

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Special Meeting of Council Agenda

Wednesday April 23, 2025, at 4 p.m.

Council Chambers

3720 County Road 34

Alexandria, Ontario K0C 1A0

1. CALL TO ORDER

2. DECLARATION OF PECUNIARY INTEREOF

3. ACCEPT THE AGENDA (Additions/Deletions)

4. ADOPTION OF PREVIOUS MINUTES

5. DELEGATION(S)

6. STAFF REPORTS

a. Building, Planning & By- law Department

i. BP 2025-11: By-law No. 13 Exemption from Part lot Control

7. UNFINISHED BUSINESS

8. CONSENT AGENDA

9. NEW BUSINESS

10. NOTICE OF MOTION

Next Regular Meeting of Council

Monday May 12, 2025 at 6:00 p.m. in the Council Chambers, 3720 County Road 34, Alexandria

NOTE: Meetings are subject to change or cancellation.

11. QUESTION PERIOD

a. (Limit of one question per person and subsequent question will be at the discretion of the Mayor/Chair).

12. CLOSED SESSION BUSINESS

13. ADJOUN



STAFF REPORT TO COUNCIL

Report No: BP-2025-11

April 23, 2025

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

RE: **BY-LAW No. 13-2025 Exemption from Part Lot Control**

Owner: Diane LOBB

Agent: Jamie MacDonald

Location: 290-296 East Boundary Road , Alexandria, ON
Plan 2, Part Lots 77, 78 & 79
Roll No. 0111 018 000 01800 & 0111 018 000 01900
PIN 67148-0281





Recommended Motion:

THAT the Council of the Township of North Glengarry adopts Part Lot Control By-Law No. 13-2025.

AND THAT by-law 13-2025 be read first, second and third time and enacted in Open Council this 23rd day of April 2025.

Background / Analysis:

A request to lift Part Lot Control for 290-296 East Boundary Road, Alexandria, ON (Plan 2, Part Lots 77, 78 & 79), Roll No. 0111 018 000 01800 & 0111 018 000 01900 (PIN 67148-0281), has been made by Diane LOBB via her agent, Jamie MacDonald on April 10, 2025.

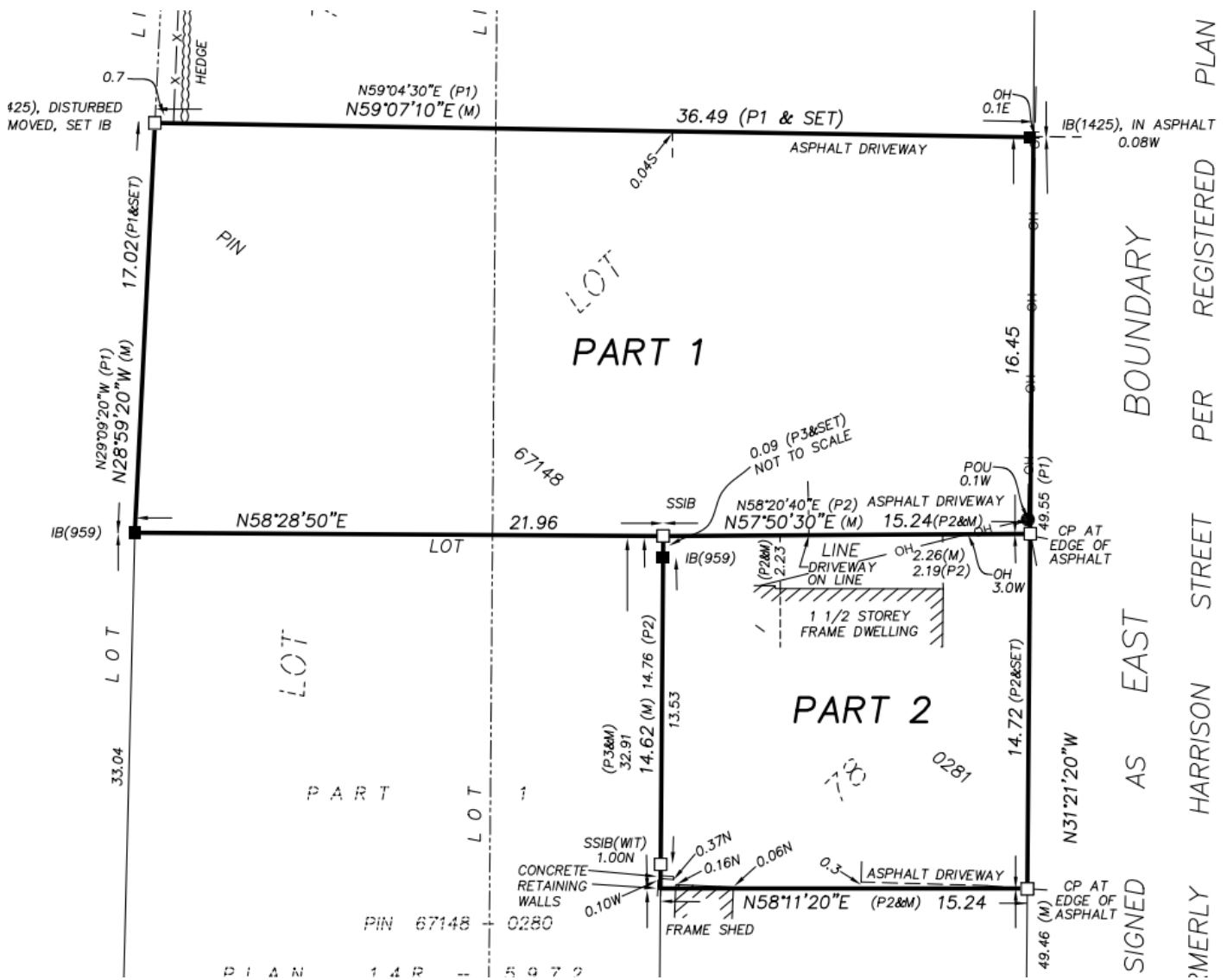
Once a plan of subdivision has been registered, a landowner may sell any complete lot within that plan. However, a landowner may not sell a piece of a lot in that registered plan without further approval under the Ontario Planning Act. Section 50(28) of the Planning Act, R.S.O. 1990, c.P13, provides that part of a lot on a registered plan of subdivision cannot be transferred or sold without the approval of the municipality. This is referred to as part lot control.

The Planning Act permits municipalities to pass By-Laws to exempt any or all lots or blocks within registered plans of subdivision from part-lot control, so further subdivision of individual lots or blocks can take place.

The part-lot control provisions of the Planning Act allows a municipality to pass By-Laws to remove part-lot control from all or any parts of a registered plan of subdivision. This allows landowners to further subdivide their lot. Such a By-Law has the effect of allowing the conveyance of a portion of a lot without requiring a consent (severance). Exemption from part-lot control can be used when several land transactions are involved but the resulting changes will not affect the nature or character of the subdivision.

The application facilitates the separation of two existing single-family dwellings that are currently sitting on the same property without having to go through the severance application process with land division department of the United Counties of Stormont Dundas & Glengarry. Although the property has two ROLL numbers, it is currently only one PIN. This process is cost effective for the property owner and can be done quicker.

It enables each dwelling for individual ownership. In this case, after this By-law is passed, 290 East Boundary Road and 196 East Boundary will be on different lots and therefore could be sold to different owners separately.



SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (Table 3.1) permits, promotes and encourages residential uses, including a full range of low, medium and high density housing types within the Urban Settlement (Alexandria) – Residential District. Within this designation single, semi-detached dwellings, townhouse, row-house and low-rise multiple units are permitted residential dwelling types.

The Official Plan contains a number of goals and strategic objectives; growth is the goal to direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas. The strategic objective is to encourage infilling, intensification, and development in appropriate locations and with appropriate built form and design.

The Official Plan also seeks to protect and enhance the character of existing urban areas and the stability of existing and well-established residential neighborhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

The proposed exemption to part lot control conforms to the relevant policies of the United Counties of Stormont, Dundas and Glengarry Official Plan 2018.

Township of North Glengarry Zoning By-law No. 39-2000

The Township of North Glengarry Zoning By-law No. 39-2000 Residential First Density (R1) zone permits residential dwelling buildings as such. The proposed complies with the intent and purpose of the zoning by-law. The surrounding area is mostly residential in all directions. The proposed will generate minimal impact on adjacent lands and dwellings as there are no changes to the development (a Part Lot Control By-law is solely for ownership purposes), and should be considered desirable and appropriate, as it meets the intent and purpose of the Zoning By-law and the objectives and policies of the Official Plan.

