORATION OF THE TOWNSHIP OF NORTH
GLENGARRY

Public Meeting of Planning

Monday, October 23, 2023, 5:45 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

The Council of The Township of North Glengarry would like to advise the public that this meeting is or maybe recorded by either the press or any other individuals.

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

3. RATIFY MINUTES

- a. Public Meeting of Planning - September 25, 2023

4. ZONING AMENDMENTS

- a. Z-16-2023

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, September 25, 2023

5:45 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

COUNCIL MEMBERS Mayor: Jamie MacDonald

PRESENT:

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

MUNICIPAL STAFF CAO/Clerk - Sarah Huskinson

PRESENT:

Deputy Clerk: Jena Doonan

Chantal Lapierre

1. **DISCLOSURE OF CONFLICT OF INTEREST**
2. **ACCEPT THE AGENDA (Additions/Deletions)**

Resolution No. 1

Moved By: Michael Madden

Seconded By: Brian Caddell

That the Council of the Township of North Glengarry accepts the Public Meeting Agenda of **Monday, September 25th/2023.**

Carried

3. **RATIFY MINUTES**

Resolution No. 2

Moved By: Jeff Manley

Seconded By: Gary Martin

That the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of **Monday, June 26th/2023.**

Carried

4. ZONING AMENDMENTS

4.a Z-14-2023

Owner: Lois MacKinnon

Location: 1090 Aberdeen Road, Vankleek Hill

Purpose of application:

Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-34-23 condition No. 2 & 3 as follows;

The retained portion of the property (75.33 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-234) to:

- prohibit residential development and;

The severed portion of the property (1.78 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-235) to:

- acknowledge the deficiency in lot frontage (Aberdeen) from the required 45m to the proposed 10m and;
- acknowledge the interior yard setback deficiency from the required 6m to the proposed 3m for the accessory storage building (one-and-on-half storey garage) higher than 5m (6.32m) and;
- prohibit agricultural uses.

VERBAL COMMENTS:

-No verbal comments made

WRITTEN COMMENTS:

-No Written comments were made

The clerk asked three times for comments from the public in attendance and from Council. No comments were made.

4.b Z-15-2023

Owner: Richard Paul BURTON & Nicole Fleurette DECAIRE

Location: 3744 Angel Road, Apple Hill, ON, K0C 1B0

Purpose of application:

Purpose of application: To re-zone both the severed and retained portions subject to Consent Application B-81-23 condition No. 3 & 4 as follows;

The **retained** portion of the property (58.82 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-236) to:

- acknowledge the deficiency in lot area from the required 74 acres to the proposed 58.82 acres and;
- prohibit residential development and;

The **severed** portion of the property (4.95 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-237) to:

- prohibit agricultural uses.

VERBAL COMMENTS:

-No verbal comments made

WRITTEN COMMENTS:

-No Written comments were made

The clerk asked three times for comments from the public in attendance and from Council. No comments were made.

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

Resolution No. 3

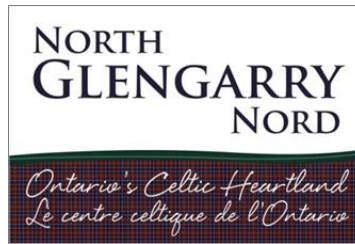
Moved By: Jacques Massie
Seconded By: Carma Williams

There being no further business to discuss, the Public Meeting of Planning was adjourned at 5:59 p.m.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

DATE: October 23, 2023

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-16-2023

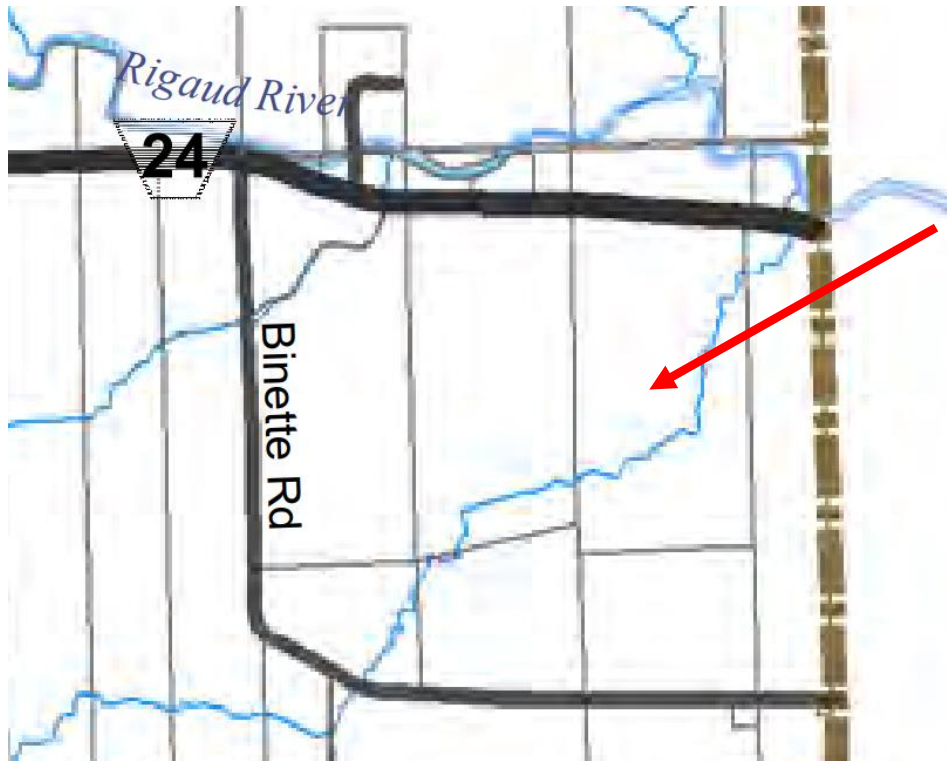
Owner: DUCHESNE FARMS INC
22260/22262 Laggan-Glenelg Road (County Road 24), Dalkeith



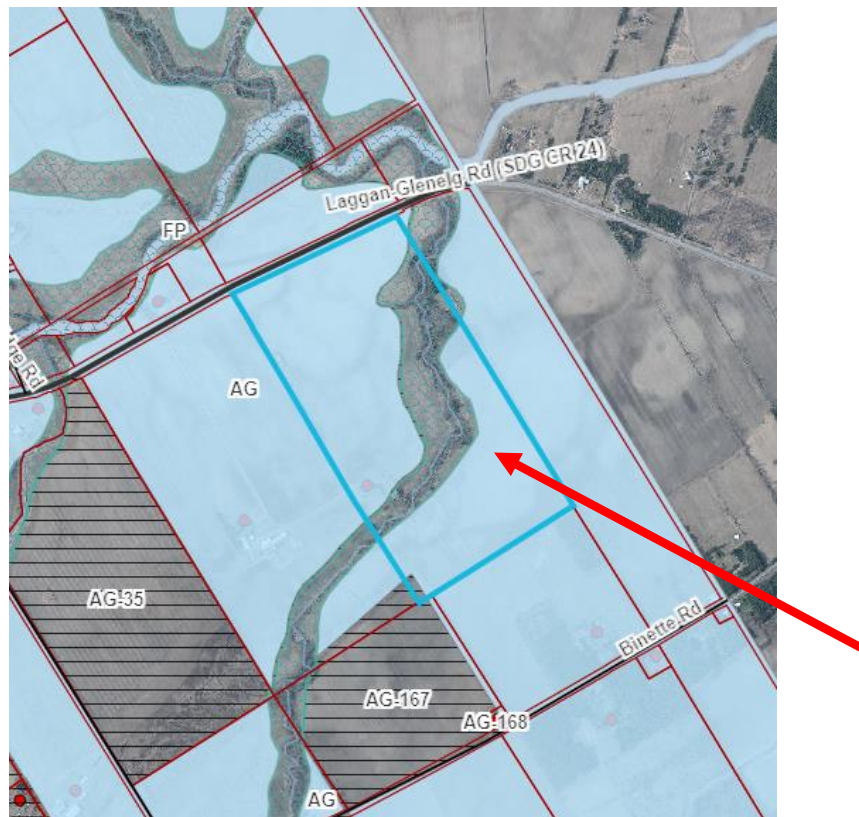




Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG)



Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-86-23 condition No. 2 & 3 as follows;

