

# **THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY**

Public Meeting of Planning

Agenda

Monday, August 11, 2025, 5:45 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**

- a. Public Meeting of Planning Minutes - Monday May 26, 2025

## **4. ZONING BY- LAW AMENDMENT**

- a. Z-04-2025: Wilko Finger

## **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 May 26, 2025**

**5:45pm**

**Council Chamber**

**3720 County Road 34 Alexandria, On.**

**K0C 1A0**

**PRESENT:** Mayor: Jamie MacDonald  
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

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

**1. DISCLOSURE OF CONFLICT OF INTEREST**

None

**2. ACCEPT THE AGENDA (Additions/Deletions)**

**Resolution No. 1**

**Moved By:** Carma Williams

**Seconded By:** Jacques Massie

**THAT** the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of Monday May 26 2025.

**Carried**

**3. RATIFY MINUTES**

**Resolution No. 2**

**Moved By:** Jacques Massie

**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 12 2025.

**Carried**

**4. ZONING AMENDMENTS**

**Owner:** Bourdon & Vallance AG Inc

**Location:** Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands lying East of 14R300, in North Glengarry also known as PIN 67111-0080 to be merged with adjacent parcel of lands known as 18408 Kenyon Concession Road 15 IL, Maxville

**Purpose:** Stop up, Close and Sell a portion of the Road Allowance between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands lying East of 14R300, in North Glengarry also known as PIN 67111-0080 to be merged with adjacent parcel of lands known as 18408 Kenyon Concession Road 15 IL, Maxville (owned by BOURDON & VALLANCE AG INC).

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

**No comment 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 6:20 pm.

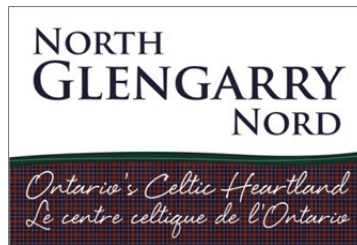
**Carried**

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CAO/Clerk/Deputy Clerk

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Mayor/Deputy Mayor

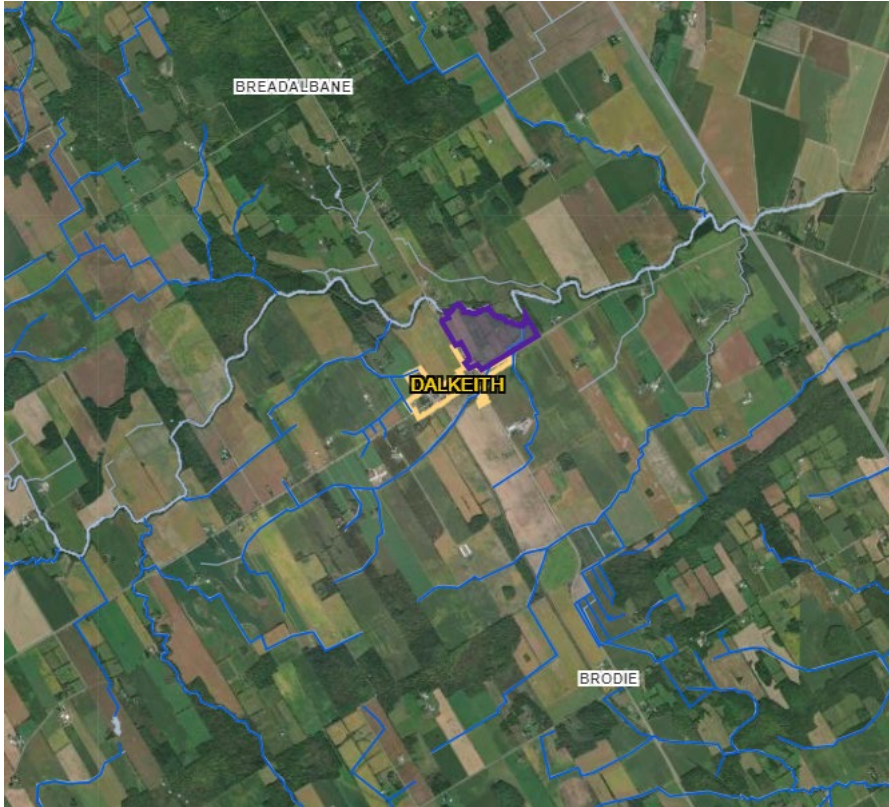


**STAFF REPORT**  
**PUBLIC MEETING OF PLANNING**

Date: **August 11, 2025**

To: **Mayor and Council Members**

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

<b>File</b>	Zoning By-law Amendment No. Z-04-2025
<b>Owner</b>	Wilko FINGER
<b>Address (Civic &amp; Legal)</b>	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
<b>Location</b>	

Property



Site





**Purpose of application**

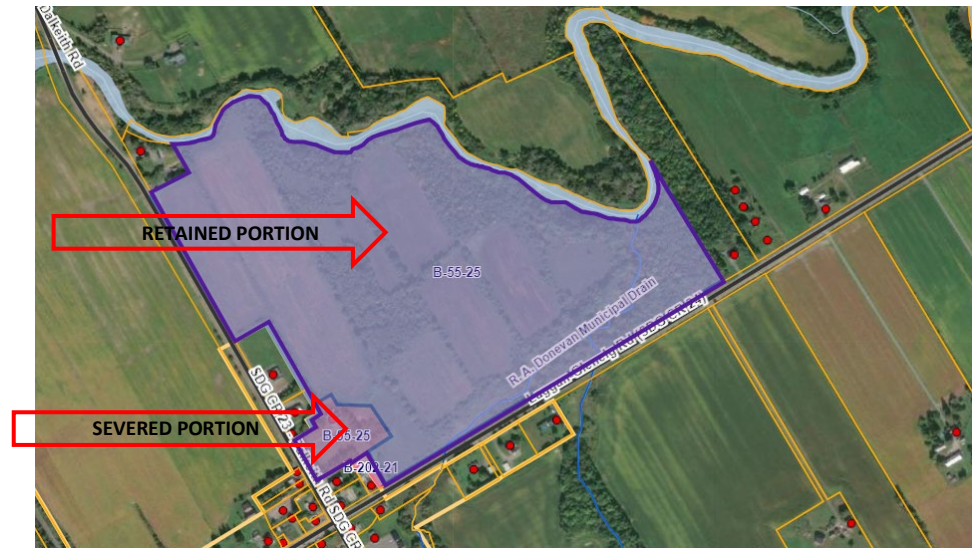
THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-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 (AG-260) to:


- prohibit agricultural uses.



**Official Plan & surroundings**

Agricultural Resource Lands



<b>Zoning &amp; surroundings</b>	<p>Restricted Agricultural (AR), General Agricultural (AG) &amp; Floodplain (FP)</p> 
<b>Use</b>	<p>Currently used as residential (dwelling) and fields. No proposed change after ZBA &amp; Consent.</p>
<b>Surrounding Uses</b>	<p>North – Rigaud River &amp; Rural residential properties East – Mostly cash crop land/fields South – Village of Dalkeith West – Mostly cash crop land/fields</p>
<b>Size/Area</b>	<p>77.4 acres</p> <p>Proposed Consent Application No. B-55-25: - retained portion - 74.5 acres - severed portion - 2.9 acres.</p> <p>Both compliant with Zoning By-law.</p>
<b>Frontage</b>	<p>Proposed Consent Application No. B-55-25 - retained portion – 281.9m on County Road 23 &amp; 646.6m on County Road 24 - severed portion – 75.5m on County Road 23.</p> <p>Both compliant with Zoning By-law.</p>
<b>Dimensions</b>	<p>Lot is irregular.</p>
<b>Buildings</b>	<p>1 building, a single-family dwelling to be kept with the residential portion of the severance. 0 building on the agricultural portion.</p>
<b>Building Height</b>	<p>Compliant with Zoning By-law.</p>

<b>Setbacks</b>	Compliant with Zoning By-law. The survey has not been submitted at this point in time.
<b>Lot Coverage</b>	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.
<b>Sanitary/Septic</b>	Private Class 4 Septic system located on the East of the dwelling.
<b>Water/Well</b>	Private Well.
<b>Storm</b>	Storm water dispersed on site.
<b>Entrance/Driveway</b>	1 existing driveway for residential portion off County Road 23, to remain. 1 existing driveway for agricultural portion off County Road 23 just North of Library property, to remain.
<b>Civic number</b>	1 existing civic number 1851 to remain for the residential dwelling unit. Currently no civic number for the agricultural portion, could be issued.
<b>SDG</b>	No new proposed entranceway on any County Roads.  The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on June 18, 2025, for Consent Application B-55-25, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.
<b>RRCA &amp; SNRCA</b>	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.
<b>EOHU</b>	No comments submitted.
<b>MTO</b>	No comments submitted.
<b>CP/CN/Via Rail</b>	No comments submitted.
<b>OMAFRA</b>	No comments submitted.
<b>Hydro one, OPG, Bell, Enbridge</b>	No comments submitted.
<b>NG Roads Dept.</b>	No comments submitted.
<b>NG Public Works Dept.</b>	No comments submitted.



<b>NG Fire Dept.</b>	No comments submitted.
<b>NG By-law Dept.</b>	No comments submitted.
<b>NG Building Dept.</b>	<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>
<b>Planning Act</b>	<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>
<b>Provincial Policy Statement</b>	<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> <p>The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.</p>
<b>Official Plan</b>	<p>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.</p>
<b>Zoning By-law 39-2000</b>	<p>Compliant with Zoning By-law.</p> <p>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.</p>

<b>Justification</b>	<p>Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT)</p> <p>Supports sustainable development by promoting a mix of land uses (ACT)</p> <p>Supports efficient land use and development patterns (PPS)</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>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>
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**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.**