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

Options & Discussion:

Option #1 That Council adopt the by-law as presented- recommended. Once approved, the by-law will be sent to the Untied Counties for stamping & registering.

OR

Option #2 Council does not adopt the by-law – not recommended.

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law 13-2025
- Reference Plan 14R-6830

Others Consulted:

n/a

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- CP DENOTES CONCRETE PIN
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES PLAN 14R-3814
- P2 DENOTES SURVEY BY H.B. MELDRUM, O.L.S. DATED MARCH 2, 1977 (File 6234)
- P3 DENOTES PLAN 14R-5972
- P4 DENOTES REGISTERED PLAN 2
- 1577 DENOTES K.J. KETCHUM, O.L.S.
- 959 DENOTES H.B. MELDRUM, O.L.S.
- 1425 DENOTES R.M. JASON, O.L.S.
- POU DENOTES UTILITY POLE
- OH- DENOTES OVERHEAD WIRES

SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF 77 & 79	2	ALL OF 67148-0281
2	PART OF 78		

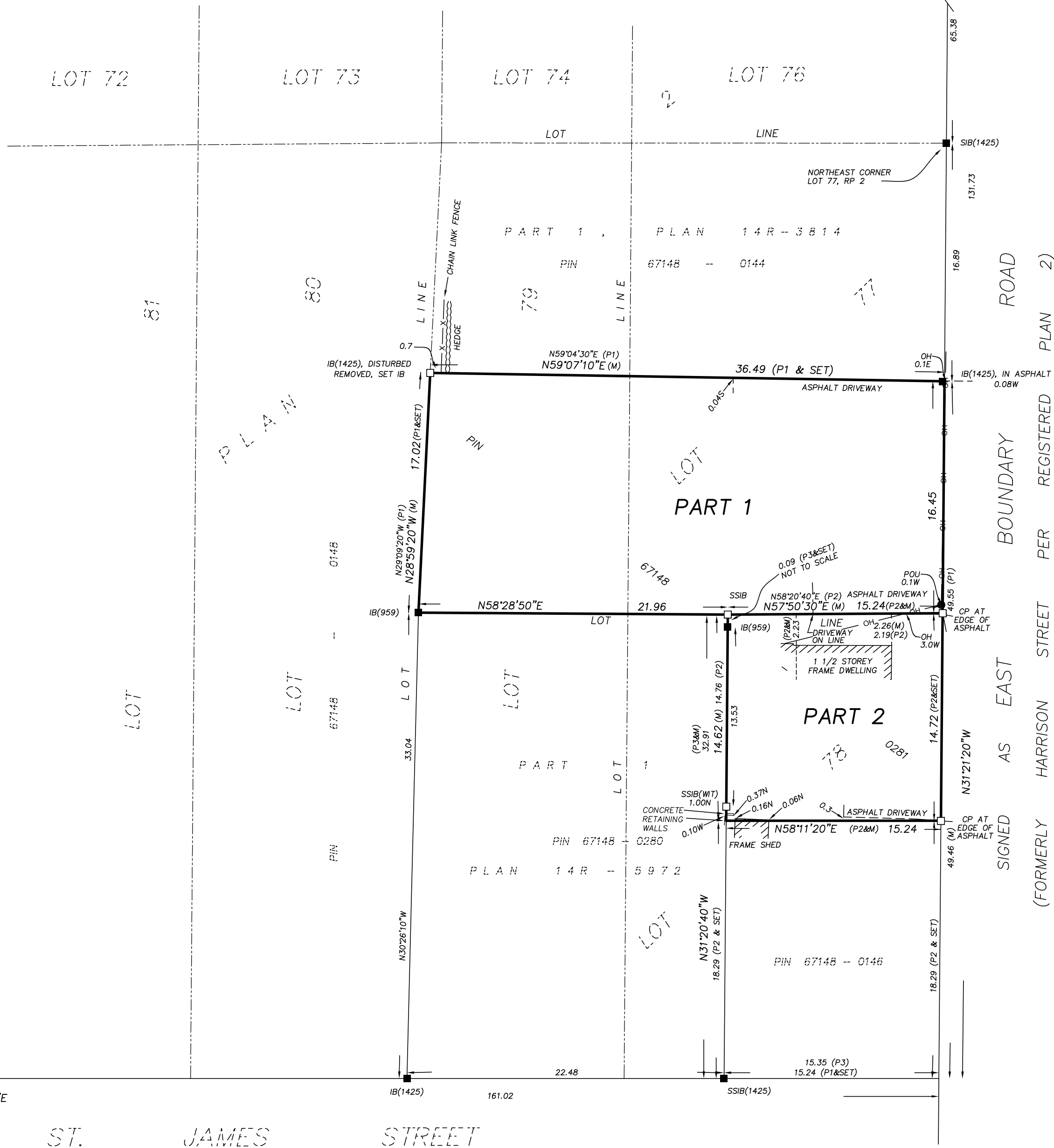
PLAN 14R-6830

Received and deposited

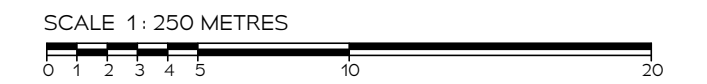
April 9th, 2025

Danita Lopes

Representative for the
Land Registrar for the
Land Titles Division of
Glengarry (No.14)



PLAN OF SURVEY OF
PART OF LOTS 77, 78 & 79,
REGISTERED PLAN 2
FORMERLY THE TOWN OF ALEXANDRIA
TOWNSHIP OF NORTH GLENGARRY
COUNTY OF GLENGARRY



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSR5) v7(2010). FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1,P2 - 0°10'20" CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999603.

SSIBs HAVE BEEN SET AT LOCATIONS WHERE THE LACK OF OVERBURDEN WILL NOT ALLOW FOR SETTING SIBs.

BUILDING TIES SHOWN HEREON ARE TO THE SIDING MATERIAL UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON APRIL 7, 2025.

APRIL 8, 2025

DATE

Cally Johnston, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-105341

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSR5) v7(2010). URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	5016782.55	52917198
B	5016979.85	529240.24

CAUTION: COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



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THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