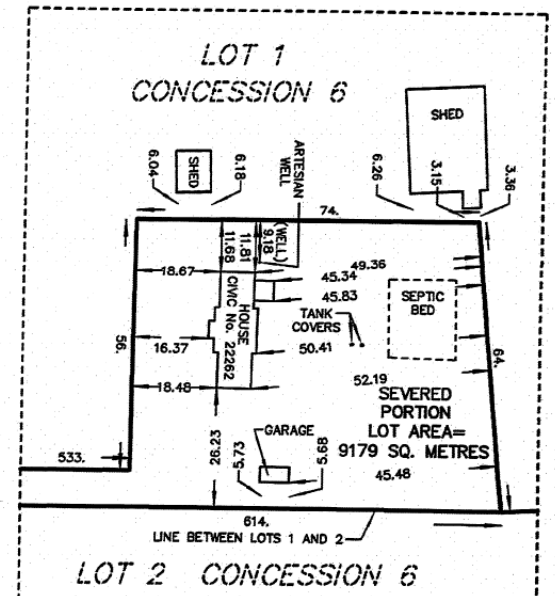
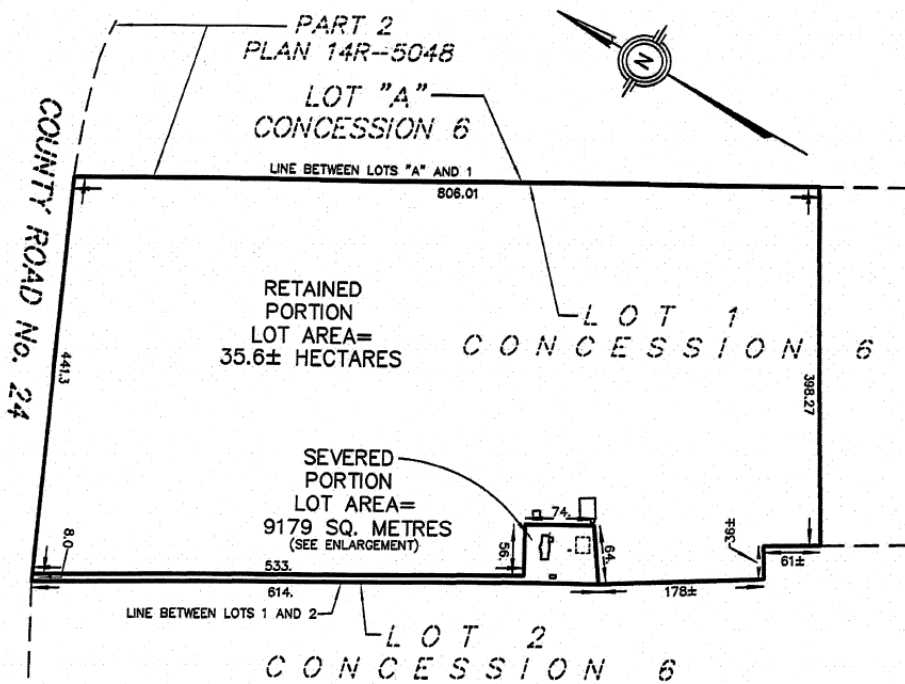
The **retained** portion of the property (86.3 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-238) to:

- acknowledge the interior yard setback deficiency from the required 9m to the proposed 3.15m for both agricultural accessory storage buildings and;
- to prohibit residential development

The **severed** portion of the property (2.31 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-239) to:

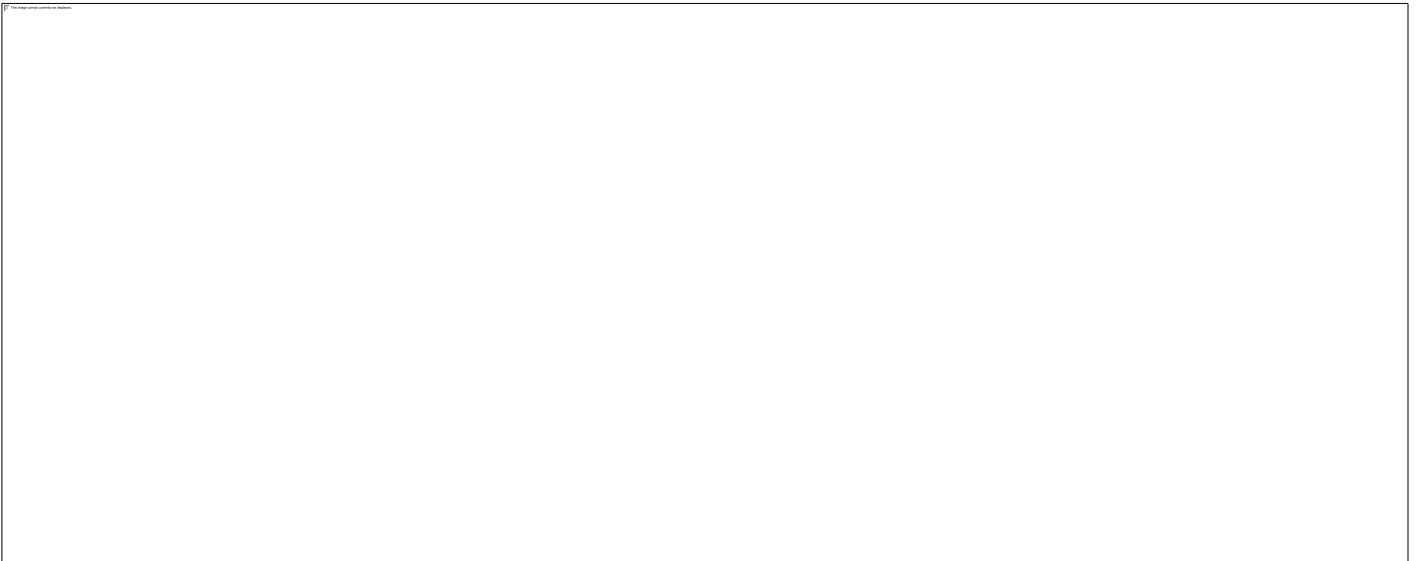
- acknowledge the deficiency in lot frontage (Laggan-Glenelg Road) from the required 45m to the proposed 8m ("flag" lot) and;
- prohibit agricultural uses.

Discussion: The subject land area is approximately 88.61 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on August 21, 2023, to sever approximately 2.31 acres of land deemed surplus to the needs of the farming operation.



The newly created property lines will be created in accordance with the Zoning By-law requirements for both the retained and the severed portions, except for the West property line setback for the new agricultural lot to the 2 agricultural accessory storage buildings. The closest point to the property line to either building will be 3.15m, hence the request for reduction for interior yard setback for the retained portion. The new 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 all accessory buildings.

The property currently uses the same entrance as 22260, they share the same driveway and at the South end of the driveway is where you can go to either single family dwellings on 2 separate lots. The proposed severance is a “flag” lot type surplus severance, and the new entrance is already in place, as it was approved by the Counties.



There currently are no entrances for the field, being the retained portion, it will either have to be accessed via neighbouring fields, or by applying to the SDG Transportation Department for a new entranceway. A new civic number could be issued for the agricultural portion of the severance. The single family dwelling, the severed portion, already has 22262 assigned, it will be removed from the 22260 property entranceway.

The owner does not have to apply for a change-of-use permit for the agricultural buildings as they remain on the agricultural portion of the severance. 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.

The surrounding official plan designation is Agricultural Resource Lands for all adjacent and neighboring properties for both Stormont, Dundas & Glengarry and for Prescott & Russell (Township of East Hawkesbury).

The surrounding zoning is General Agricultural (AG) for all adjacent and neighboring properties for both North Glengarry and East Hawkesbury.

The surrounding uses includes mostly agricultural cash crop/fields and livestock facilities, with some rural residential properties.



We have received a comment from RRCA as there is a mapped watercourse on and within 15m of the subject lot. Alterations to the watercourse including but not limited to shoreline restoration, crossings, bridges, culverts, channelization, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.

No other agencies, Township departments or members of public expressed concerns or provided any comments regarding this Zoning By-law Amendment.

Provincial Policy Statement (2020)

According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that:

The new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (8.12.13.3(7)) permits lot creation in agricultural lands for a residence surplus to a farming operation if the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the municipality prohibits further dwellings (residential development) on the vacant retained lands created by the subject consent.

In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the United Counties of Stormont Dundas and Glengarry's Official Plan, it is consistent with Provincial Policy Statement and compliant with the Township of North Glengarry Zoning By-law No. 39-2000.