

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

Monday, July 10, 2023, 6:00 p.m.

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

THE MEETING WILL OPEN WITH THE CANADIAN NATIONAL ANTHEM

- 1. CALL TO ORDER**
- 2. DECLARATIONS OF PECUNIARY INTEREST**
- 3. ACCEPT THE AGENDA (Additions/Deletions)**
- 4. ADOPTION OF PREVIOUS MINUTES**
 - a. Regular Meeting of Council - June 26, 2023
- 5. DELEGATION(S)**
- 6. STAFF REPORTS**
 - a. Community Services Department
 1. Advertising Partnerships
 - b. Planning/Building & By-law Enforcement Department
 1. Zoning Amendment By-law No. Z-12-2023
 2. By-law No. 21-2023 Exemption from Part Lot Control
 - c. Public Works Department
 1. Speed Radar Signs
 2. Bishop Street Bridge Update
- 7. UNFINISHED BUSINESS**
- 8. CONSENT AGENDA**
 - a. RRCA Board of Directors Meeting Highlights - June 15, 2023
 - b. Committee of Adjustment Hearing Minute - Feb 27, 2023
 - c. Public Meeting of Planning Minutes - March 27, 2023
 - d. Public Meeting of Planning Minutes - April 11, 2023
- 9. NEW BUSINESS**

10. NOTICE OF MOTION

Next Regular Public Meeting of Council

Monday August 14, 2023 at 6:00 p.m. in the Council Chambers, 3720 County Rd 34, Alexandria, Ontario.

Note: Meeting are subject to change or cancellation.

11. QUESTION PERIOD

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

12. CLOSED SESSION BUSINESS

13. CONFIRMING BY-LAW

- a. By-law 22-2023

14. ADJOURN

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Regular Meeting of Council

Monday, June 26, 2023, 6:00 p.m.

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

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

REGRETS: Councillor: Jacques Massie

ALSO PRESENT: CAO/Clerk: Sarah Huskinson
Deputy Clerk: Jena Doonan
Director of Community Services: Anne Leduc
Treasurer & Director of Finance: Kimberley Goyette
Director of the Building/By-law & Planning Services: Jacob Rhéaume
Director of Public Works: Timothy Wright

- 1. CALL TO ORDER**
- 2. DECLARATIONS OF PECUNIARY INTEREST**
- 3. ACCEPT THE AGENDA (Additions/Deletions)**

Resolution No. 1

Moved by: Carma Williams

Seconded by: Michael Madden

THAT the Council of the Township of North Glengarry accepts the agenda of the Regular Meeting of Council on Monday June 26, 2023

Carried

- 4. ADOPTION OF PREVIOUS MINUTES**

Resolution No. 2

Moved by: Michael Madden

Seconded by: Brian Caddell

THAT the minutes of the following meetings be adopted as circulated.

Regular Meeting of Council - May 23, 2023

Committee of the Whole - June 21, 2023

Carried

5. **DELEGATION(S)**

6. **STAFF REPORTS**

a. Administrative Department

1. HGMH Pool Agreement

Resolution No. 3

Moved by: Brian Caddell

Seconded by: Jeff Manley

THAT the Council of the Township of North Glengarry authorize the Mayor and CAO/Clerk to enter into an agreement with Hôpital Glengarry Memorial Hospital for the operations and management of swim and pool programs at the hospital pool location.

Carried

b. Community Services Department

1. Outline for Economic Development Action Plan

Resolution No. 4

Moved by: Jeff Manley

Seconded by: Michael Madden

THAT Council of the Township of North Glengarry receives the Staff Report No. CS-2023-10; and

THAT Council of the Township of North Glengarry approves the proposed outline for the Economic Development Action Plan.

Carried

2. CIP Application – 3 Main Street South, Maxville, ON

Resolution No. 5

Moved by: Michael Madden

Seconded by: Gary Martin

THAT Council of the Township of North Glengarry approves the Community Improvement Plan Project at 3 Main Street South Maxville, Ontario, as submitted by the property owner, Ron Metcalfe.

- Program B – Building Improvement Grant representing a matching grant of 50% up to a maximum of \$2,500.00 for the second façade visible from the street.

Total Grants: \$2,500.00

Carried

3. CIP Application – 23 Main Street South, Maxville ON

Resolution No. 6

Moved by: Gary Martin

Seconded by: Carma Williams

THAT Council of the Township of North Glengarry approves the Community Improvement Plan at 23 Main Street South Maxville, Ontario, as submitted by the property owners, Ken and Sharon Johns.

- Program B – Building Improvement Grant representing a matching grant of 50% up to a maximum of \$7,500.00 for TWO façades visible from the street.
- Program C – Civic Address Grant representing one civic sign provided by the municipality as part of its Civic Sign Program.

Total Grants: \$7,500.00

Carried

c. Treasury Department

1. By- law 18-2023 - Procurement Policy

Resolution No. 7

Moved by: Carma Williams

Seconded by: Brian Caddell

THAT the Council of the Township of North Glengarry recommends the approval of Bylaw 18-2023 and the associated revised Procurement Policy; and

THAT By-law 18-2023 be read a first, second, third time and enacted in Open Council this 26th day of June 2023.

Carried

d. Planning/Building & By-law Enforcement Department

1. By-law 20-2023 - Administrative Monetary Penalties

Resolution No. 8

Moved by: Brian Caddell

Seconded by: Jeff Manley

THAT the Council of the Township of North Glengarry receives Staff Report No. BP-2023-16 regarding the proposed Administrative Monetary Penalties (AMPS); and

THAT By-law 20-2023 be read a first, second, third time and enacted in Open Council this 26th day of June 2023.

Carried

2. Zoning By-law Amendment No. Z-07-2023

Resolution No. 9

Moved by: Jeff Manley

Seconded by: Brian Caddell

THAT the Council of the Township of North Glengarry adopts Zoning By-Law No. Z-07-2023; and

THAT By-law Z-07-2023 be read a first, second, third time and enacted in Open Council this 26th day of June 2023.

Carried

3. Zoning By-law Amendment No. Z-08-2023

Resolution No. 10

Moved by: Jeff Manley

Seconded by: Michael Madden

THAT the Council of the Township of North Glengarry adopts Zoning By-Law No. Z-08-2023; and

THAT By-law Z-08-2023 be read a first, second, third time and enacted in Open Council this 26th day of June 2023.

Carried

4. Zoning By-law Amendment No. Z-09-2023

Resolution No. 11

Moved by: Michael Madden

Seconded by: Gary Martin

THAT the Council of the Township of North Glengarry adopts Zoning By-Law No. Z-09-2023; and

THAT By-law Z-09-2023 be read a first, second, third time and enacted in Open Council this 26th day of June 2023.

Carried

5. Zoning By-law Amendment No. Z-10-2023

Resolution No. 12

Moved by: Gary Martin

Seconded by: Carma Williams

THAT the Council of the Township of North Glengarry adopts Zoning By-Law No. Z-10-2023; and

THAT By-law Z-10-2023 be read a first, second, third time and enacted in Open Council this 26th day of June 2023.

Carried

e. Public Works Department

1. Tandem Plow Replacement Schedule

Resolution No. 13

Moved by: Carma Williams

Seconded by: Gary Martin

THAT Council of the Township of North Glengarry authorizes the Director of Public Works to increase the quantity of the order for tandem plows in the current Joint Tender with the United Counties of SDG to two (2) instead on one (1) with an expected expenditure of \$380,000 in 2024 per plow.

Carried

2. Award of Garbage and Recycling Collection Contract

Resolution No. 14

Moved by: Jeff Manley

Seconded by: Michael Madden

THAT Council of the Township of North Glengarry approves the award of the Tender for Garbage and Recycling Collection (PW 2023-01) to HGC Management; and

THAT Council authorizes the Mayor and CAO to enter into an agreement with HGC Management for a variable fee based on the unit rates and quantities shown in Schedule B for three years with an option to extend for a further two years at the discretion of the Township; and

THAT Council of the Township of North Glengarry authorizes the Director of Public Works to consolidate the dumpster services for township facilities and high density multi-residential facilities estimated in the financial implications of this report to ensure non-disruption of service.

Carried

3. Award of Sludge Removal and Dewatering

Resolution No. 15

Moved by: Brian Caddell

Seconded by: Jeff Manley

THAT Council of the Township of North Glengarry authorizes the CAO and Mayor to enter into a three (3) year unit price agreement with Bishop Water for sludge removal and dewatering from the Alexandria and/or Maxville Lagoons starting in 2023 for \$122,918.00 per year plus HST with two one (1) year options at the sole discretion of the Township.

Carried

7. UNFINISHED BUSINESS

8. CONSENT AGENDA

Resolution No. 16

Moved by: Gary Martin

Seconded by: Jeff Manley

THAT the Council of the Township of North Glengarry receives the items from the consent agenda for information purposes only.

Carried

- a. RRCA Board of Directors meeting highlights - May 18, 2023
- b. Community Development Committee Minutes - March 29, 2023
- c. Arts, Culture and Heritage Committee Minutes - April 3, 2023
- d. Community Risk Assessment - O. Reg. 378/18

9. NEW BUSINESS

10. NOTICE OF MOTION

11. QUESTION PERIOD

12. CLOSED SESSION BUSINESS

Resolution No. 17

Moved by: Gary Martin

Seconded by: Carma Williams

Proceed "In Closed Session",

Identifiable individual (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*);

Legal (as this matter deals with litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board they may be discussed in closed session under sections 239 (2)(e) of the *Ontario Municipal Act*);

And adopt the minutes of the Municipal Council Closed Session meeting of May 23, 2023.

