

**THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY**  
**Regular Meeting of Council**

**Agenda**

Monday December 13th, 2025 at 6 p.m.

Council Chambers

3720 County Road 34

Alexandria, Ontario K0C 1A0

**THE MEETING WILL OPEN WITH THE CANADIAN NATIONAL ANTHEM**

**1. CALL TO ORDER**

**2. DECLARATION OF PECUNIARY INTEREST**

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

**4. ADOPTION OF PREVIOUS MINUTES**

- Regular Meeting of Council Minutes – Monday December 9, 2024

- Special Meeting of Council (Budget) - Tuesday January 7, 2025

**5. DELEGATIONS**

**6. STAFF REPORTS**

a. Treasury Department

i. TR 2025-01: 2025 Budget Approval

b. Building, Planning & By-law Department

i. BP 2025-01: Zoning By-law No. Z-09-2024 (La Gantoise Inc)

**7. UNFINISHED BUSINESS**

**8. CONSENT AGENDA**

- a. RRCA Board of Directors Meeting Highlights – November 28, 2024
- b. Public Meeting of Planning Minutes – Monday October 28, 2024

## **9. NEW BUSINESS**

## **10. NOTICE OF MOTION**

### **Next Regular Meeting of Council**

Monday January 27, 2025, at 6 p.m. in the Council Chambers, 3720 County Road 34, Alexandria, Ontario

**Note:** Meetings are subject to change and cancellation

## **11. QUESTION PERIOD**

(Limit of one question per person and subsequent questions will be at the discretion of the Mayor/Chair)

## **12. CLOSED SESSION**

As this matter deals with a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act they may be discussed in closed session under sections 239 (2)(g) of the *Ontario Municipal Act*)

And adopt the minutes of the Municipal Council Closed Session meeting of Monday November 25th 2024.

## **13. CONFIRMATION BY-LAW**

- a. By-law 02-2025

## **14. ADJOURNMENT**

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

**Regular Meeting of Council**

Minutes

Monday, December 9 2024, 6:00 p.m

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

**PRESENT:** Mayor: Jamie MacDonald  
Deputy Mayor: Carma Williams  
Councillor: Jacques Massie  
Councillor: Jeff Manley  
Councillor: Michael Madden

**ALSO PRESENT:** CAO/Clerk: Sarah Huskinson  
Deputy Clerk: Jena Doonan  
Treasurer & Director of Finance: Zoe Bougie  
Director of Community Services: Stephanie MacRae  
Director of Public Works: Timothy Wright  
Director of Building, Planning & By-law Enforcement: Jacob Rheaume

- 1. CALL TO ORDER**
- 2. DECLARATIONS OF PECUNIARY INTEREST**
- 3. 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 agenda of the Regular Meeting of Council on Monday December 9 2024 as amended.

Deletions:

1. Habitat for humanity delegation
2. Section 6 a (1)-BP 2024-30: Zoning By-law Amendment Z-09-2024 La Gantoise Inc.

Carried

**4. ADOPTION OF PREVIOUS MINUTES**

**Resolution No. 2**

**Moved by:** Jacques Massie

**Seconded by:** Jeff Manley

**THAT** the minutes of the following meeting be adopted as circulated.

Regular Meeting of Council Minutes- Monday November 25, 2024

Carried

**5. DELEGATION(S)**

EVB Engineering: Alexandria Inflow and infiltration – Vice President Marco Vincelli

*Vice President Maro Vincelli updated Council on Alexandria's current Inflow and Infiltration*

**6. STAFF REPORTS**

b. Community Services Department

a. CS 2024-35: 2025 Community Services

**Resolution No. 3**

**Moved by:** Jeff Manley

**Seconded by:** Michael Madden

**THAT** the Council of the Township of North Glengarry receives Staff Report CS-2024-35, 2025 Community Grants; and

**THAT** Council approves the following grants conditional to the approval of Community Grant Program funding in the 2025 municipal budget.

Name of Organization	Amount Approved	In Kind Approved	TOTAL
<b>2025</b>			
Alexandria & District Lions Club	\$3,500.00		\$3,500.00
Caddell Productions	\$2,500.00		\$2,500.00
Friends of the Glengarry Trails	\$650.00		\$650.00
Kenyon Agricultural Society	\$3,500.00		\$3,500.00
Maxville & District Chamber of Commerce	\$1,604.00		\$1,604.00
Maxville & District Horticultural Society	\$2,934.00	\$335.00	\$3,269.00
Maxville & District Lions Club	\$2,058.86		\$2,058.86
Priest's Mill Arts Centre	\$1,500.00		\$1,500.00
The SunShiners Social Club	\$750.00	\$1,412.0	\$2,162.00
<b>TOTAL</b>	<b>\$18,996.86</b>	<b>\$1747.00</b>	<b>\$20,743.86</b>

Carried

c. Treasury Department

1. DR 2024-06: Meeting to consider a Minor Improvement on the Real Diotte Branch of the R.A McLennan Drain

**Resolution No. 4**

**MOVED BY:** Michael Madden

**SECONDED BY:** Gary Martin

**THAT** the Council of the Township of North Glengarry receives staff report DR-2024-06 Meeting to Consider a Minor Improvement on the Real Diotte Branch of the R.A. McLennan Drain; and

**THAT** By-Law 56-2024 be read a first, second and third time and be adopted in open Council this 9th day of December 2024.

**Carried**

2. DR 2024-07: Court of Revision Appointment – County Road Branch of the Cumming Drain

**Resolution No. 5**

**MOVED BY:** Gary Martin

**SECONDED BY:** Carma Williams

**THAT** the Council of the Township of North Glengarry receives staff report DR-2024-07 Court of Revision Appointment – County Road Branch of the Cumming Drain; and

**THAT** By-Law 55-2024 be read a first, second and third time and enacted in open Council this 9th day of December 2024.

**Carried**

**7. UNFINISHED BUSINESS**

**8. CONSENT AGENDA**

**9. NEW BUSINESS**

**10. NOTICE OF MOTION**

**11. QUESTION PERIOD**

**12. CLOSED SESSION BUSINESS**

**13. CONFIRMING BY-LAW**

**Resolution No. 6**

**Moved by:** Carma Williams

**Seconded by:** Jacques Massie

**THAT** the Council of the Township of North Glengarry adopts by-law 57-2024 being a by-law to adopt, confirm and ratify matters dealt with by Resolution; and

**THAT** By-law 57-2024 be read a first, second, third time and enacted in Open Council this 9th day of December 2024.

**Carried**

**14. ADJOURN**

**Resolution No. 7**

**Moved by:** Jacques Massie

**Seconded by:** Jeff Manley

**THERE** being no further business to discuss, the meeting was adjourned at 6:45 p.m.

**Carried**

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CAO/Clerk/Deputy Clerk

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Mayor/Deputy Mayor

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

**Special Meeting of Council**

**Budget**

**Minutes**

Tuesday January 7 2025, at 9 a.m.

Council Chambers

3720 County Road 34

Alexandria, Ontario K0C 1A0

**PRESENT:** Mayor: Jamie MacDonald  
Deputy Mayor: Carma Williams  
Councillor: Jacques Massie  
Councillor: Jeff Manley  
Councillor: Brian Caddell  
Councillor: Michael Madden  
Councillor: Gary Martin

**ALSO PRESENT:** CAO/Clerk: Sarah Huskinson  
Deputy Clerk: Jena Doonan  
Director of Community Services: Stephanie McRae  
Director of Finance/Treasurer: Zoe Bougie  
Director of Building, Planning & By-law: Jacob Rheume  
Fire Chief: Matthew Roy  
Director of Public Works: Timothy Wright

- 1. CALL TO ORDER**
- 2. DECLARATION OF PECUNIARY INTEREST**
- 3. 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 agenda of the Special Meeting of Council on **Tuesday January 7, 2025**, as amended

**Carried**

- 4. CLOSED SESSION**

**Resolution No. 2**

**MOVED BY:** Jeff Manley

**SECONDED BY:** Brian Caddell

**Proceed "In Closed Session"**

As this matter deals with personal matters about an identifiable individual, including municipal or local board employees they may be discussed in closed session under

sections 239 (2)(b) of the *Ontario Municipal Act*)

**Carried**

**Resolution No. 3**

**MOVED BY:** Michael Madden

**SECONDED BY:** Gary Martin

**THAT** we return to the Regular meeting of Council at 9:58 a.m.

**Carried**

**5. STAFF REPORTS**

a. Treasury Department

The Council of the Township of North Glengarry received the 2025 Proposed Operating and Capital Budget for review and consideration. The Treasurer/ Director of Finance for the Township, Zoe Bougie, presented the opening statements of the overall budget, and each department head presented their budget to Council. Based on the direction of Council, changes were made to the proposed 2025 Budget. The revised budget will be brought forward to the January 13th, 2025, Regular Meeting of Council for approval.

1. General Summary
2. Governance and Administration
3. Building, by-law Enforcement and Planning
4. Community Services
5. Economic Development
6. Recreation
7. Fire Services
8. Corporate Fleet and Machinery/Equipment
9. Public Works

**6. UNFINISHED BUSINESS**

**7. CONSENT AGENDA**

**8. NEW BUSINESS**

**10. NOTICE OF MOTION**

**Next Regular Meeting of Council**

**Monday January 13<sup>th</sup>, 2025, at 6.p.m. in the Council Chambers, 3720 County Road 34, Alexandria, Ontario**

**Note:** Meeting are subject to change and cancellation

**11. QUESTION PERIOD**

(Limit of one question per person and subsequent questions will be at the discretion of the Mayor/Chair)

**14. ADJOURNMENT**

**Resolution No. 4**

**Moved by: Jacques Massie**

**Seconded by: Carma Williams**

**THERE** being no further business to discuss, the meeting was adjourned at 1p.m.

**Carried**

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CAO/Clerk/Deputy Clerk

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Mayor/Deputy Mayor



## **STAFF REPORT TO COUNCIL**

**Report No: TR-2025-01**

**January 13, 2025**

From: Zoe Bougie, Director of Finance/Treasurer

RE: 2025 Budget Approval

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### **Recommended Motion:**

**THAT** the Council of the Township of North Glengarry receives staff report TR-2025-01; and

**THAT** the Council of the Township of North Glengarry adopts the 2025 Operating and Capital Budgets, as amended at the January 7, 2025, budget meeting, with a net municipal tax levy requirement of \$7,146,198.

### **Background / Analysis:**

The Senior Management Team along with department staff began gathering information for the Operating and Capital budget in the early fall of 2024. Actual expenditures were compared to the budgeted expenditures and the 2025 budget was prepared based on projections and the information available at that time.

On January 7<sup>th</sup>, Council held a Special Meeting to discuss the 2025 Operating and Capital Budgets.

The following changes were proposed and agreed upon:

- (\$10,000) Reduction of folding picnic tables for Meet Me on Main Street from the Island Park Capital Budget
- \$20,000 Addition of a Portable Stage to the Economic Development Capital Budget

### **Alternatives:**

Option 1: That Council approves the 2025 Operating and Capital Budget.

Option 2 (not recommended): That Council does not approve the 2025 Operating and Capital Budget.

### **Financial Implications:**

Approval by Council will result in a net tax levy of \$7,146,198. The calculation of the tax rate, including the county and education rates, is underway and will be brought to Council for approval at a later date.

**Attachments & Relevant Legislation:**

*Municipal Act, 2001, S.O. 2001, c. 25; section 290*

**Others Consulted:**

Senior Management Team

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Reviewed and Approved by:  
Sarah Huskinson, CAO/Clerk



## **STAFF REPORT TO COUNCIL**

**Report No: BP-2025-01**

**January 13, 2025**

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

RE: **ZONING BY-LAW AMENDMENT No. Z-09-2024**

**Owner:** La Gantoise Inc.

**Location:** 20522 Lochiel Road (County Road 21), Alexandria  
Lochiel Con 4, West Part Lot 34

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### **Recommended Motion:**

**THAT** the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-09-2024.

### **Background / Analysis:**

A zoning amendment application was presented during a public meeting of planning on December 09, 2024.

The purpose of the application was to re-zone both the severed and retained portion subject to Consent Application B-74-24 condition No. 3 & 4 as follows;

The retained portion of Consent Applications B-74-24 (106.41 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-253) to:

- prohibit residential development and;
- permit road frontage deficiency from the required 200m to 167m and;

The severed portion of Consent Applications B-74-24 (2.29 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-254) to:

- prohibit agricultural uses and;
- permit the interior yard setback deficiency from the required 12m to 5.74m for all residential accessory storage buildings and;
- permit the rear yard setback deficiency from the required 12m to 6m for all residential accessory storage buildings.

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

**Alternatives: Option #1 That Council adopt the by-law as presented**

OR

**Option #2 Council does not adopt the by-law**

**Financial Implications:**

No financial implications to the Township

**Attachments & Relevant Legislation:**

- By-Law Z-09-2024
- Public Meeting of Planning Staff report from December 09, 2024

**Others Consulted:**

n/a

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Reviewed and Approved by:  
Sarah Huskinson, CAO/Clerk

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

**BY-LAW NO. Z-09-2024**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 39-2000**

**WHEREAS** By-Law No. 39-2000 regulates the use of land and erection of buildings and structures within the Township of North Glengarry, United Counties of Stormont, Dundas & Glengarry;

**AND WHEREAS** the Council of the Corporation of the Township of North Glengarry deems it advisable to amend By-Law 39-2000 as hereinafter set forth;

**NOW THEREFORE** the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Lochiel Con 4, West Part Lot 34 (20522 Lochiel Road (County Road 21), Alexandria, ON) of North Glengarry zoned General Agricultural Special Exception 253 (AG-253) and General Agricultural Special Exception 254 (AG-254) on Schedule “A” attached hereto, the following provisions shall apply:
  - i) AG-253 Special Exception (on the **retained** portion - 106.41 acres) to:
    - Prohibit residential development and;
    - Permit road frontage deficiency from the required 200m to 167m
  - ii) AG-254 Special Exception (on the **severed** portion - 2.29 acres) to:
    - Prohibit agricultural uses and;
    - Permit the interior yard setback deficiency from the required 12m to 5.74m for all residential accessory storage buildings and;
    - Permit the rear yard setback deficiency from the required 12m to 6m for all residential accessory storage buildings.
2. That Schedule “B” of By-Law 39-2000 is hereby amended by changing the “AG” Zone Symbol on the subject lands to “AG-253” and “AG-254” on the Schedule “A” hereto.
3. That Schedule “A” attached hereto is hereby made fully part of the By-Law.

This By-Law shall come into effect on the date of passing hereof subject to the provisions of the Planning Act.

**READ** a first, second, third time and enacted in Open Council, this 13<sup>th</sup> day of January 2025.

\_\_\_\_\_  
CAO/Clerk/Deputy Clerk

\_\_\_\_\_  
Mayor/Deputy Mayor

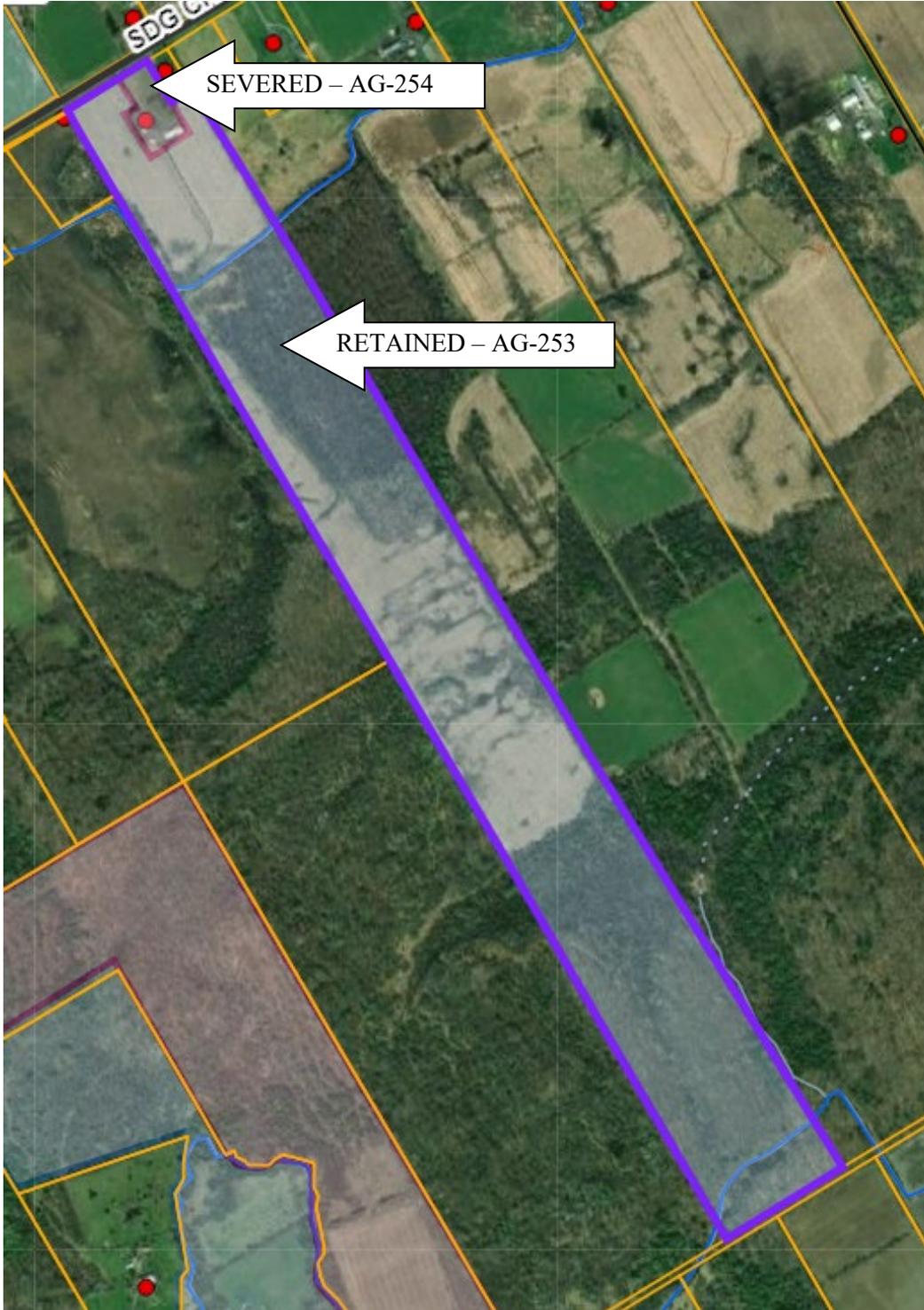
I, hereby certify that the forgoing is a true copy of By-Law No. Z-09-2024, duly adopted by the Council of the Township of North Glengarry, on the 13<sup>th</sup> day of January 2025.

