

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

AGENDA

Monday, September 8, 2025, 5:30 pm Council

Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

3. RATIFY MINUTES

Public Meeting of Planning Minutes – Monday August 11, 2025

4. ZONING BY-LAW AMENDMENT AND SITE PLAN DEVELOPMENT AGREEMENTS

i. Z-05-2025: Eastwood Dairy Farms

ii. Z-06-2025: Reynald BLAIS

iii. SPDA By-law No. 28-2025 – Marseni Real Estate Inc.

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

MINUTES

Monday August 11, 2025 at 5:45 pm
Council Chamber
3720 County Road 34
Alexandria, On. K0C 1A0

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

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

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Michael Madden

Seconded By: Carma Williams

THAT the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of Monday August 11, 2025.

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 May 26, 2025 as amended.

Carried

4. ZONING AMENDMENTS

Z-04-2025: Wilko Finger

Owner: Wilko Finger

Location: 1851 Dalkeith Road (County Road 23), Dalkeith
Lochiel Concession 7, Part Lots 6 & 7;RP14R2401,Part of parts 1& 2
Roll 0111 016 015 09000
PIN 67160-0189

Purpose To re-zone the retained portion of Consent Application No. B-55-25 (74.5 acres) of the property from General Agricultural (AG) & Restricted Agricultural to General Agricultural Special Exception (AG-259) to:
- prohibit residential development and;
To re-zone the severed portion of Consent Application No. B-55-25 (2.9 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG260) to:
- prohibit agricultural uses.

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

No questions or 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

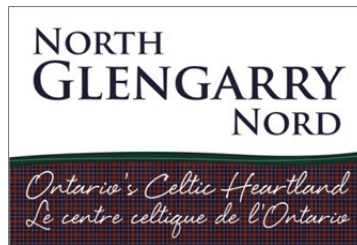
Seconded By: Jeff Manley

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 6:28 pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor




STAFF REPORT
PUBLIC MEETING OF PLANNING

Date: **September 8, 2025**

To: **Mayor and Council Members**

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

File	Zoning By-law Amendment No. Z-05-2025
Owner	EASTWOOD DAIRY FARMS
Address (Civic & Legal)	20500 Laggan-Glenelg Road (County Road 24), Dalkeith Lochiel Concession 6, Part Lot 35; 14R3565 Parts 1 & 2 Roll 0111 016 014 16000 & 0111 016 014 15000 PIN 67157-0064
Location	

Property



Site

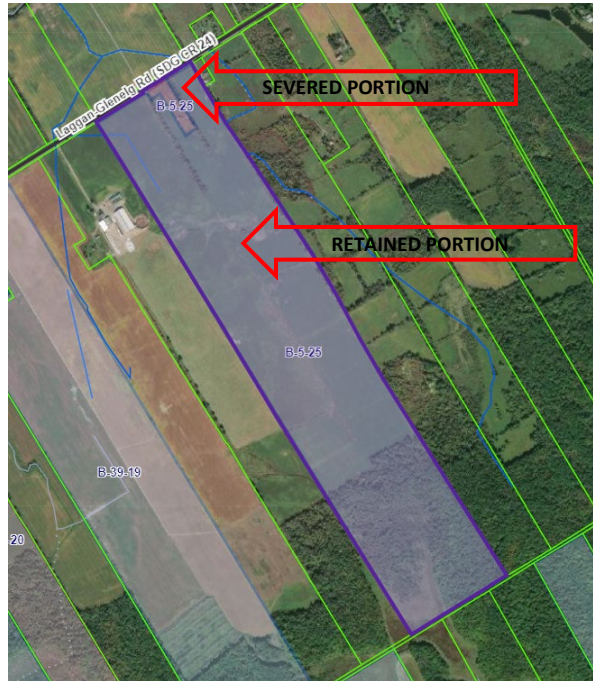


Purpose of application

THE PURPOSE of the Zoning By-Law Amendment is:

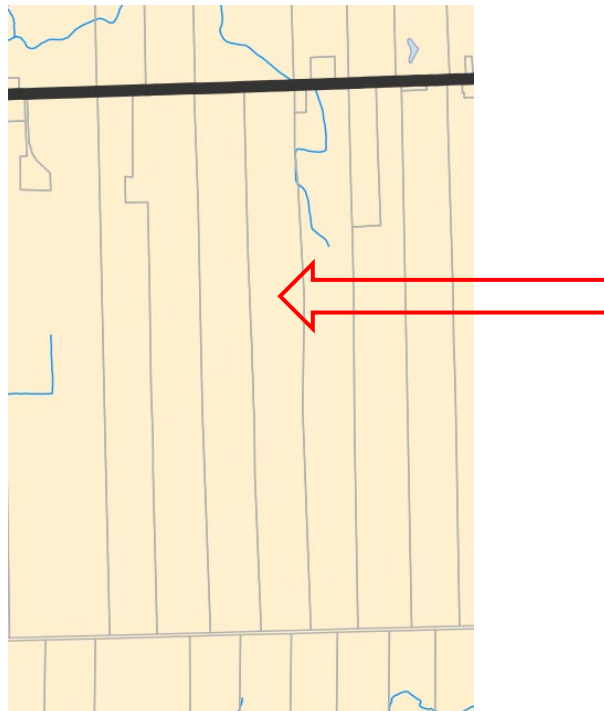
To re-zone the retained portion of Consent Application No. B-5-25 (215.4 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-261) to prohibit residential development and;


To re-zone the severed portion of Consent Application No. B-5-25 (2.7 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-262) to prohibit agricultural uses.




Official Plan & surroundings


Agricultural Resource Lands



Zoning & surroundings	<p>General Agricultural (AG) & Floodplain (FP)</p> 
Use	<p>Currently used as residential (dwelling) and fields. No proposed change after ZBA & Consent.</p>
Surrounding Uses	<p>North – Rural residential properties & cash crop land/fields East – Rural residential properties & cash crop land/fields South – Some wetlands & floodplains, cash crop land/fields West – Rural residential properties & cash crop land/fields</p>
Size/Area	<p>218.1 acres</p> <p>Proposed Consent Application No. B-5-25: - retained portion – 215.4 acres - severed portion - 2.7 acres.</p> <p>Both compliant with Zoning By-law.</p>
Frontage	<p>Proposed Consent Application No. B-5-25 - retained portion – 320.1m on County Road 24 - severed portion – 85.34m on County Road 24.</p> <p>Both compliant with Zoning By-law.</p>
Dimensions	<p>405.44m (frontage on County Road 24) X 2173.8m</p>

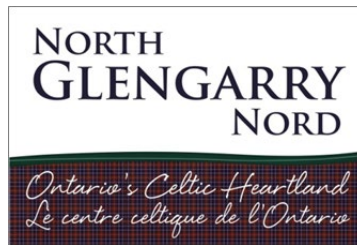
Buildings	1 building, a single-family dwelling to be kept with the residential portion of the severance. 0 buildings on the agricultural portion.
Building Height	Compliant with Zoning By-law.
Setbacks	Compliant with Zoning By-law. The survey has not been submitted at this point in time.
Lot Coverage	Compliant with Zoning By-law. 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.
Sanitary/Septic	Private Class 4 Septic system located on the East of the dwelling.
Water/Well	Private Well.
Storm	Storm water dispersed on site.
Entrance/Driveway	1 existing driveway for residential portion off County Road 24, to remain. No existing entrance for the agricultural portion, non-required, accessible via neighbouring fields, same farm. 
Civic number	1 existing civic number 20500 to remain for the agricultural portion. Currently no civic number for the dwelling, to be issued.
SDG	No new proposed entranceway on any County Roads. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on April 11, 2025, for Consent Application B-5-25, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.

RRCA & SNRCA	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.
EOHU	No comments submitted.
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 accessory buildings on either portion.</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>
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>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>

	The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.
Official Plan	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.
Zoning By-law 39-2000	Compliant with Zoning By-law. Both portions have the required minimum Lot Area, Lot Frontage and all minimum setbacks are met. The existing use to remain is compliant with the permitted uses within the General Agricultural Zones.
Justification	Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT) Supports sustainable development by promoting a mix of land uses (ACT) Supports efficient land use and development patterns (PPS) Amendment aligns with the general intent and vision of the Official Plan (OP) Enhances the community's character while respecting compatibility with surrounding uses (OP) The proposed use is appropriate and desirable for the site (ZB) Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)
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
PUBLIC MEETING OF PLANNING

Date: **September 8, 2025**

To: **Mayor and Council Members**

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

File	Zoning By-law Amendment No. Z-06-2025
Owner	Chantal, Denis & Reynald BLAIS
Address (Civic & Legal)	20521 Glen Robertson Road (County Road 10), Alexandria Lochiel Concession 2, Part Lot 34; RP14R4318 Part 2 Roll 0111 016 005 22000 PIN 67147-0084
Location	

Property



Site



Purpose of application

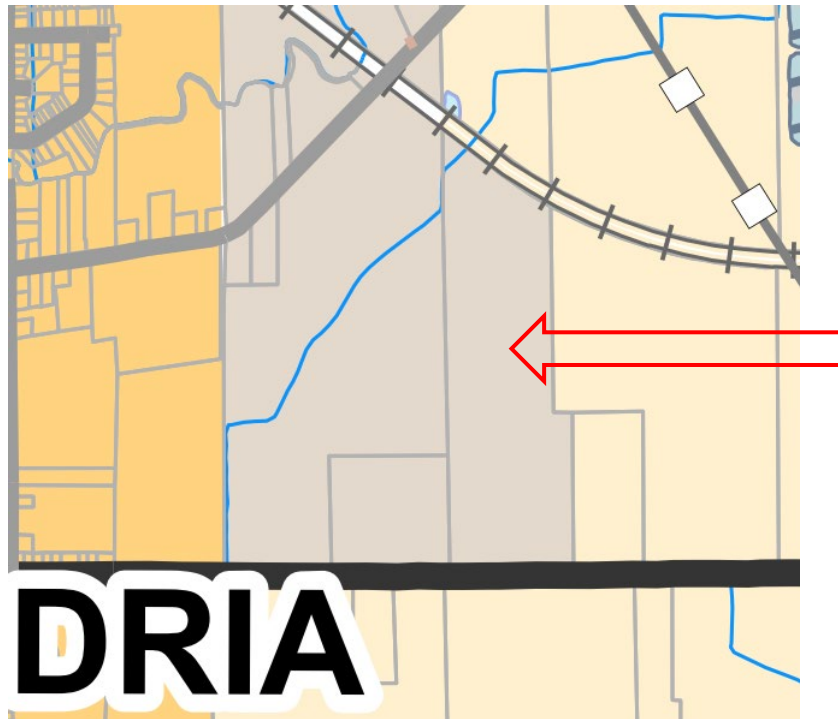
THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the property from Rural (RU) to Rural Special Exception (RU-25) to permit a secondary dwelling on the subject lands.



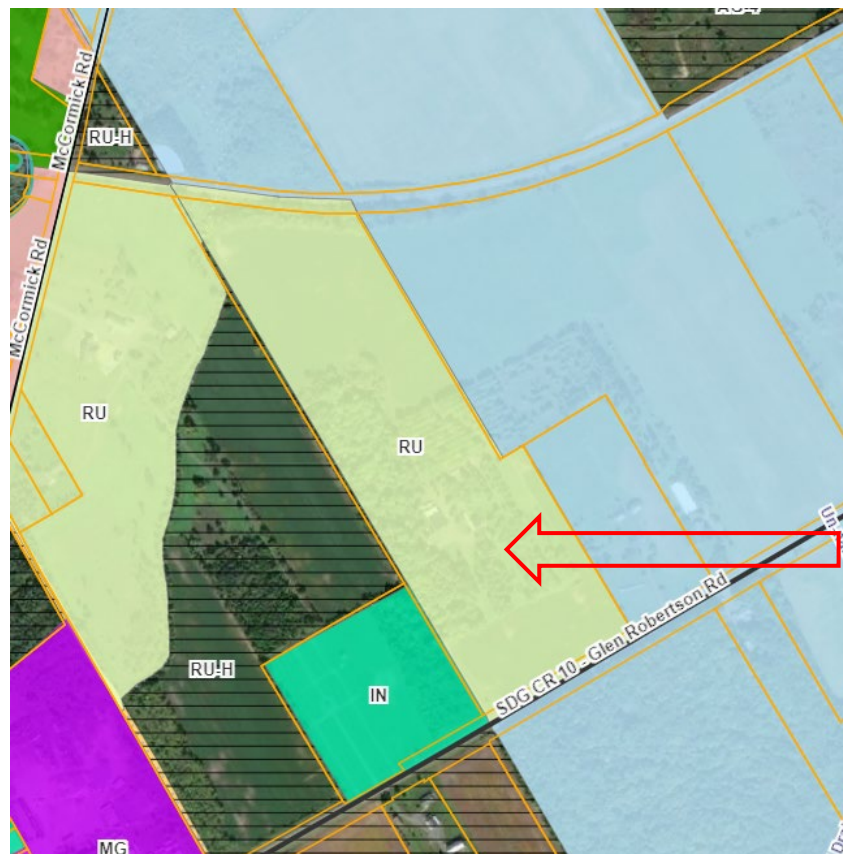
Official Plan & surroundings


Rural District




Zoning & surroundings

Rural (RU)



Use	Currently used as residential (dwelling), treed area and fields to the North. No proposed change after ZBA, additional dwelling to be built close to existing dwelling.
Surrounding Uses	North – CN Railway, Cash crop land/fields, Golf Course East – Cemetary, Town of Alexandria South – Cash crop land/fields West – Rural residential properties, Alexandria lagoon & cash crop land/fields
Size/Area	33.84 acres No proposed changes. Compliant with Zoning By-law.
Frontage	215.6m on Glen Robertson Road (County Road 10) No proposed changes. Compliant with Zoning By-law.
Dimensions	215.6m (frontage on County Road 10) X 791.3m – Irregular shape
Buildings	<p>3 buildings, a single-family dwelling to remain and 2 residential accessory storage buildings.</p> <p>1 new, 2-unit residential building is proposed pending ZBA.</p> 
Building Height	Compliant with Zoning By-law.

Setbacks	<p>Compliant with Zoning By-law. The survey has not been submitted at this point in time.</p> <p>New building to be built in compliance with Zoning By-law, no reductions in setback proposed.</p>
Lot Coverage	<p>Compliant with Zoning By-law.</p> <p>New building to be built in compliance with Zoning By-law, no reductions in minimum lot coverage is proposed.</p>
Sanitary/Septic	<p>Private Class 4 Septic system located on the North of the existing dwelling.</p> <p>New Private Class 4 Septic system to be installed for new proposed residential 2-unit building.</p>
Water/Well	Private Well.
Storm	Storm water dispersed on site.
Entrance/Driveway	<p>1 existing driveway accessible from Glen Robertson Road (County Road 10) for dwelling, same driveway to be used for proposed building, no new entrances proposed on County Road 10.</p> 
Civic number	<p>1 existing civic number 20521 to remain for the existing dwelling.</p> <p>New civic numbers could be issued for new residential building.</p>
SDG	<p>No new proposed entranceway on any County Roads.</p> <p>No comments submitted.</p>
RRCA & SNRCA	No comments submitted.
EOHU	No comments submitted.

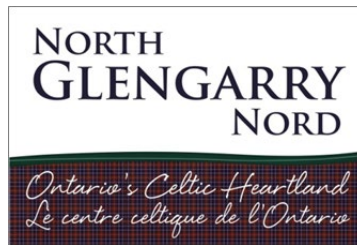
MTO	No comments submitted.
CP/CN/Via Rail	Setback to be evaluated at building permit stage. Proposed location is outside of the 30m buffer zone, no issues.
OMAFRA	No comments submitted.
Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No comments submitted.
NG Fire Dept.	No comments submitted.
NG By-law Dept.	No comments submitted.
NG Building Dept.	<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>
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 (with accessory apartment) 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 PUBLIC MEETING OF PLANNING

Date: **September 8, 2025**

To: **Council of the Township of North Glengarry**

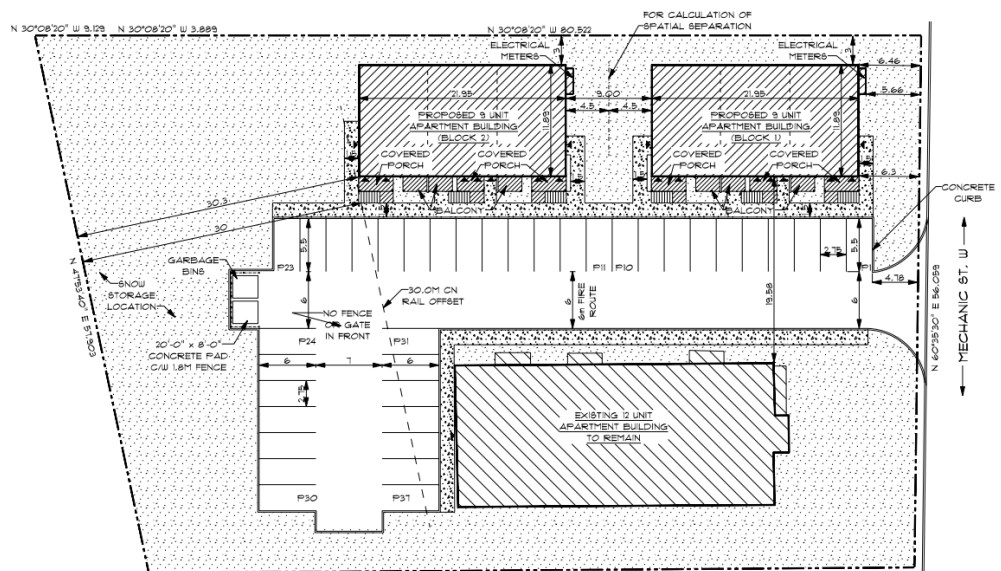
From: **Jacob Rheume, Director of Building, By-law & Planning**

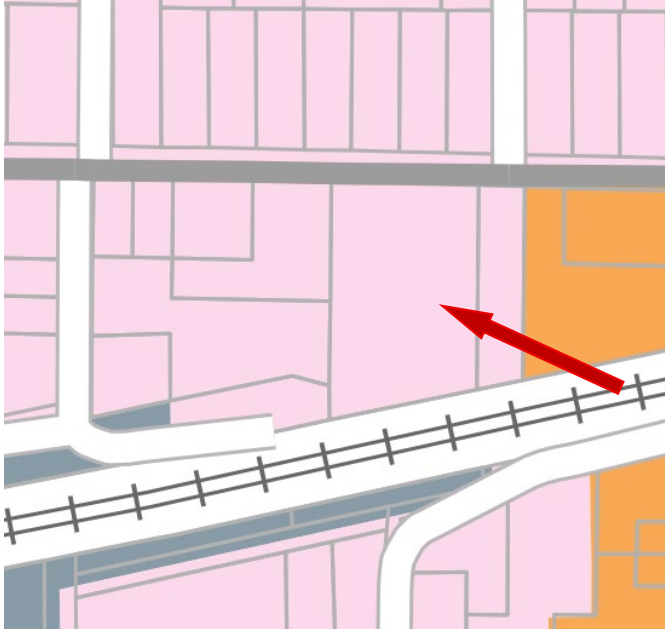
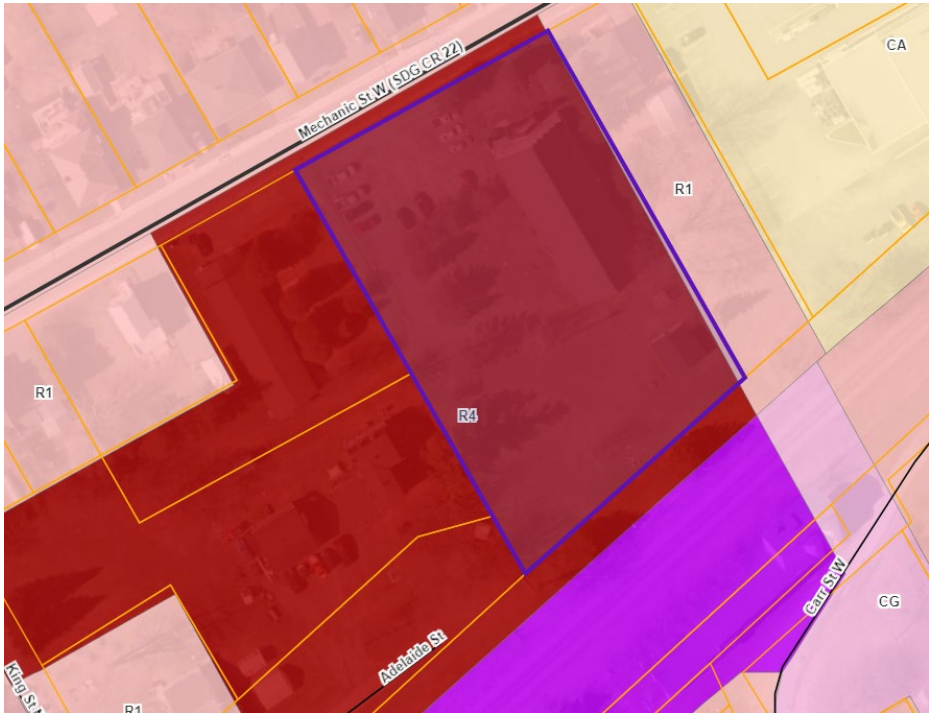
File	Site Plan Control By-law No. 28-2025
Owner	MARSENI REAL ESTATE INC
Address (Civic & Legal)	10 Mechanic Street West, Maxville Plan 32 Part Mill Lot; 14R1736 Parts 1, 2 & 3 Roll 0111 014 000 58200 PIN 67103-0405
Location	


Property

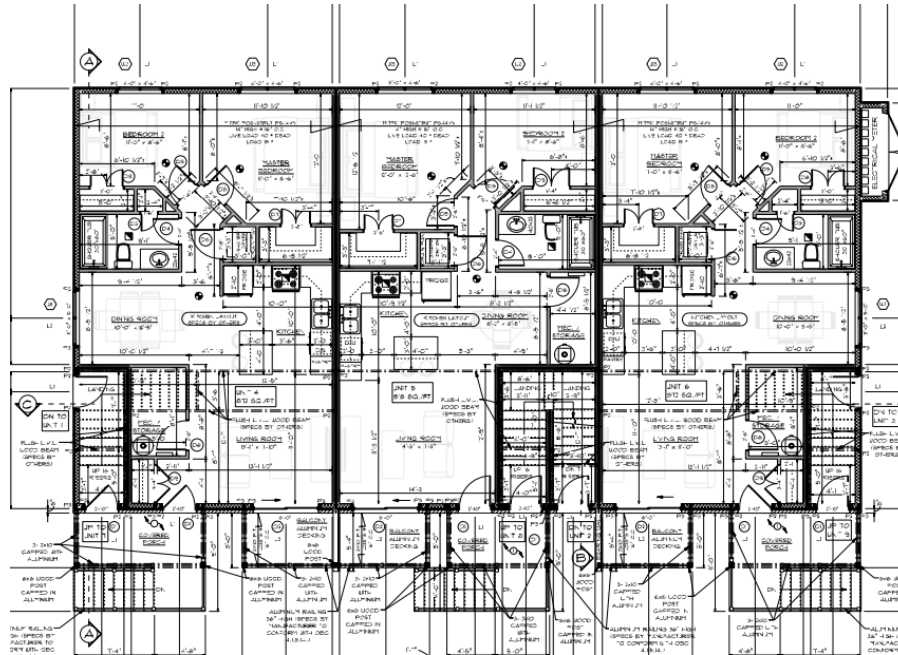


Site



Purpose of application	<p>THE PURPOSE of the Application is to enter into a Site Plan Control Development Agreement between MARSENI REAL ESTATE INC (Marc Brisson) and the Corporation of the Township of North Glengarry to permit the development of two new 9-unit apartment buildings for a total of 18 new units and the reconfiguration of the parking lot for the existing 12-unit apartment building, located at 10 Mechanic Street West, Maxville.</p>
Official Plan & surroundings	<p>Urban Settlement Area (Maxville) – Residential District</p> 
Zoning & surroundings	<p>Residential Fourth Density – R4</p> 

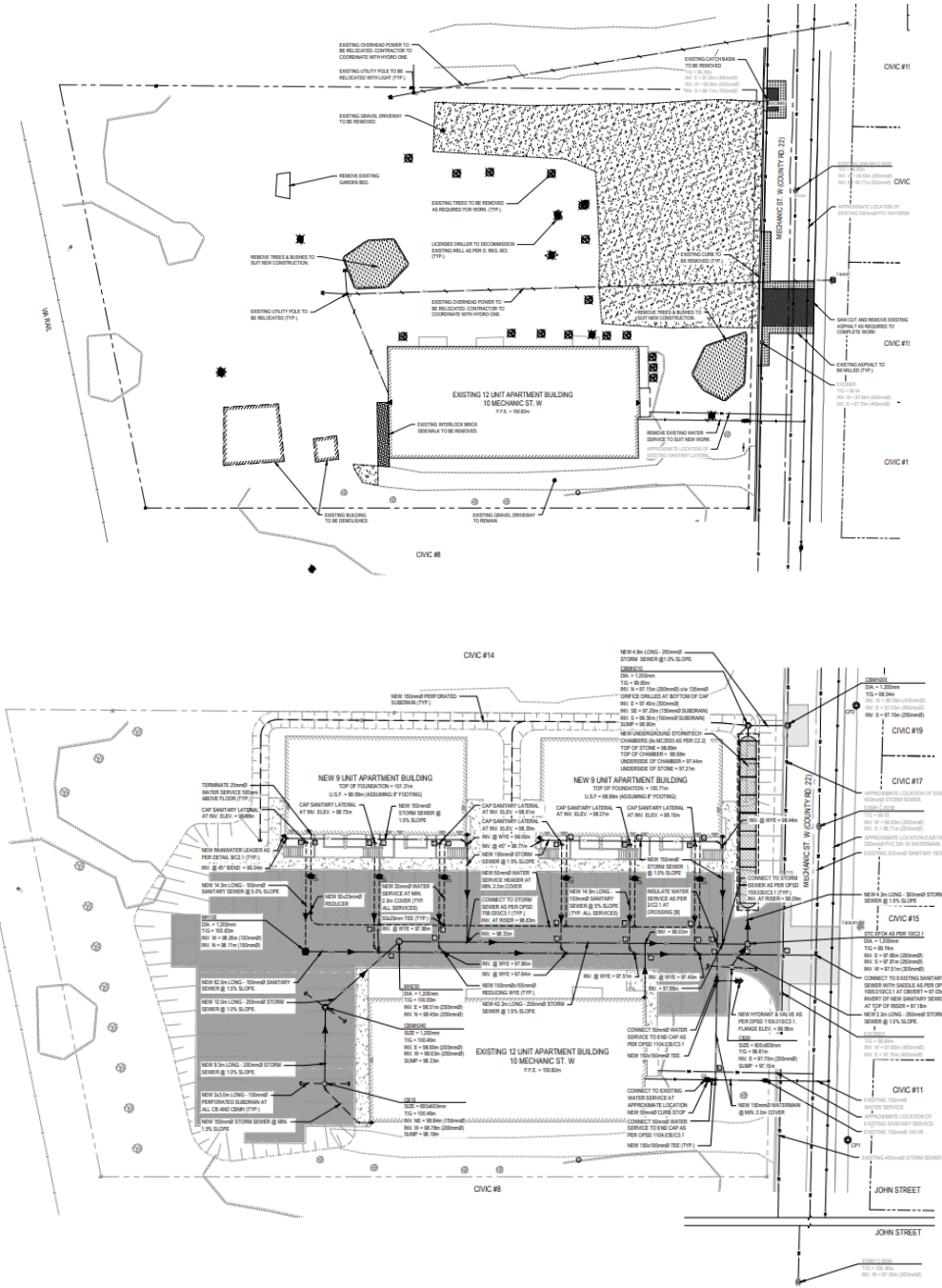
Use	<p>Existing residential use - 12-unit apartment building with parking lot – to remain.</p> <p>Proposed project also residential use - two new 9-unit apartment buildings (total of 18) and reconfiguration of the parking lot.</p> <p>Compliant in size with R4 zone</p>
Surrounding Uses	<p>North – Rural residential properties</p> <p>East – 1 residential dwelling and Home Hardware & Scotia Bank</p> <p>South – Via Rail and Residential area</p> <p>West – 1 apartment building on the neighbouring lot, also consistent with Zoning, and residential properties, MacEwen, Maxville Manor.</p>
Size/Area	<p>+/- 1.19 acres</p> <p>No proposed changes to size.</p> <p>Compliant in size with R4 zone requirements for 30 apartments (12 existing + 18 proposed)</p>
Frontage	<p>56.6m on Mechanic Street West (30m required)</p> <p>Compliant with R4 zone requirements for 30 apartments (12 existing + 18 proposed)</p>
Dimensions	+/- 56.6m x 91.1m – Irregular
Buildings	<p>Existing 12-unit apartment building with parking lot – to remain.</p> <p>The proposed project consists of the construction of two new 9-unit apartment buildings (total of 18) and reconfiguration of the parking lot.</p> <p>The new buildings are located along the west side of the property and are located outside VIA Rail's 30.0m setback from the southern property line.</p> 



Building Height	Compliant with R4 zone requirements.
Setbacks	<p>Front Yard (North) Depth setback minimum required 9m (from Mechanic Street West) - proposed 5.66m</p> <p>Interior Side Yard (West) Width setback minimum required 4.5m - proposed 3m</p> <p>Both to the building foundation for a new apartment building construction.</p> <p><u>Not compliant with Zoning By-law. – Minor Variance required.</u></p> <p>Rear Yard (South) & Interior Yard (East) compliant with R4 zone requirements.</p>
Lot Coverage	Compliant with R4 zone requirements for 30 apartments (12 existing + 18 proposed)
Parking	<p>Parking, 37 spaces provided vs. 45 required (30 units x 1.5 space per unit as ZB)</p> <p>New Provincial legislation only requires 1 parking space per unit.</p>

Access	<p>Access to the apartments will be through a new private lane from Mechanic Street W.</p> <p>Sidewalk will be placed along the extents of the parking lot on the west and east side and provide access to the new and existing building entrances.</p> <p>The east gravel lane, along the east side of the existing building, will remain.</p>
AODA	<p>New apartment buildings in Ontario must meet accessibility requirements under the Ontario Building Code, which mandate that at least 15% of suites in new multi-unit residential buildings have basic accessibility features.</p> <p>To be evaluated at building permit stage.</p>
Sanitary/Septic	<p>Three 100mm diameter sanitary sewer laterals will be installed for each new building and will join into a 150mm sanitary lateral which will then discharge to the existing 200mm sanitary sewer on Mechanic Street West.</p> <p>The sanitary service for the existing 12-unit apartment will remain.</p>
Water/Well	<p>The proposed water supply will consist of a new 150mm water service which will be connected near property line to a water service of matching diameter installed as part of the recent Maxville water distribution project.</p> <p>The water service will then reduce to 50mm after the new hydrant.</p> <p>3 - 25mm water services will be installed for each new building.</p>
Storm	<p>New storm sewer collection system, underground stormwater management (SWM) facility and an oil & grit interceptor are proposed for the development.</p> <p>The underground SWM facility will provide storage to reduce post-development flows to the pre-development conditions for both the 5- and 100- year design storms.</p> <p>The oil & grit interceptor will provide qualitative treatment.</p> <p>The proposed storm sewer system consists of catchbasins, catchbasin maintenance holes and storm sewers which have been sized to accommodate the peak flows.</p>
Grading	<p>Site grading was provided to ensure a minimum slope of 1.0% for all asphalt and grassed areas with terracing.</p> <p>Swales have been graded with a minimal slope of 0.5% and will feature subdrains to promote drainage and avoid surface flooding.</p>
Entrance/Driveway	<p>1 existing driveway from Mechanic Street West (County Road 10) will be used to access all apartments parking spaces, existing and new.</p> <p>No new entrances are proposed.</p>
Civic number	<p>1 existing civic number for the apartment building – 10.</p>

	<p>Civic number 8 and 12 are already issued, a system within civic number 10 will have to be used.</p> <p>To be evaluated at building permit stage.</p>
Lighting/Noise/ Nuisance	<p>The building will be lighted as per requirements in the Ontario Building for exits, access to parking, etc., no additional lighting proposed is cause for nuisance on neighbouring properties.</p> <p>The new apartment buildings and parking will generate noise as it can be expected from a residential sector for traffic, pedestrian traffic, etc., no noise issues are expected.</p> <p>The proposed development is not anticipated to have any undue adverse impacts on any surrounding uses and neighbouring properties.</p>
SDG	<p>No new proposed entranceway on any County Roads.</p> <p>Setback permit already applied for with the United Counties of Stormont Dundas & Glengarry.</p> <p>No other comments submitted.</p>
RRCA & SNRCA	No comments submitted.
EOHU	No comments submitted.
MTO	No comments submitted.
CP/CN/Via Rail	<p>The new buildings are located along the west side of the property and are located outside VIA Rail's 30.0m setback from the southern property line.</p> <p>The 30m setback is the main reason for the Minor Variance application as the buildings are proposed as far North-West as possible to avoid any corrective actions or mitigation measures.</p>
OMAFRA	No comments submitted.
Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	<p>A private garbage contractor is hired to provide for environmental services.</p> <p>A new garbage bin location is proposed on the site, hidden from public view.</p>
NG Fire Dept.	<p>A new hydrant and fire access route will be provided on site to meet the requirements of the OBC.</p> <p>The required fire flow was calculated as per the OBC for each building.</p>

NG By-law Dept.	No comments submitted.
NG Building Dept.	<p>A building permit will have to be applied for as per OBCA.</p> <p>A Site Plan Control By-law will also have to be passed by Council for the proposed development.</p>
Info Plans	 <p>The site plan illustrates the proposed development of three apartment buildings. The existing 12-unit apartment building is located on the right side of the plan, adjacent to Mechanic St. W. The new 9-unit apartment building is located to the left of the existing building, and the new 14-unit apartment building is located to the right of the existing building. The plan shows the layout of the buildings, including the location of the entrance, windows, and doors. It also shows the location of the streets, including Mechanic St. W and John Street. Utility lines for water, sewer, and gas are indicated with various annotations. The plan includes labels for 'EXISTING 12 UNIT APARTMENT BUILDING', 'NEW 9 UNIT APARTMENT BUILDING', and 'NEW 14 UNIT APARTMENT BUILDING'. It also shows 'MECHANIC ST. W' and 'JOHN STREET'. Utility lines for water, sewer, and gas are indicated with various annotations. The plan includes labels for 'EXISTING 12 UNIT APARTMENT BUILDING', 'NEW 9 UNIT APARTMENT BUILDING', and 'NEW 14 UNIT APARTMENT BUILDING'. It also shows 'MECHANIC ST. W' and 'JOHN STREET'. Utility lines for water, sewer, and gas are indicated with various annotations.</p>

In conclusion, the proposed development has been designed to conform with municipal and provincial guidelines along with site specific constraints and criteria. The applicant submitted the required site plan, as required, for Site Plan Development Control. The proposed development conforms to the required regulations and is compatible with the adjacent uses.