

THE CORPORATION OF THE TOWNSHIP OF NORTH
GLENGARRY

Public Meeting of Planning

Tuesday, May 23, 2023, 5:30 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 Minutes - March 27 2023

b. Public Meeting Minutes - April 11 2023

4. ZONING AMENDMENTS

a. Z-07-2023

b. Z-08-2023

c. Z-09-2023

d. Z-10-2023

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, 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

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Tuesday, April 11th 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 Tuesday, April 11th 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: Gary Martin

Seconded By: Jeff Manley

That the Council of the Township of North Glengarry accepts the Public Meeting of Planning agenda of Tuesday, April 11th/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, February 27th/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-06-2023

Owner: Township of North Glengarry

Location: 60 Marlborough St., Maxville (PLAN 32 LOT 21 E MAIN ST)

Purpose of applications: To re-zone the subject lands from Residential First Density (R1) to Residential Second Density Special Exception 5 (R2-5) to permit the construction of a semi-

detached dwelling and to permit the reduction for the interior side yard minimum width setback requirement 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 (Lochiel Ward) – Brian Caddell – Was inquiring about the distance between the houses being 5ft? and wanted to know if the new house would be as far back as the shed and if it would be possible to change the location of the house and move it over since the Township owns the neighbouring property.

Director of Building, By-law & Planning – Jacob Rhéaume – Responded by explaining that the buildings will be at least 7ft apart from each other. There will be enough space. The building code requirement is a minimum of 4ft. The exact location of the house has not been determined yet but the shed will be in the way for the construction and will have to be demolished.

Options of moving the new house location closer to or on the Township property were discussed. The problem is the zoning and official plan designation. Amendments would be required for both.

Councillor (Alexandria Ward) – Michael Madden – Was asking if it would be possible to obtain a Minor Variance to be able to build closer to the property line than the minimum requirement of 1.5m since no structures can be built on the other lot.

Director of Building, By-law & Planning – Jacob Rhéaume – Explained that it would be best to comply with the zoning requirement in order not to cause any issues down the road.

Councillor (Maxville Ward) – Gary Martin – Commented that the lot appears wide enough with 62ft of frontage. Plenty of room for 25ft wide houses on each side.

Director of Building, By-law & Planning – Jacob Rhéaume – Confirmed that the lot is big enough for what is being proposed. The Township has had similar projects in Alexandria with no issues or complaints.

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

No other comments were received.

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

Resolution No. 3
Moved by: Carma Williams
Seconded by: Jacques Massie

There being no further business to discuss, the **Public Meeting of Planning** was adjourned at 5:55pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

May 23, 2023

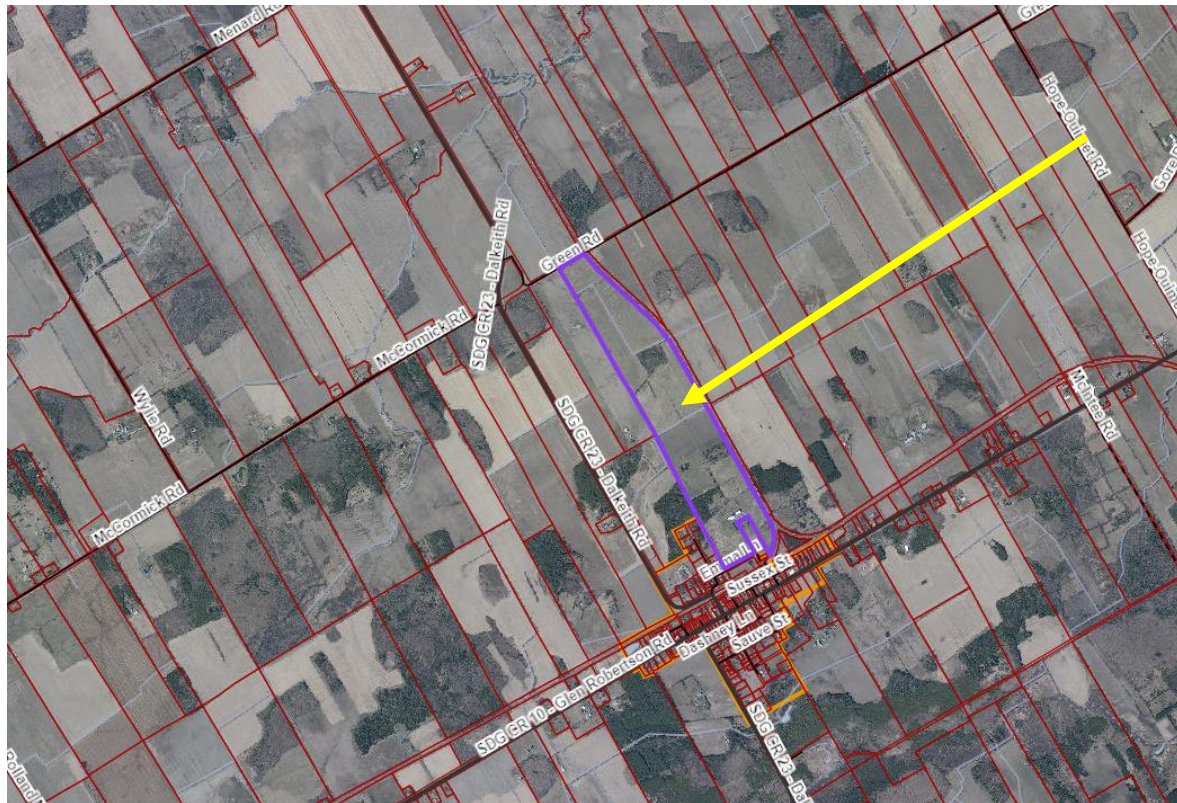
TO: Mayor and Council Members

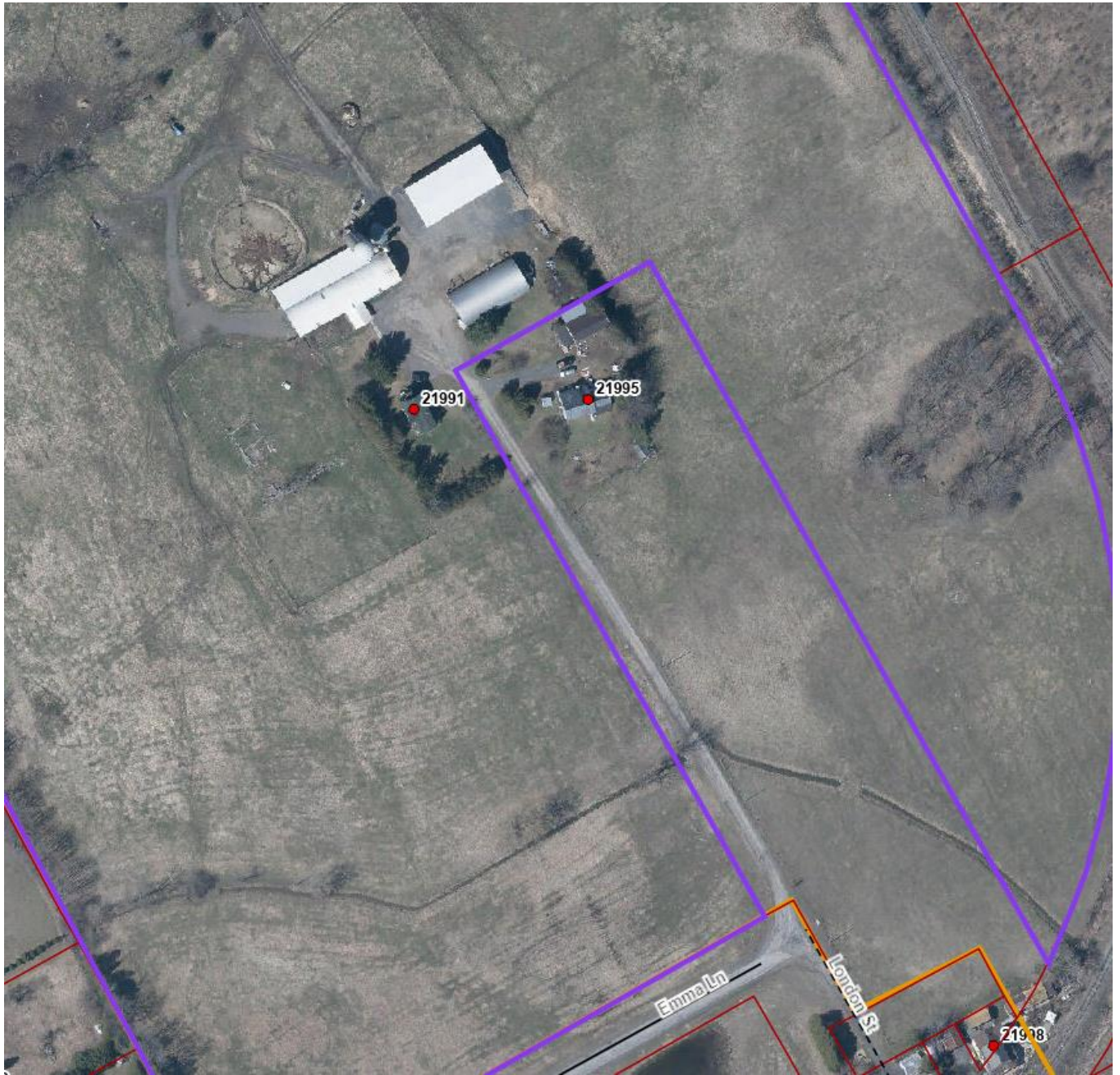
FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-07-2023

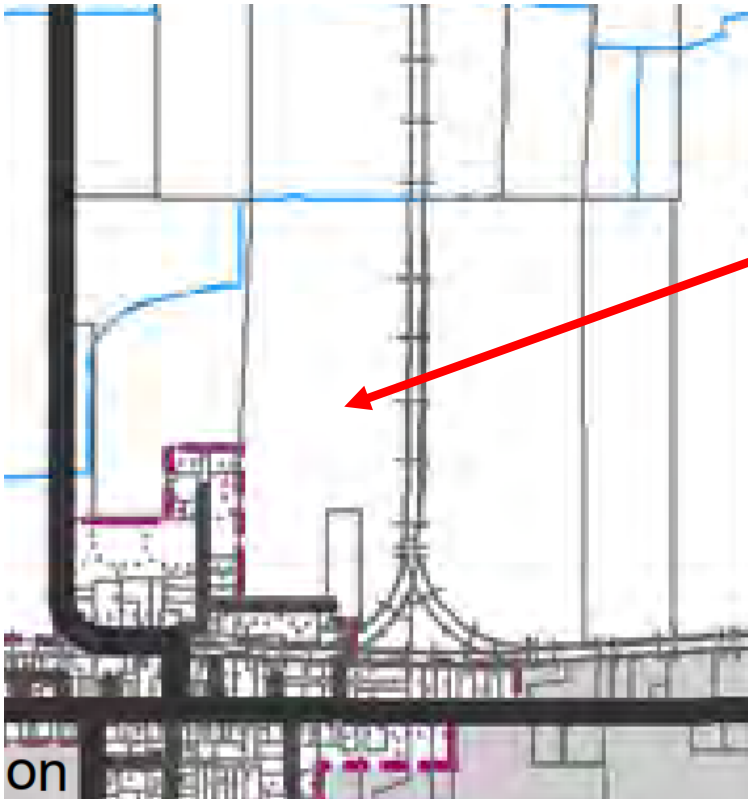
Owner: Cyril & Myriam SCHNEIDER

Location: 21991 Emma Lane, Glen Robertson, K0B 1H0, ON
Lochiel Con 2, Part Lot 6

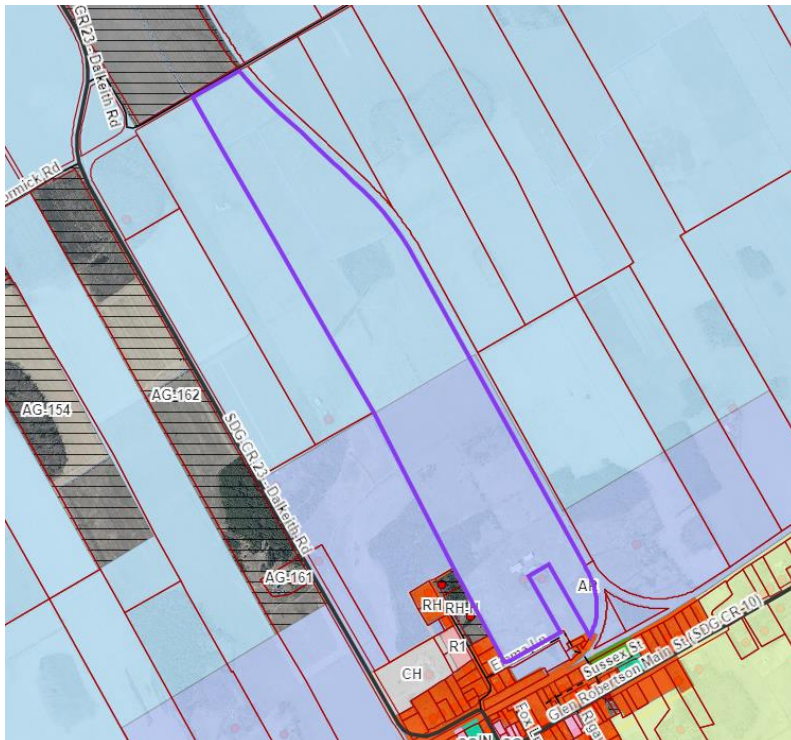




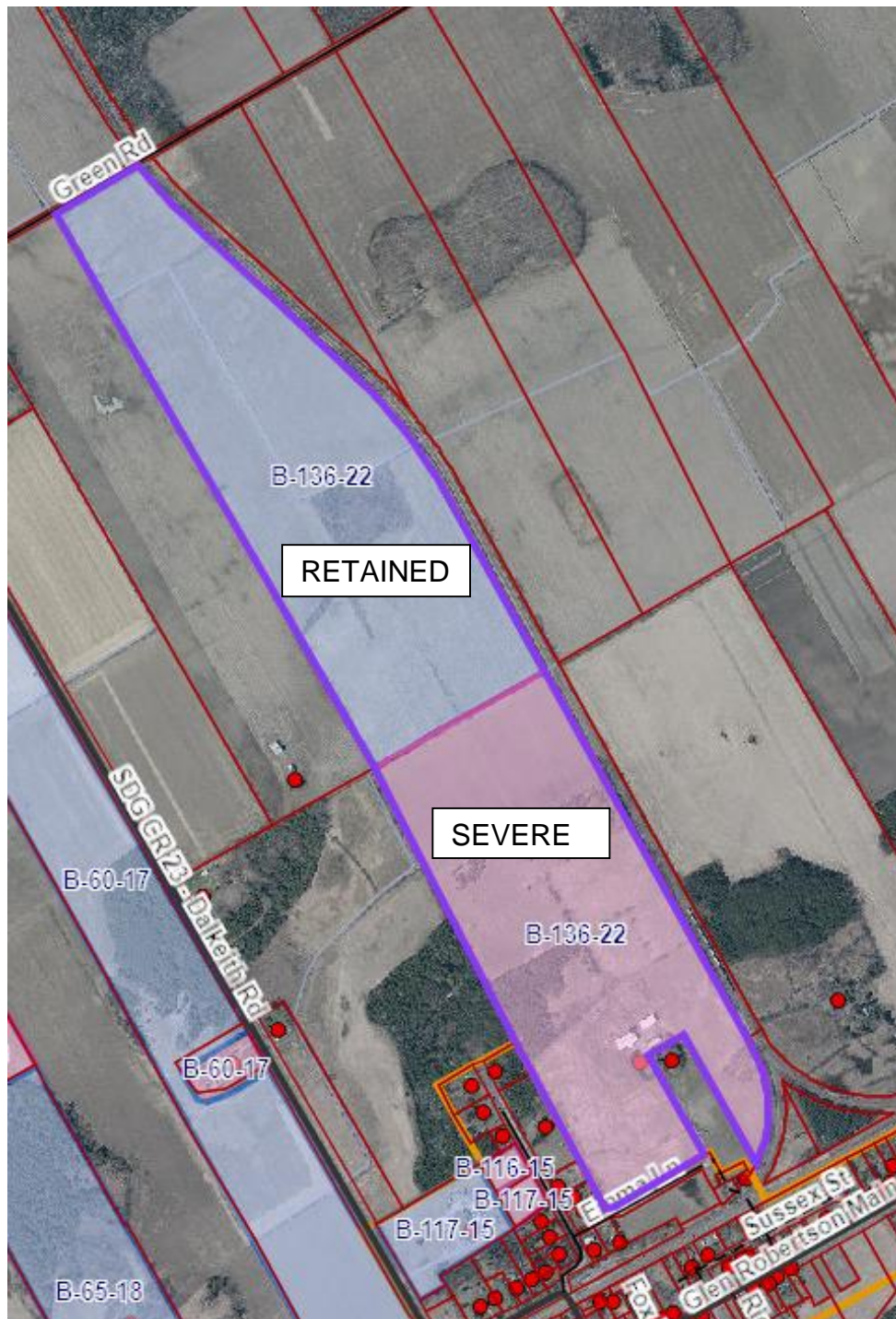
Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG) & Restricted Agricultural (AR)



Purpose of application: to Re-zone the retained portion of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-227) to prohibit residential development as per condition No. 4 on consent application B-136-22.



Discussion: The subject land area is approximately 162 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on December 20, 2022, to sever approximately 76.66 acres of land from the original lot, being the South portion of the lands, to create a residential/agricultural-use property to be used by a family member. The retained portion of approximately 85.38 acres will be kept by the current owners to continue the existing agricultural/farming operation being a family base business, permitted in the Zoning By-law.

The severed land will be at least 74 acres, making the portion compliant with the Zoning By-law for minimum lot area for agricultural development and use which is why no prohibitions of any use are required.

The Zoning By-law will prohibit residential development on the retained portion as there is no access to a maintained roadway. As per the Zoning By-law and the Official Plan, any development must be on a lot where there is public access. A resolution will be passed by Council later this evening, for the retained portion to be exempt from having frontage on an open and maintained road allowance. The new lot will only be accessible via the unopened and unmaintained portion of a “green road” (unmaintained and unopened road allowance owned by the Township) being the extension of McCormick Road or via the existing access from 21991 Emma Lane. No public roadway extension is being requested.



There currently is an existing entranceway to the severed portion which will be used for the residential/agricultural portion which is shared with 21995 Emma Lane, and a civic number is already assigned which will also be kept for the existing residential dwelling.

No entranceway or civic number can be assigned to the retained portion as it does not have frontage on a public roadway, only on an unopened and unmaintained road allowance, but the agricultural use is permitted in the Township's Zoning By-law.

The surrounding official plan designation is mostly Agricultural Resource Lands for all adjacent and neighboring properties on the North, East and West. The is the Rural Settlement Area of Glen Robertson to the South.

The surrounding zoning consists of General Agricultural (AG) & Restricted Agricultural (AR) for what is adjacent to Glen Robertson, and most of the properties on the South side are within the settlement area of Glen Robertson so they consist of residential use properties.

The surrounding uses include mostly agricultural cash crop/fields and livestock facilities, with some rural residential properties of the North, East and West. Across the train tracks, South of the property, are mostly residential properties with Glen Robertson.

We have received a comment from Raisin Region Conservation Authority (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 the public expressed concerns or provided any comments regarding this Zoning By-law Amendment.



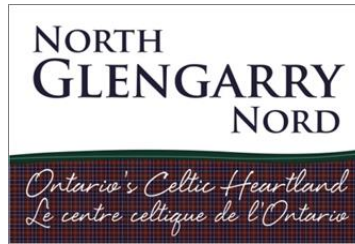
Provincial Policy Statement (2020)

According to the Provincial Policy Statement (2020) lot creation may be permitted in certain circumstances where it can be demonstrated that the lot can accommodate the use, accessory uses, and appropriate sanitary sewage and water services.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (S.8.12.13.12) permits agricultural lots to be created with no frontage on an open roadway as the frontage may be exempted for farmland by way of a resolution of support passed by council.

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**

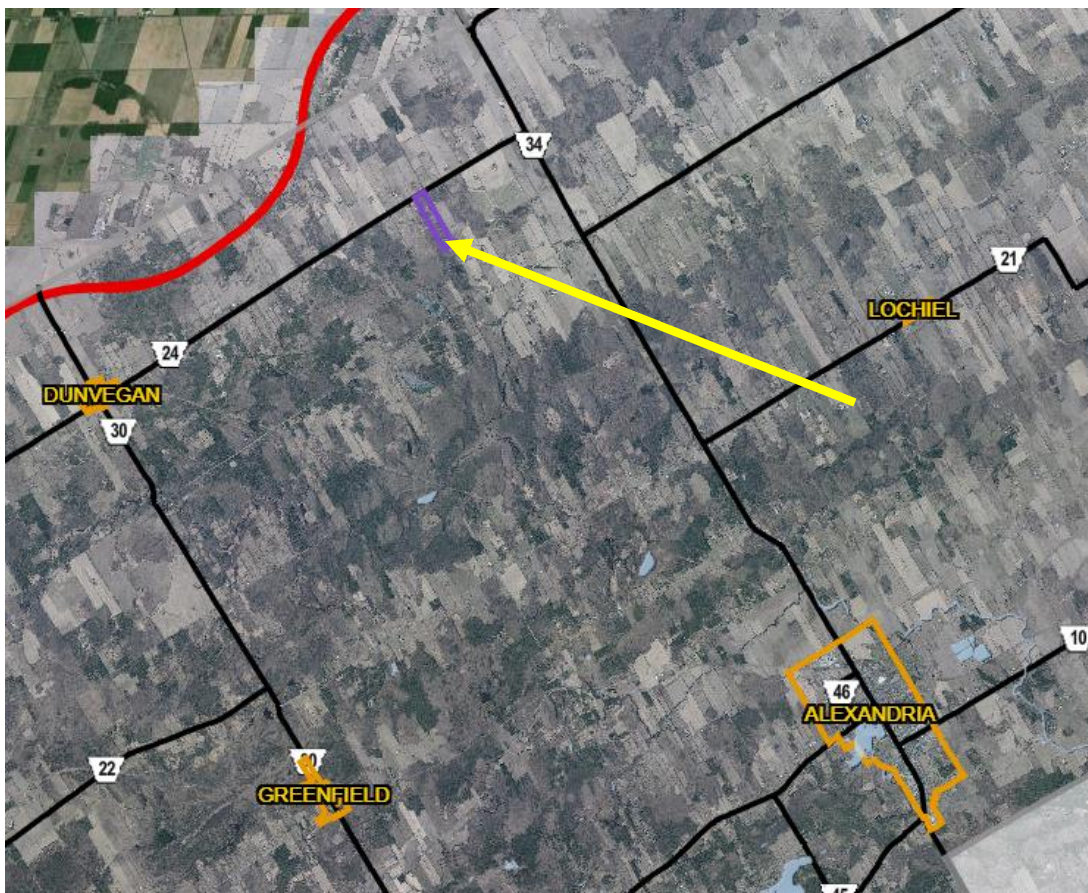
May 23, 2023

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-08-2023

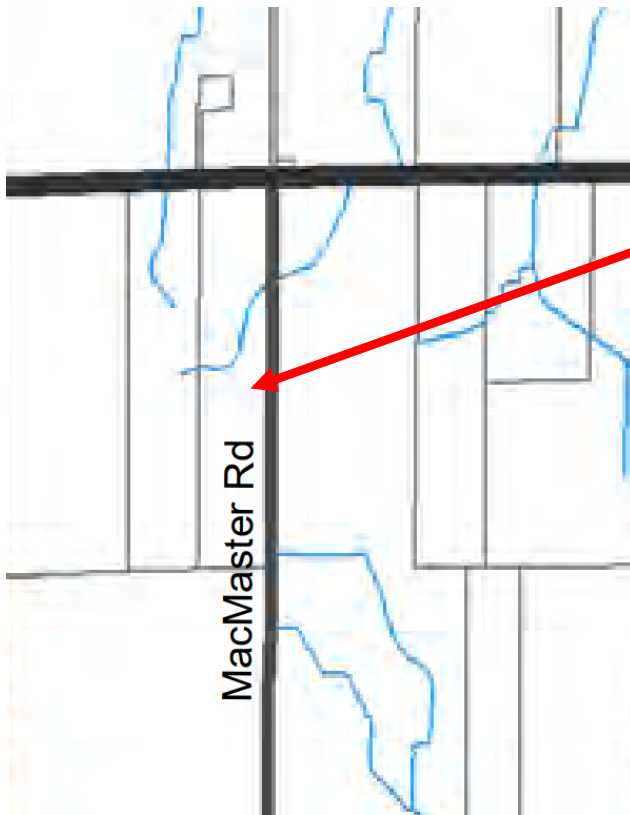
Owner: Michelle & Mario LONGTIN
1610 McMaster Road, Dunvegan, ON, K0C 1J0







Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG)



Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-32-23 condition No. 2 & 3 as follows:

The **retained** portion of the property (49.94 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-228) to:

- prohibit residential development and;

The **severed** portion of the property (1.98 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-229) to:

- prohibit agricultural uses.

Discussion: The subject land area is approximately 51.92 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on April 14, 2023, to sever approximately 2 acres of land deemed surplus to the needs of the farming operation.

The owner has demolished the agricultural storage building on the agricultural land and has also removed the 2 containers. The newly created property lines and lot areas were created in accordance with the Zoning By-law requirements for both the retained and the severed portions.

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 public and future owners, such as sheds, other old buildings, etc.

There currently is only one existing entrance on the property, serving the dwelling, which will remain for the severed portion. The owner will have to apply for a new entranceway for the fields, should he want one as the fields currently can only be accessed via neighboring agricultural properties. The Townships' Public Works Department will permit a new entrance to the fields, depending on the location. The Counties will not let the owner have an entranceway off County Road 24.

A civic number could be issued for the agricultural portion of the severance, civic number 1610 McMaster will remain for the existing dwelling.

The surrounding official plan designation is Agricultural Resource Lands for all adjacent and neighboring properties.

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

The surrounding uses includes mostly agricultural cash crop/fields and livestock facilities, with some rural residential properties.



We have received a comment from Raisin River Conservation Authority (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)

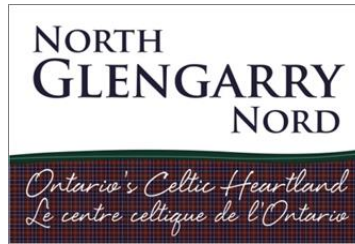
According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that:

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**

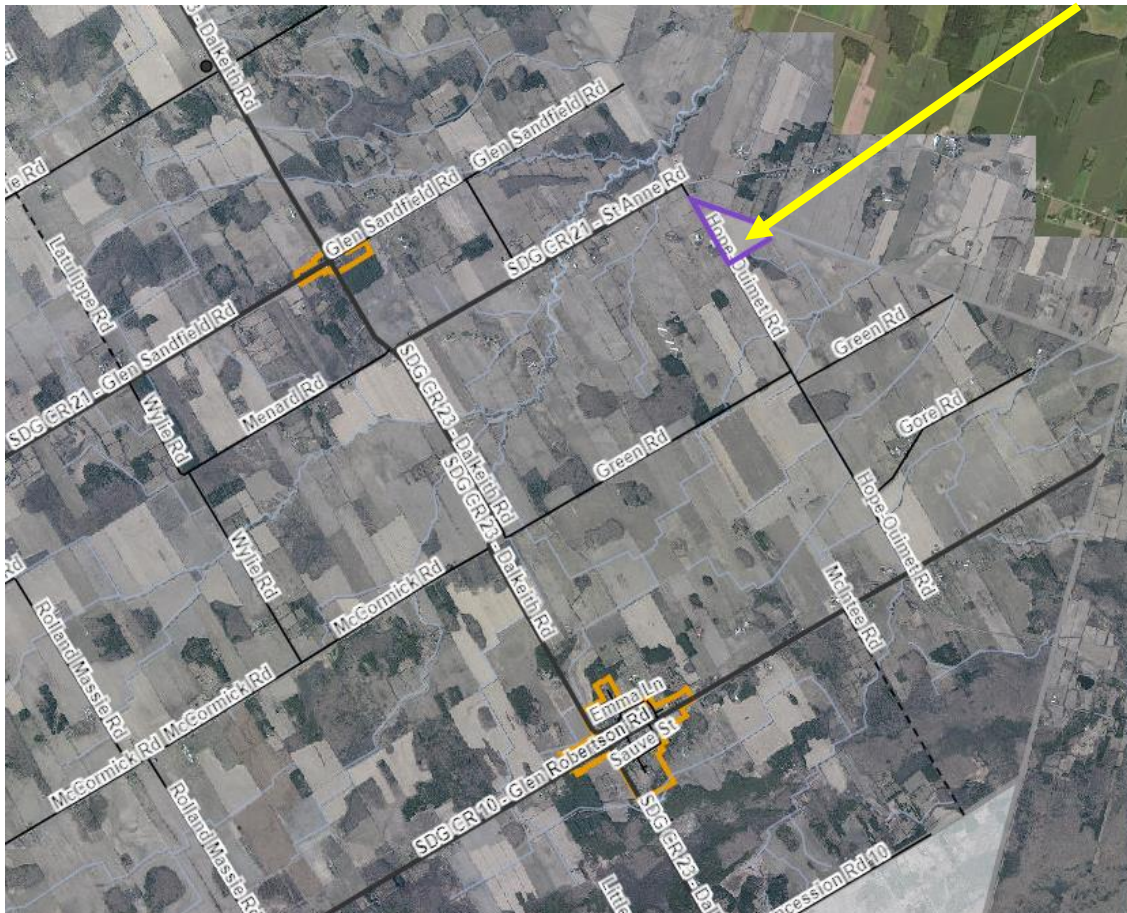
May 23, 2023

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-09-2023

Owner: Benjamin LAVIGNE
2825 Hope Ouimet Road, Glen Robertson, ON, K0B 1H0

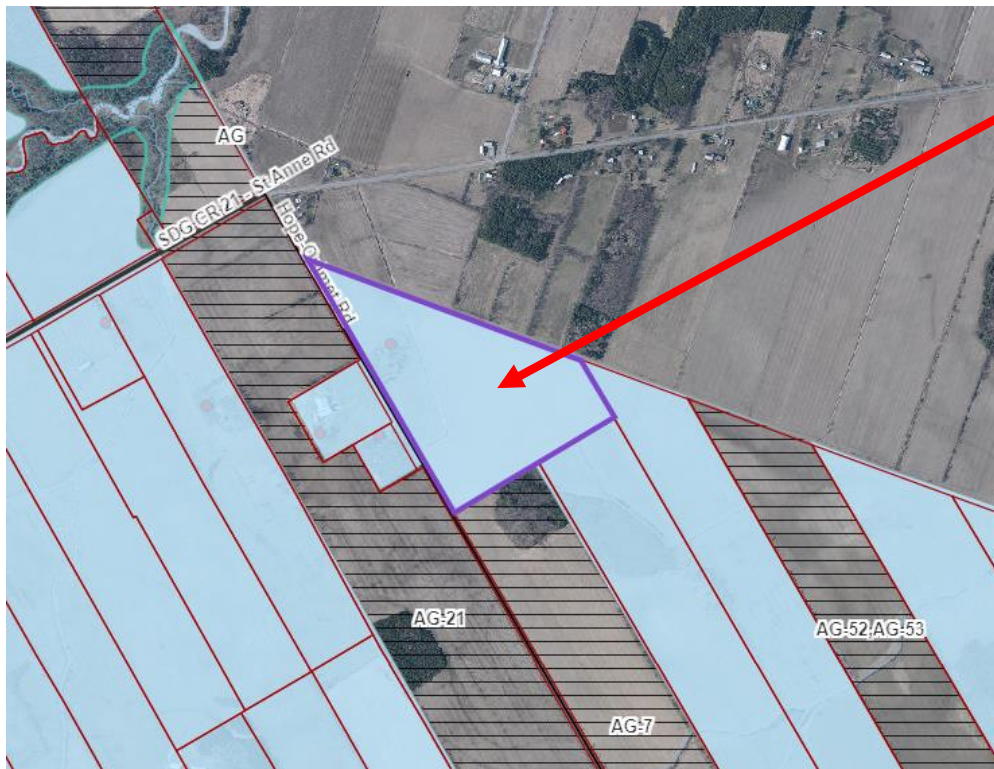




Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG)



Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-104-22 condition No. 4 & 5 as follows;

The **retained** portion of the property (48.52 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-230) to:

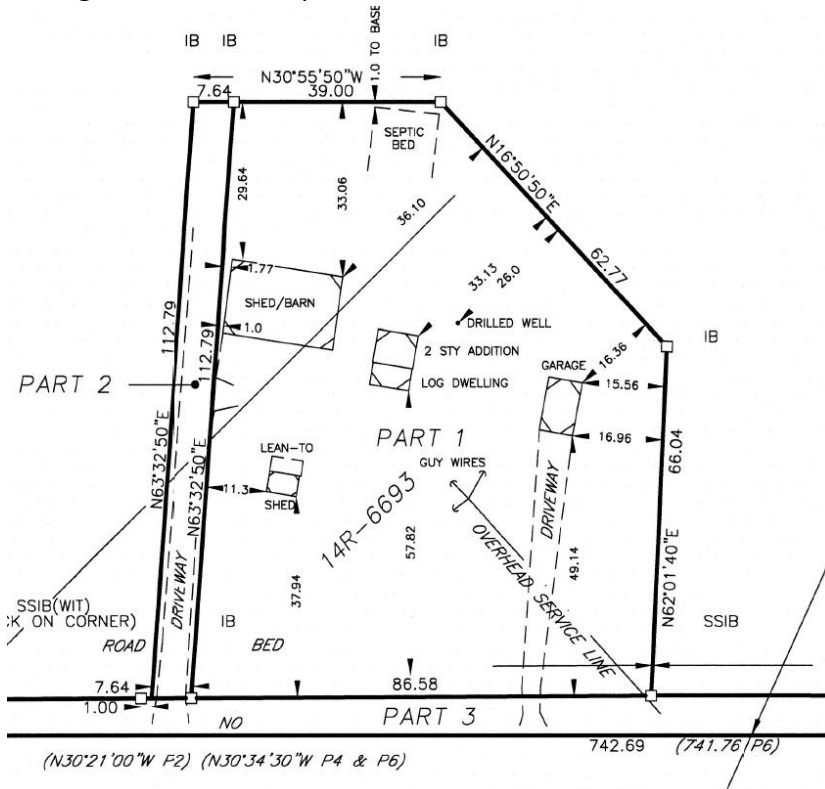
- prohibit residential development and;

The **severed** portion of the property (2.81 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-231) to:

- acknowledge the interior yard setback deficiency from the required 6m to the proposed 1m for the accessory storage building higher than 5m and;
- prohibit agricultural uses.

Discussion: The subject land area is approximately 51.33 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on October 13, 2022, to sever approximately 2.81 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 North property line that is closer to the accessory storage building than what is required, hence the request for reduction from the required 6m to the proposed 1m for interior side setback. The new line is proposed to be in that location because of the existing driveway/entrance that will be used mainly for the farming operation on the retained portion, but also for access to the storage building on the severed portion.



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 public and future owners, such as sheds, other old buildings, etc.

There are currently two existing entrances on the property, one for the residential portion with the assigned civic number 2825, which will remain, and another one for the field entrance located just North of the newly created property line that will also remain and be shared between owners. A civic number could also be issued for the agricultural portion of the severance.

The surrounding official plan designation is Agricultural Resource Lands for all adjacent and neighboring properties.

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

The surrounding uses include 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)

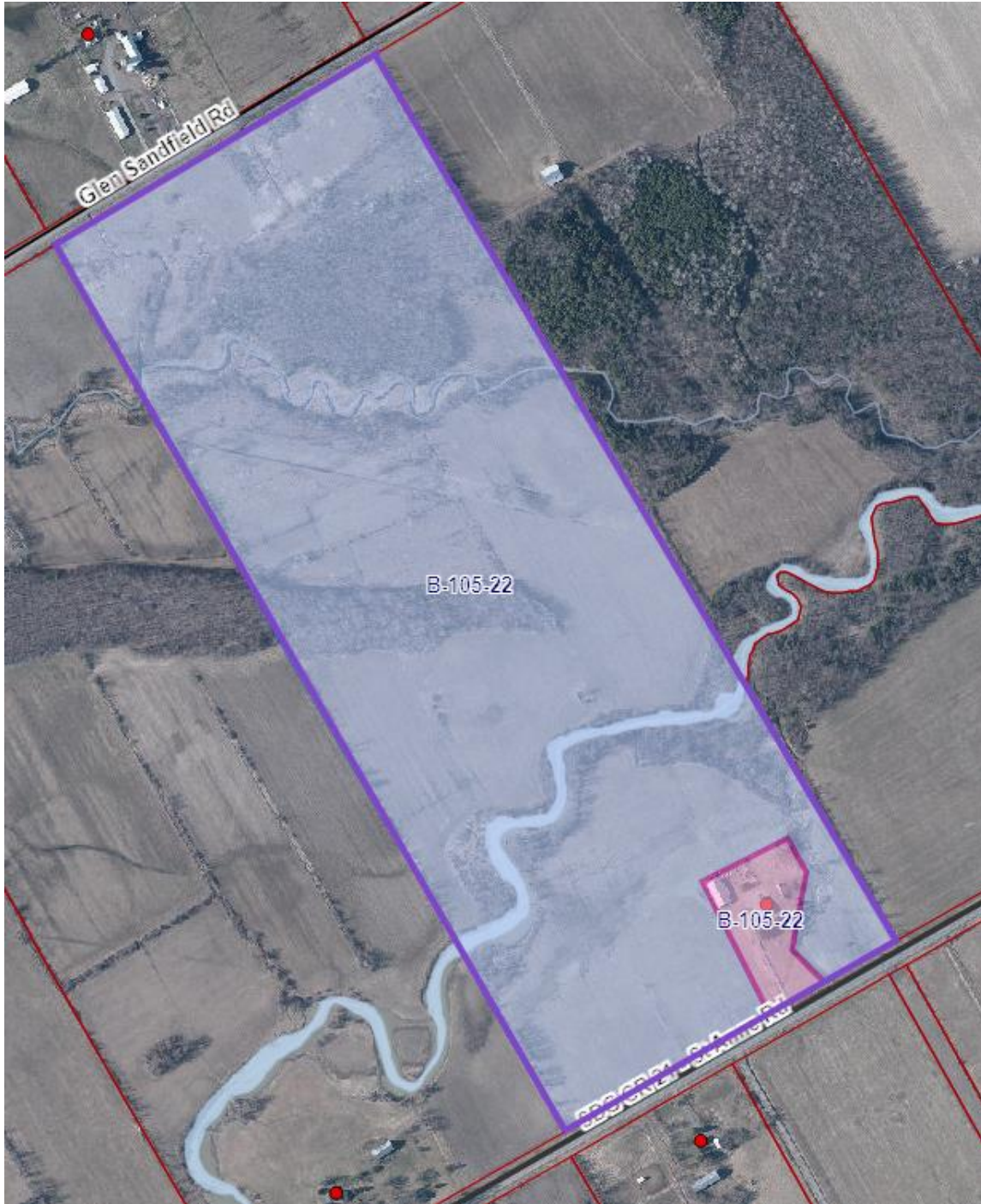
According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that:

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)

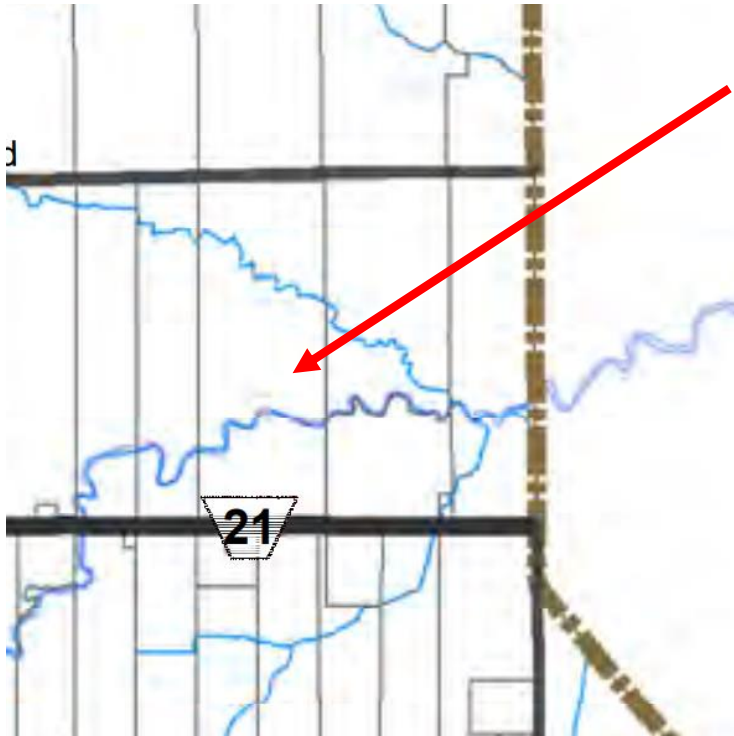
The SDG Counties Official Plan Policy (8.12.13.3(7)) permits lot creation in agricultural lands for a residence surplus to a farming operation if the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the municipality 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.





Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG) & Floodplain (FP)



Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-105-22 condition No. 4 & 5 as follows:

The **retained** portion of the property (102.26 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-232) to:

- prohibit residential development and;

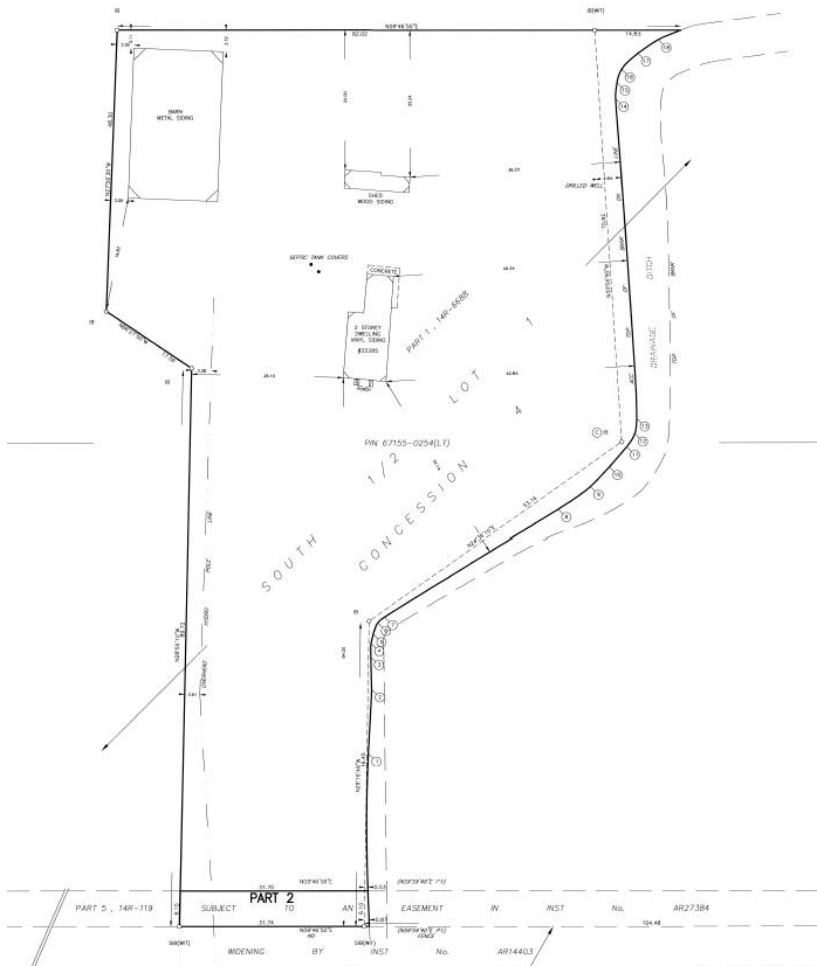
The **severed** portion of the property (2.82 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-233) to:

- acknowledge the rear yard setback deficiency from the required 15m to the proposed 3.11m for the accessory storage building higher than 5m;
- acknowledge the interior yard setback deficiency from the required 6m to the proposed 3m for the accessory storage building higher than 5m and;
- prohibit agricultural uses.

Discussion: The subject land area is approximately 105.18 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on October 13, 2022, to sever approximately 2.82 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 North & West property lines that is closer to the accessory storage building than what is required, hence the request for reduction for interior and rear yard side setback. The new line is proposed to be in that location to keep the area to a minimum.

The East property line follows the drainage ditch.



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, other old buildings, etc.

There are currently two existing entrances on the property, one for the residential portion with the assigned civic number 22285, which will remain, and another one for the field entrance located West of the newly created property line that will also remain. A civic number could also be issued for the agricultural portion of the severance. A new entrance for any of the parcels will not be permitted by the Counties of SDG.

The surrounding official plan designation is Agricultural Resource Lands for all adjacent and neighboring properties.

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

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.