\_\_\_\_\_  
Date Certified

\_\_\_\_\_  
Clerk / Deputy Clerk

**SCHEDULE "A"  
TO BY-LAW NUMBER Z-09-2024**

**Legend  
Subject Lands  
Zone Change from "AG" to "AG-253" and "AG-254"**



**20522 Lochiel Road (County Road 21), Alexandria  
Lochiel Con 4, West Part Lot 34  
Township of North Glengarry  
United Counties of Stormont, Dundas & Glengarry**

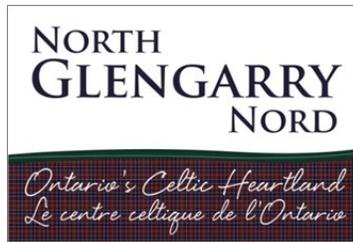
**This is Schedule "A" to By-Law Z-09-2024.  
Passed this 13<sup>th</sup> day of January 2025.**

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**Mayor/Deputy Mayor**

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**CAO/Clerk/Deputy Clerk**



## STAFF REPORT PUBLIC MEETING OF PLANNING

**DATE:** December 9, 2024

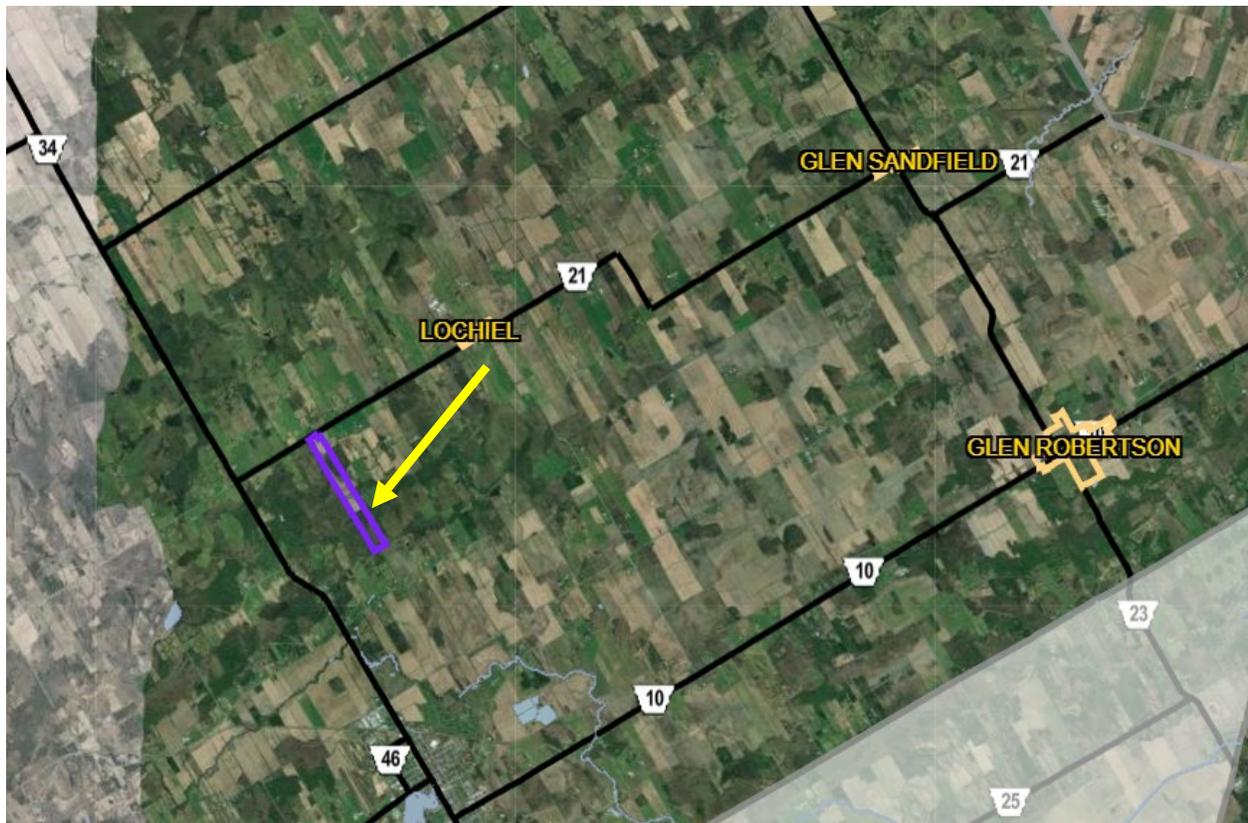
**TO:** Mayor and Council Members

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

**RE: Zoning By-law Amendment No. Z-09-2024**

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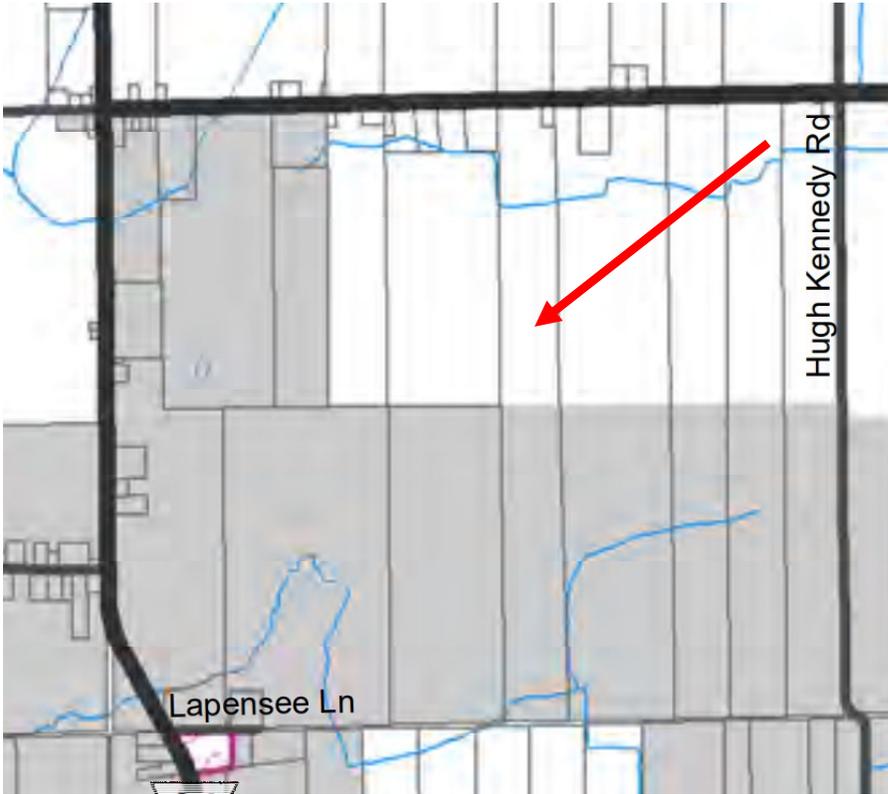
**Owner:** La Gantoise Inc.  
20522 Lochiel Road (County Road 21), Alexandria  
Lochiel Con 4, West Part Lot 34



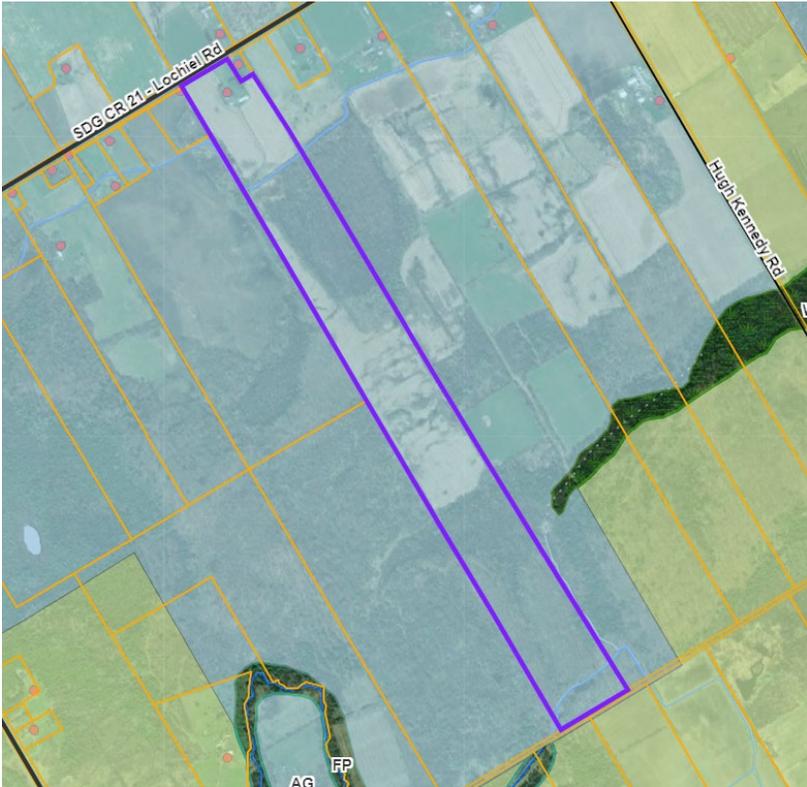




**Official Plan designation:** Agricultural Resource Lands & Rural District



**Zoning designation:** General Agricultural (AG)



**Purpose of application:** to re-zone both the severed and retained portion subject to Consent Applications B-74-24 Conditions No. 3 & 4 as follows;

To re-zone the retained portion of Consent Applications B-74-24 (106.41 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-253) to:

- prohibit residential development and;
- acknowledge the deficiency with the road frontage from the required 200m to the proposed 167m and;

To re-zone the severed portion of Consent Applications B-74-24 (2.29 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-254) to:

- prohibit agricultural uses.

**Discussion:** The subject land area is approximately 108.70 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on September 18, 2024, to sever approximately 2.29 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 portions, the setbacks from the accessory storage building top property lines will be made compliant with the interior yard minimum required. The survey has not been submitted at this point in time, the owner will have to submit it in order to clear another condition of the consent application, the septic system location will also have to be shown on the survey to ensure compliance. Usually, the survey is available for the Public Meeting of Zoning but because of time constraints, the owner will ensure it's made a complaint after the meeting.

The closest point to the property line to all buildings will need to be more than 6m or another Planning Application (Minor Variance) will be required. 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. Only the lot frontage for the agricultural portion is non-compliant for this severance. The lot area is proposed to be more than the minimum required 74 acres for agricultural lands.

The existing driveway and civic number will be used only for the residential portion. There are no other entrances for the agricultural portion, the owner will have to apply to the United Counties of SDG to clear that condition, or the fields could be accessed via neighboring fields. A new civic number could be issued for the agricultural portion of the severance.



The owner will have to apply for a change-of-use permit for the agricultural building as it will remain on the residential portion of the severance. 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 use of either portion of the severance will remain the same. The residential lot will be used only for residential purposes.



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

The surrounding zoning is General Agricultural (AG) & Rural (RU) for all adjacent and neighboring properties with some Wetlands (WL).

The surrounding uses include mostly rural residential properties, cash crop properties with some intensive livestock facilities on the North and East.



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.

### **Planning Act**

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. The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest. 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.

### **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.**



## Raisin Region Conservation Authority

18045 County Road 2, P.O. Box 429, Cornwall, ON K6H 5T2

Tel: 613-938-3611 Fax: 613-938-3221 [www.rrca.on.ca](http://www.rrca.on.ca)

### MEMORANDUM

**To:** Township of North Glengarry Council, CAO, and Clerk  
**From:** Lisa Van De Ligt, Team Lead, Communications and Stewardship  
**Date:** December 9, 2024  
**Subject:** RRCA Board of Directors meeting highlights (November 28, 2024)

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The Raisin Region Conservation Authority (RRCA) Board of Directors consists of eight representatives from the RRCA's five member municipalities: City of Cornwall and Townships of North Glengarry, South Glengarry, South Stormont, and North Stormont.

Following every Board meeting, councils, CAOs and clerks of the RRCA's member municipalities are sent meeting highlights and the date of the next meeting. The RRCA Board meets monthly (except for July, August, and December, unless a special meeting is called).

#### **November 28, 2024 RRCA Board of Directors Meeting Highlights:**

- Approved minutes from the October 24, 2024 meeting can be found at <http://www.rrca.on.ca/governance>.
- Board held a Source Protection Authority meeting where the Board:
  - Appointed Alison McDonald as Risk Management Official and Risk Management Inspector pursuant to subsection 48 (2) of the *Clean Water Act*; and
  - Received an update on the Raisin-South Nation Source Protection Plan amendment.
- Board approved the RRCA's Watershed-Based Resource Management Strategy and Conservation Area Strategy, developed as per the recently amended *Conservation Authorities Act*.
- Board approved the submission of four funding applications for water control structure enhancements, outreach, stewardship, and summer staff employment subsidies.
- Board approved the 2025 RRCA Draft Budget for circulation to member municipalities for review, which was circulated to municipal clerks on November 29, 2024.
- Board approved the revised meeting schedule for 2025. Future meetings will commence at 9:00 a.m.

**Next RRCA Board meeting date: January 9, 2025 at 9 a.m.**

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday October 28, 2024  
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 Rheume  
Deputy Clerk: Jena Doonan

1. DISCLOSURE OF CONFLICT OF INTEREST OF

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 October 28, 2024.**

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jacques Massie

Seconded By: Michael Madden

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday September 30, 2024.

Carried

4. ZONING AMENDMENTS

4.a Z-07-2024

Owner: Martin DUMAS 18873

Location: Kenyon Concession Road 5, Alexandria

Purpose of application: to re-zone both the severed and retained portion subject to Consent Applications B-84-24 & B-49-24 as follows;

To re-zone the 73.01 acres "severed portion" (B-48-24) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-250) to:

- prohibit residential development and;

- acknowledge the deficiency with the road frontage from the required 200m to the proposed 156m and;

- acknowledge the deficiency in lot area from the required 74 acres to the proposed 73.01 acres and;

To re-zone the 1.58 acres "severed portion" (B-49-24) from General Agricultural (AG) to General Agricultural Special Exception (AG-251) to:  
- prohibit agricultural uses.

**VERBAL COMMENTS:** -No written comments were made

**WRITTEN COMMENTS** -No Written comments were made

**The clerk asked three times for comments from the public in attendance and from Council. No comments were made.**

**4.b Z-08-2024**

**Owner:** 1945154 Ontario Inc. (Cedar Ridge Designs)

**Location:** 18331 Kenyon Concession Road 8, Maxville, K0C 1T0 Kenyon Concession 19 IL, Part Lots 3& 4

**Purpose of application:**

To re-zone the AG-179 zoned property (0111 011 015 68000) from "General Agricultural Special Exception - AG-179" to "General Agricultural Special Exception - AG-252" to:  
prohibit residential development;  
acknowledge the shortage of minimum required interior side yard setback from the required 12 meters to 6.4 meters & 3 meters (MV-02-2023);  
permit the continued operation of a commercial cabinet manufacturing facility;  
permit On-Farm Diversified Uses as per Provincial Guidelines and;  
To keep the existing zoning designation for the AG-178 zoned property to prohibit agricultural uses on the lands

**VERBAL COMMENTS:** -No verbal comments made

**WRITTEN COMMENTS** -No Written comments were ma

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

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

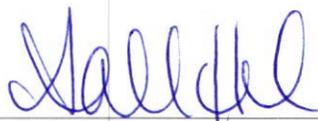
**Resolution No. 3**

**Moved By:** Brian Caddell

**Seconded By:** Jeff Manley

**THERE** being no further business to discuss, the Public Meeting of Planning was adjourned at 6:03 pm.

**Carried**



CAO/Clerk/Deputy Clerk



Mayor/Deputy Mayor

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

**BY-LAW 02-2025  
FOR THE YEAR 2025**

**BEING A BY-LAW TO ADOPT, CONFIRM AND RATIFY MATTERS DEALT WITH BY RESOLUTION.**

**WHEREAS** s. 5(3) of the *Municipal Act, 2001*, provides that the powers of municipal corporation are to be exercised by its Council by by-law; and

**WHEREAS** it is deemed expedient that the proceedings, decisions and votes of the Council of the Corporation of the Township of North Glengarry at this meeting be confirmed and adopted by by-law;

**THEREFORE**, the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. **THAT** the action of the Council at its regular meeting of Monday January 13th 2025, in respect to each motion passed and taken by the Council at its meetings, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law and;
2. **THAT** the Mayor and the proper officers of the Township of North Glengarry are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, The Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. **THAT** if due to the inclusion of a particular resolution or resolutions this By-law would be deemed invalid by a court of competent jurisdiction then Section 1 to this By-law shall be deemed to apply to all motions passed except those that would make this By-law invalid.
4. **THAT** where a “Confirming By-law” conflicts with other by-laws the other by-laws shall take precedence. Where a “Confirming By-Law” conflicts with another “Confirming By-law” the most recent by-law shall take precedence.

**READ** a first, second and third time, passed, signed and sealed in Open Council this 13th day of January 2025.

\_\_\_\_\_  
**CAO/Clerk / Deputy Clerk**

\_\_\_\_\_  
**Mayor / Deputy Mayor**

I, hereby certify that the forgoing is a true copy of By-Law No. 02-2025, duly adopted by the Council of the Township of North Glengarry on the 13th day of January 2025

\_\_\_\_\_  
**Certified CAO/Clerk / Deputy Clerk**

\_\_\_\_\_  
**Date**