

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, January 30th 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, January 30th 2023 at 5:00pm.

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

SDG COUNTY STAFF PRESENT: Director of Planning – Peter Young
Planning Technician – Megan Benoit

PUBLIC MEETING OF PLANNING CALLED TO ORDER

The chair of the Committee called the Meeting to order at 5:00pm.

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 an additional time for comments from the public in attendance and from members of Council.

Alcore Homes - Ali – Confirmed that the subdivision will be fenced in.

EVB Engineering – Francois Lafleur – Indicated that it will be a township decision if the pond will be fenced in but it would make access to the pond difficult. It can be a condition on the draft plan. The pond will be easily walkable.

Councillor (At Large) – Jacques Massie – Is the retaining pond an effort to have the project go ahead and mitigate the effect on our storm drain system?

Director of Planning – Peter Young – Yes. Every subdivision has to do a storm water analysis to look at the pre-development vs post development. The pre-development is the field with grass and trees. The post development is the hard surface from the roofs, the chunks of land that are paved for driveways. The design is to ensure that the run off will be the same before and after development.

Councillor (Alexandria Ward) – Michael Madden- Wanted confirmation on the number of residential dwellings. Forty-three dwellings plus 18 possible secondary units. Potential for sixty-one residential units?

Director of Planning – Peter Young – Correct, the forty-three units does not include the secondary dwelling units. The Province just changed through Bill 23 and secondary dwelling units are allowed where there are single detached, semi detached dwellings or townhomes. Generally we don't see that many of them except for some end units where usually the owners lives on top and rents out the basement for extra income.

Deputy Mayor – Carma Williams – Concerned over the width of the road. Will there be adequate space for vehicles and emergency vehicles to go through?

Director of Planning – Peter Young – The Counties will be working with the public works director. The parking could be restricted to one side of the road. Additional parking is being looked at, there are some possibilities. All units should have two parking spaces.

Councillor (Kenyon Ward) – Jeff Manley – Who is responsible for traffic control?

Director of Planning – Peter Young – Replied that enforcement, parking and making sure that there is enough room for utility vehicles will be the townships responsibility.

Councillor (Lochiel Ward) – Brian Caddell – Was inquiring about the height down to the road. When the project is finished, how deep will the slope be for the properties at the highest point?

EVB Engineering – Francois Lafleur – Explained that the developer is trying to minimize the amount of cuts that have to be done. There will be a gradual slope. The plan is to have a mix of terrace home styles and small retaining walls in the backyards which should be enough to get back to the existing grade.

Councillor (Alexandria Ward) – Michael Madden- Questioned if snow removal and snow storage was taken into consideration? Where will it go?

EVB Engineering – Francois Lafleur – The snow would have to be moved regularly and not to leave it accumulate. The township will have extra costs to remove the snow.

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

No additional comments were received.

**5. OPA – ALEXANDRIA INDUSTRIAL PARK BOUNDARY
(Presentation by the Counties of SDG – Peter Young)**

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

Deputy Mayor – Carma Williams – Was asking if this proposal for an Official Plan and Zoning Amendment change be compatible with the surrounding uses? Residential & Industrial?

Director of Planning – Peter Young – It is a concern and the reason that Mr. Delorme had difficulty getting support from other consultants. But looking at the different uses surrounding the property, they are also sensitive uses. Therefore if new processes were being introduced or new machinery that required environmental compliance by the Ministry all other uses would have to be considered and that’s why we are bringing this proposal to Council.

Councillor (Kenyon Ward) – Jeff Manley – What are the owners plans?

Director of Building, By-law & Planning – Jacob Rhéaume – If the changes receive approval, the owner will apply for a five unit apartment building. He will live in the basement. Two apartments on the main floor and two apartments on the second floor. All in the existing building, stairs are already there for access. Other possibilities were looked at but not favorable for the current owner.

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

No additional comments were received.

6. OLD BUSINESS

7. NEW BUSINESS

8. NOTICE OF MOTION

9. 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