BY-LAW NO. 13-2025

A By-law to exempt lands legally described as Plan 2, Part Lots 77, 78 & 79 (PIN 67148-0281) in the former town of Alexandria, in the Township of North Glengarry, from Part Lot Control.

WHEREAS the *Municipal Act, 2001*, as amended, provides that the powers of every Council are to be exercised by By-law;

WHEREAS the *Planning Act, R.S.O. 1990*, as amended states that all lands located within a registered plan of subdivision are subject to part lot control;

AND WHEREAS the *Planning Act, R.S.O. 1990*, as amended, authorises the Council of a local Municipality to enact by-laws to exempt lands located within a registered plan of subdivision from part lot control;

AND WHEREAS the Council of the Township of North Glengarry deem it expedient to exempt from part lot control the lands legally described as Plan 2, Part Lots 77, 78 & 79 (PIN 67148-0281) in the former town of Alexandria, in the Township of North Glengarry, in the United Counties of Stormont, Dundas and Glengarry.

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

1. That Plan 2, Part Lots 77, 78 & 79 (PIN 67148-0281) in the former town of Alexandria, in the Township of North Glengarry, in the United Counties of Stormont, Dundas and Glengarry is hereby exempt from Part Lot Control pursuant to Subsection 50 (7) of the *Planning Act*;
2. The lands may only be conveyed as a maximum of two parcels which shall be described as:
 - Parcel 1: Plan 2, Part Lots 77 & 79; NORTH GLENGARRY, designated as part 1 on Reference Plan 14R-6830 (Roll No. 0111 018 000 01800)
 - Parcel 2: Plan 2, Part Lot 78; NORTH GLENGARRY, designated as part 2 on Reference Plan 14R-6830 (Roll No. 0111 018 000 01900)
3. That the Part Lot Control exemption pursuant to Subsection 50 (7) of the *Planning Act, R.S.O. 1990*, as amended, described in Section 1 shall expire April 23rd, 2026.
4. That this By-law comes into force upon approval thereof by the United Counties of Stormont, Dundas and Glengarry, in accordance with the requirements of the *Planning Act*.

READ and passed, signed and sealed in open Council this 23rd day of April 2025.

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk