

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

**Monday, March 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, March 27th 2023 at 5:30pm.

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

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

PUBLIC MEETING OF PLANNING CALLED TO ORDER

The chair of the Committee called the Meeting to order at 5:30pm.

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, March 27th/2023.

Carried

3. RATIFY MINUTES

Resolution No. 2
Moved By: Michael Madden
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 30th/2023.

Carried

The meeting was then turned over to the Planning Department
- Director of Building, By-law & Planning – Jacob Rhéaume

4. ZONING AMENDMENTS

a) Z-03-2023

Owner: Michael Wray & Nina O’Flaherty
Location: 21520 Laggan-Glenelg Rd, Dalkeith

Purpose of applications: To re-zone both the severed and retained portion subject to consent application B-85-22 condition No. 4 & 5 as follows;

The **retained** portion of the property (102.79 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-222) to:

- prohibit residential development and;

The **severed** portion of the property (3.53 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-223) to:

- prohibit agricultural uses and,
- acknowledge the minimum lot frontage deficiency from the required 200m to the proposed 39m
(Driveway width at roadway)

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

No comments were received.

b) Z-04-2023

Owner: Shaphan & Julianna Brodie

Location: 21955 Brodie Rd, Dalkeith

Purpose of applications: To re-zone both the severed and retained portion subject to consent application B-84-22 condition No. 4 & 5 as follows;

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

- prohibit residential development and;

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

- prohibit agricultural uses.

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

No comments were received.

c) Z-05-2023

Owner: Sylvain Lupien & Lyanne Rainville

Location: 20915 Lochinvar Rd, Dalkeith

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

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

Mayor – Jamie MacDonald – Was asking if the owners had to install a new septic system?

Director of Building, By-law & Planning – Jacob Rhéaume – Explained that it depends if the existing system can accommodate the secondary home. In this situation, the owners are expecting it to be too small and will install a new septic system for the secondary home but both dwellings will be sharing the well.

Deputy Mayor – Carma Williams – Was asking how will secondary dwellings be affected in the new Municipal Zoning By-law?

Director of Building, By-law & Planning – Jacob Rhéaume – Responded by saying that secondary dwellings will be permitted in Rural and Agricultural zoning designations as long as the lot in question is large enough to accommodate the secondary dwelling, septic system and well.

Councillor (Kenyon Ward) – Jeff Manley – Wanted to know the setback information between dwellings on the same lot and if it was possible increase that amount?

Director of Building, By-law & Planning – Jacob Rhéaume – The current setback is 1.2m between dwellings and an increase in meters is a possibility and can be added to the new Municipal Zoning By-law.

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. 3
Moved by: Jacques Massie
Seconded by: Jeff Manley

There being no further business to discuss, the **Public Meeting of Planning** was adjourned at 5:50pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor