

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

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, but not by the Township

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

3. RATIFY MINUTES

- a. Public Meeting of Planning Minutes - June 26 2023

4. ZONING AMENDMENTS

- a. Z-14-2023

- b. Z-15-2023

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, June 26th 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, June 26th 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: Brian Caddell

Seconded By: Michael Madden

That the Council of the Township of North Glengarry accepts the Public Meeting of Planning agenda of Monday, June 26th/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 Tuesday, May 23rd/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-11-2023

Owner: Township of North Glengarry

Location: 62-64 Marlborough St., Maxville

Purpose of applications: To re-zone the subject lands from Open Space to Residential Second Density (R2) to permit the construction of a semi-detached dwelling and to permit the reduction for the interior side yard minimum width setback requirement in R2 zones from the required 2.4m to the proposed 1.5m.

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

Councillor (Kenyon Ward) – Jeff Manley – Wondering if the trees to be taken down can be moved and planted somewhere else?

Director of Building, By-law & Planning – Jacob Rhéaume – Explained that Habitat for Humanity will keep as many trees as possible. A few will have to be cut for the driveway.

Councillor (Maxville Ward) – Gary Martin – Asked if the plans were seen?

Director of Building, By-law & Planning – Jacob Rhéaume – Yes, the plans have been seen. One storey semi-detached, no garage.

Deputy Mayor – Carma Williams – Wanted to make a recommendation that they plant as many trees that will be removed.

Director of Building, By-law & Planning – Jacob Rhéaume – Will discuss the recommendation with Habitat for Humanity.

Councillor (Lochiel Ward) – Brian Caddell – Wanted to know the cost of the survey?

Director of Building, By-law & Planning – Jacob Rhéaume – Explained that there was a survey done and Habitat for Humanity paid for it.

The clerk asked two additional times for comments from the public and from members of Council.

No other comments were received.

b) Z-12-2023

Owner: Gerald Leclerc

Location: 63 Kenyon St., West, Alexandria

Purpose of applications: To re-zone the property from Institutional (IN) to Residential First Density (R1) to permit the conversion of an office building to a single-family dwelling.

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

No comments were received.

c) Z-13-2023

Owner: Marc Delorme

Location: 270 Industrial Boulevard, Alexandria

Purpose of applications: To re-zone the property from Institutional (IN) to Residential Fourth Density (R4) to permit the conversion of an office building into an apartment building.

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

No comments were received.

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

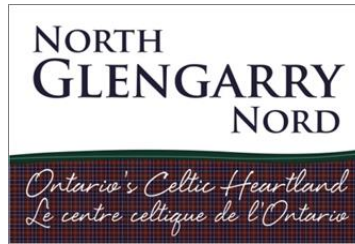
Resolution No. 3
Moved by: Jeff Manley
Seconded by: Gary Martin

There being no further business to discuss, the **Public Meeting of Planning** was adjourned at 6:06pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

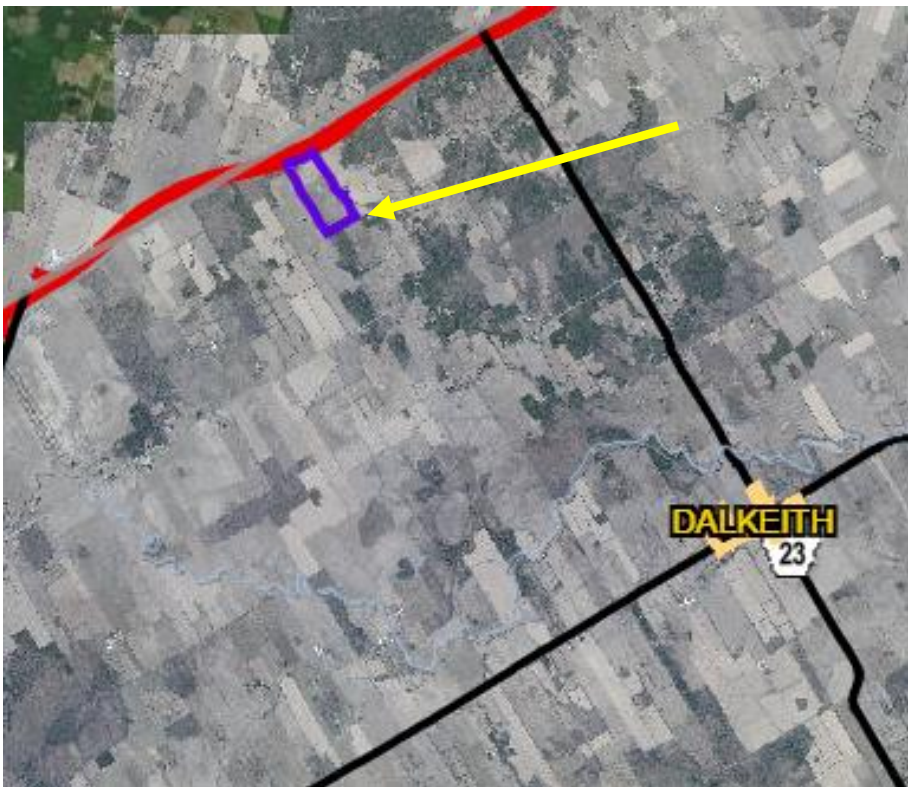
September 25, 2023

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-14-2023

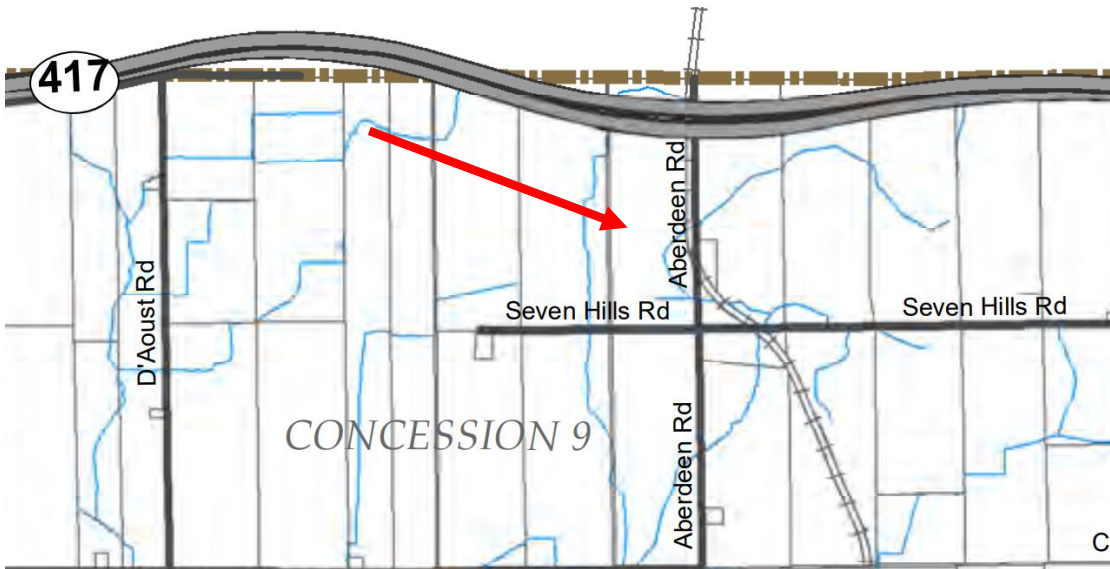
Owner: Lois Ann MACKINNON
1090 Aberdeen Road, Vankleek Hill, ON, K0B 1R0



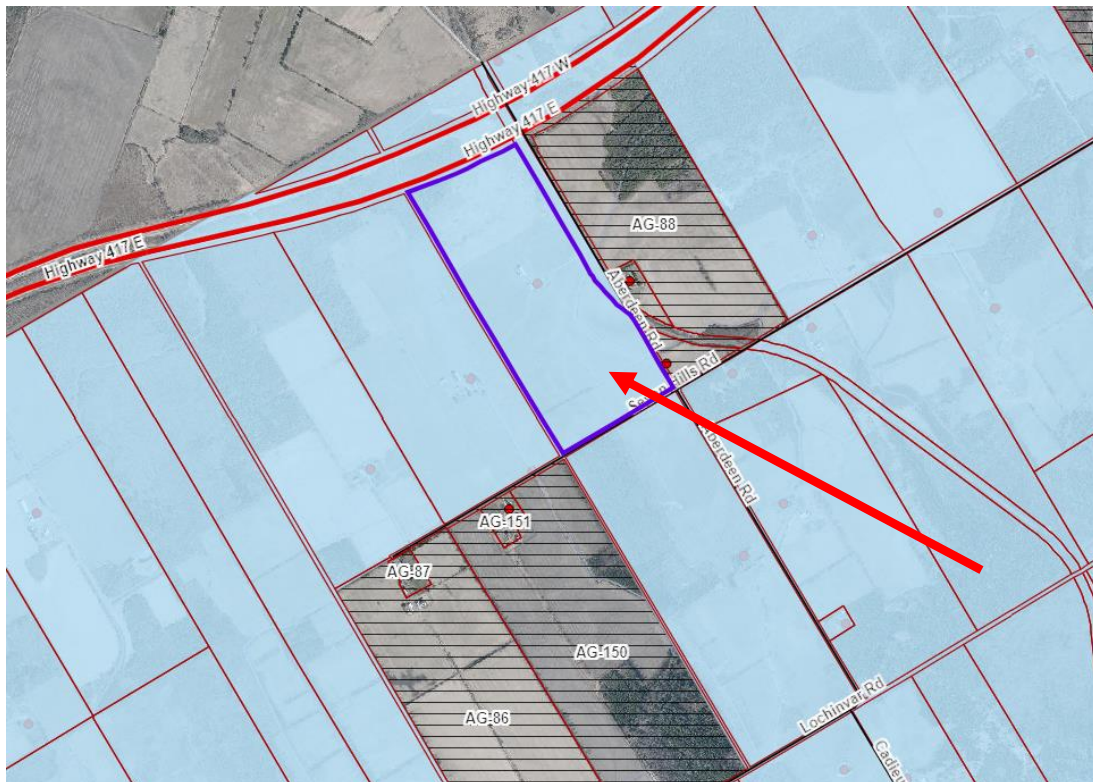




Official Plan designation: Agricultural Resource Lands

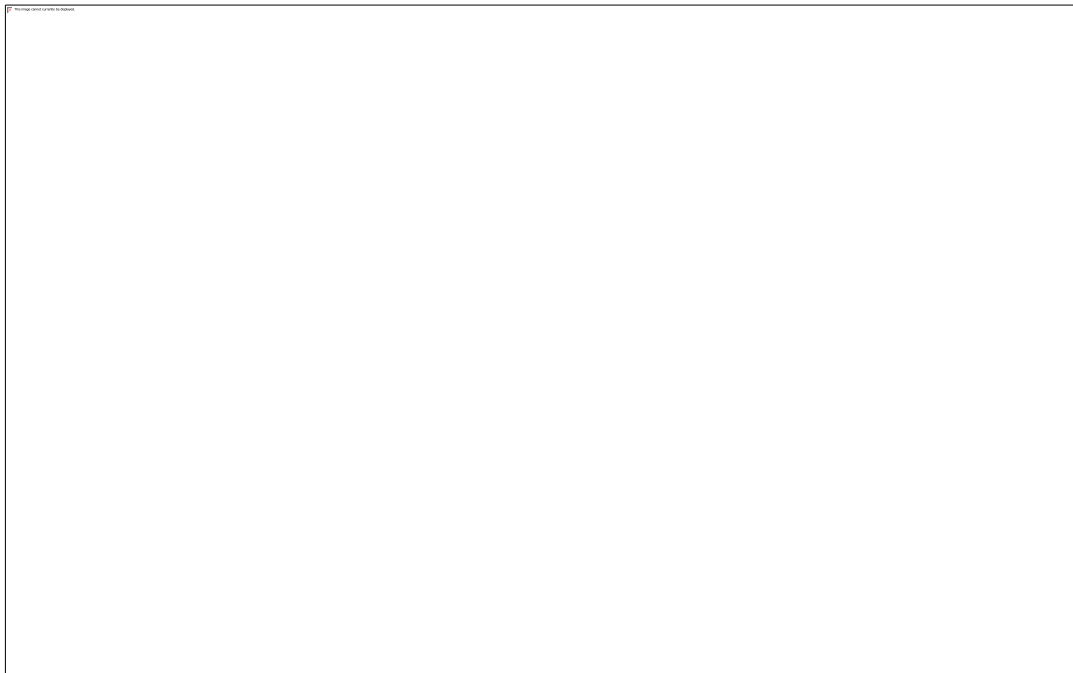


Zoning designation: General Agricultural (AG)



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 to the one-and-on-half storey garage that is closer to the accessory storage building than what is required as it is more than 5m in height, hence the request for reduction for interior yard setback. 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.

Most of the East property line follows the CN railway therefore the applicant will have to register an environmental easement for the operational noise and vibration emissions, in favor of CN, and the applicant will also have to provide CN with a written confirmation that the severance will not result in any additional crossings over CN track.



There is currently only one entrance on the property, for the residential portion with the assigned civic number 1090, which will remain. A new entrance and civic number could be



issued for the agricultural portion of the severance on either the South end of the property adjacent to Aberdeen, or on Seven Hills Road, both municipal roads.

The owner has applied for a change-of-use permit for the old barn/agricultural building to be now considered a residential accessory storage building as it will remain on the severed portion, being the residential parcel. 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.

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

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)

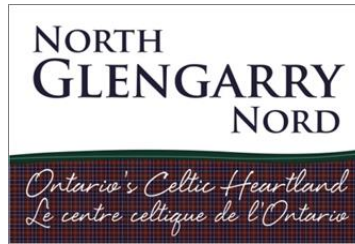
According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that:

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.



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

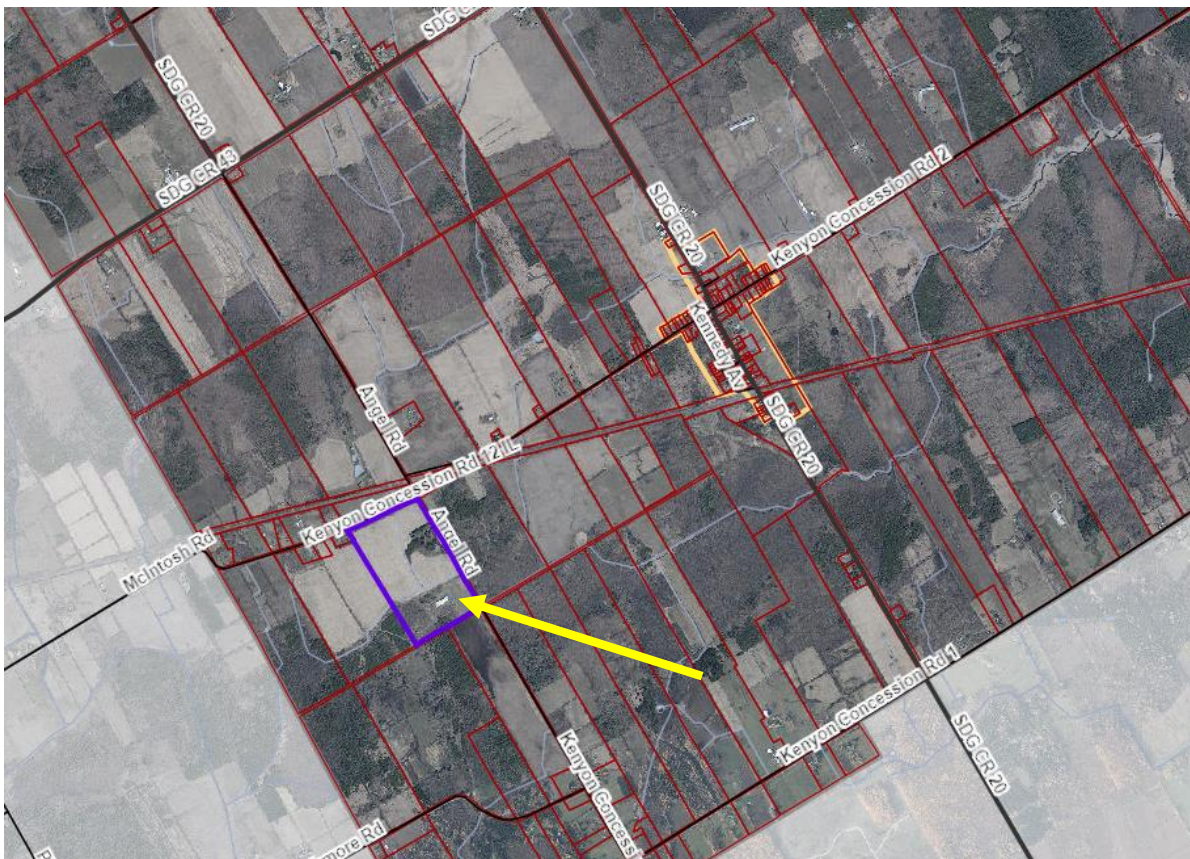
September 25, 2023

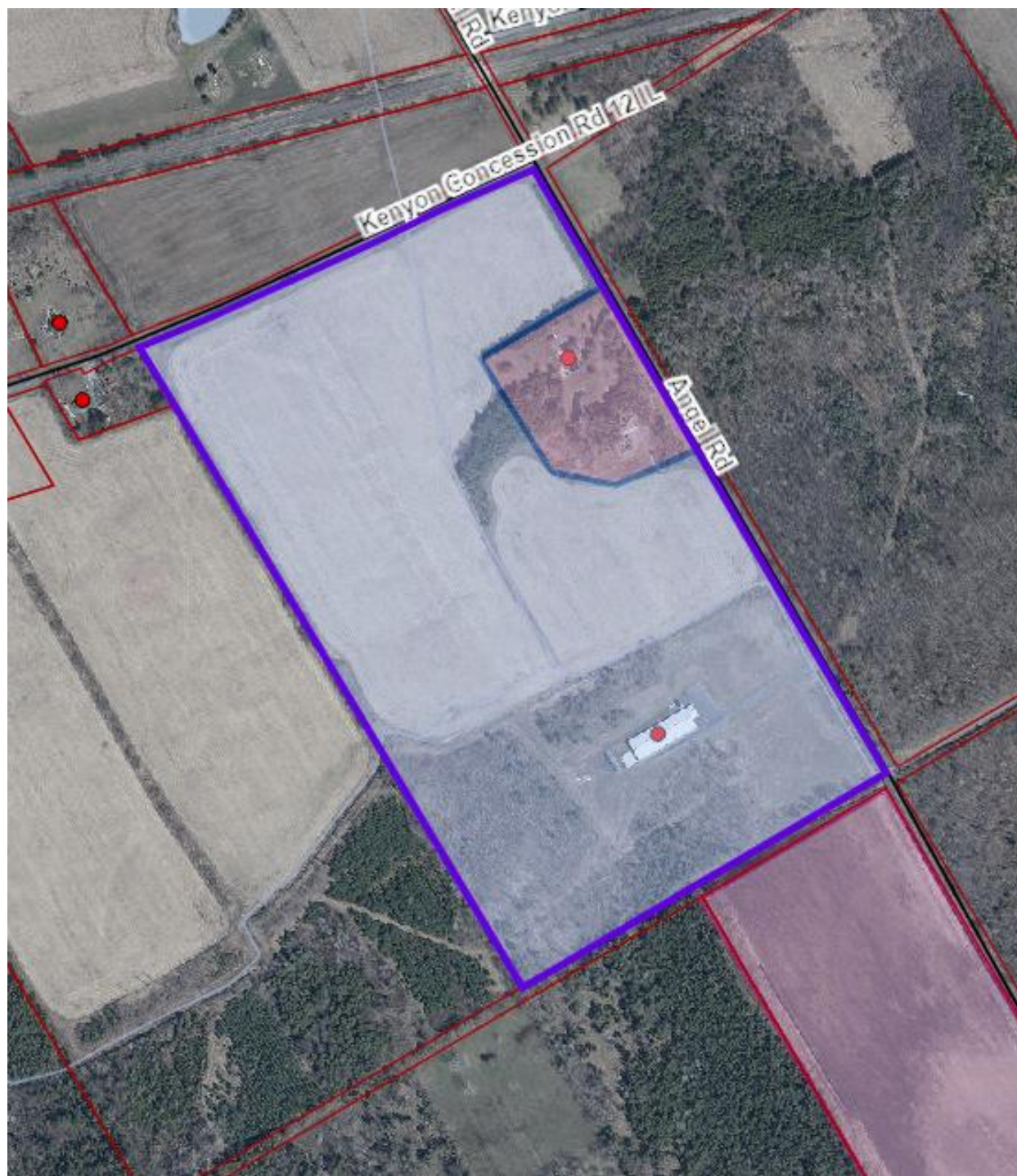
TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-15-2023

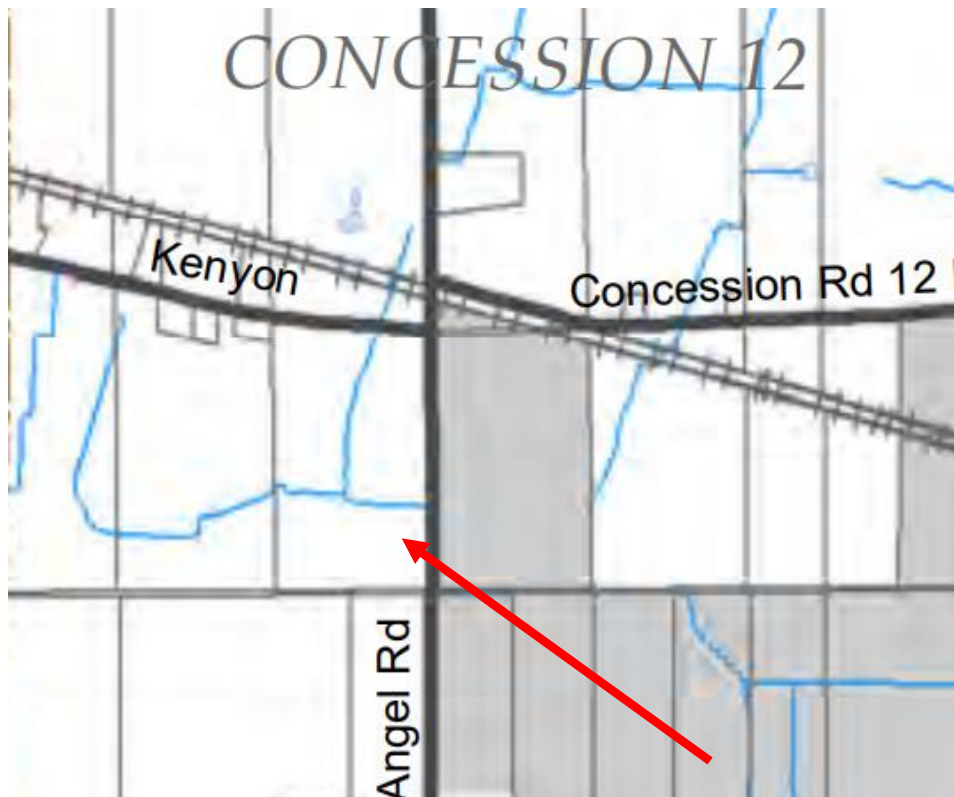
Owner: Richard Paul BURTON & Nicole Fleurette DECAIRE
3744 Angel Road, Apple Hill, ON, K0C 1B0







Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG)



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.

Discussion: The subject land area is approximately 63.77 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on August 8, 2023, to sever approximately 4.95 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 lot area of the retained portion that will be less than the minimum required 74 acres, the severance can still be deemed as a surplus dwelling consent application as per the Planning Act. The new proposed property lines are 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, and is created to follow the natural features of the lands.

There are currently three entrances on the property, two for the residential portion with the assigned civic number 3744, which will remain. There is an entrance for the dwelling and another entrance, also off Angel Road for the accessory storage buildings. An existing entrance is also to remain for the agricultural portion, located East of the existing livestock facility, with the assigned civic number 3794 Angel Road. No new entrances are proposed.

The owner does not have to apply for a change-of-use permit for any buildings as the ones being kept on the residential portion are already constructed and used for residential purposes. 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, other old buildings, etc.

The surrounding official plan designation is Agricultural Resource Lands for all adjacent and neighboring properties except for a few on the East side being designated as Rural District, as you get closer to Apple Hill.

The surrounding zoning is General Agricultural (AG) for all adjacent and neighboring properties except for one Rural Residential property on the West side.

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.