Resolution No. 18

Moved by: Michael Madden

Seconded by: Brian Caddell

THAT we return o the Regular Meeting of Council at 7:27 p.m.

Carried

13. CONFIRMING BY-LAW

Resolution No. 19

Moved by: Michael Madden

Seconded by: Gary Martin

THAT the Council of the Township of North Glengarry adopts by-law 19-2023 being a by-law to adopt, confirm and ratify matters dealt with by Resolution and that By-law 19-2023 be read a first, second, third time and enacted in Open Council this 26th day of June, 2023.

Carried

14. ADJOURN

Resolution No. 20

Moved by: Jeff Manley

Seconded by: Brian Caddell

There being no further business to discuss, the meeting was adjourned at 7:28 p.m.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT TO COUNCIL

Report No: CS 2023-15

July 10, 2023

From: Anne Leduc – Director of Community Services

RE: Advertising Partnerships

Recommended Motion:

THAT Council receives Staff Report CS-2023-15 for informational purposes only.

Background / Analysis:

The Township has been working closely with the recreation organizations to support their activities coming out of COVID-19. As Council know, we have been approached at various times in the past regarding cost sharing for advertising. The Township and organizations often contact the same businesses or supporters, which results in multiple asks and confusing advertising pricing.

In June and July, staff spoke or met with representatives from the large users in the Glengarry Sport Palace, Maxville & District Sports Complex and the Tim Hortons Dome. Further to these discussions, staff has developed an advertising partnership format that can be implemented across its facilities following these lines:

- Advertising requests would be unified in one letter sent by the Township of North Glengarry (one-stop-shop);
- There is one clear fee structure for all advertising in the facilities that is based on the Township's User Fees and Charges By-law as approved by Council;
- The advertiser can choose to allocate funds to the facility(ies) of their choice;
- The advertiser can choose to allocate funds to the organization(s) of their choice;
- The Township will install the advertisements which will result in a more cohesive look in the facilities;
- The Township will keep track of the allocations, collect the funds from the advertisers and disburse the allocations to the organizations;
- The organizations will have a dedicated location where they can thank their sponsors and which can be updated yearly at each organization's expense.

At this time, the advertising choices are limited to wall and rink boards, and door panels. Depending on the success of this formula, the Township may elect to extend these advertising opportunities to other stakeholder organizations in the municipality in the future.

Alternatives:

This report is for informational purposes only.

Financial Implications:

The Township's portion of advertising remains the same as it is based on the Council approved 2023 User Fees and Charges By-law.

Attachments & Relevant Legislation:

Table 1 -

Others Consulted:

Kimberley Goyette – Director of Finance
Recreation Staff
Alexandria Junior B Glens Hockey Association
Alexandria Glengarry Pipers Hockey Association
Alexandria Minor Hockey Association
Glengarry Girls Minor Hockey
Glengarry Pipers Senior A Hockey
North-Glen-Stor Minor Hockey Association
Glengarry Soccer League

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

Township of North Glengarry Advertising

Advertising Opportunities in partnership with the Alexandria Jr. B Glens, Glengarry Pipers Senior A, and the Alexandria, North-Glen-Stor (NGS) and Glengarry Girls Minor Hockey Associations

This is an opportunity to show support and value for the youth that participate in our local sports /organizations

Advertising costs start with base price to which your support for each organization will be added. *

For example: Wall Board in one facility is \$278 plus \$75 support for each Jr. B Glens, Pipers, AMHA, NGS and GGHA = **\$653 (HST Included)**

*One time Set-up and Production fees for ad boards and doors are the responsibility of the advertiser

Year: _____

FACILITY:

- ☐ Glengarry Sports Palace (complete one form per facility)
- ☐ Maxville & District Sports Complex (complete one form per facility)

Pricing includes HST

	Base Cost	Jr. B Glens	Glengarry Pipers Senior A Hockey	Alexandria Minor Hockey	North-Glen-Stor Minor Hockey	Glengarry Girls Hockey	TOTAL
Rink Boards - <u>GSP & Maxville</u> only *	\$370	<input type="checkbox"/> \$100	<input type="checkbox"/> \$100	<input type="checkbox"/> \$100	<input type="checkbox"/> \$100	<input type="checkbox"/> \$100	
Wall Boards - <u>GSP & Maxville</u> only	\$278	<input type="checkbox"/> \$75	<input type="checkbox"/> \$75	<input type="checkbox"/> \$75	<input type="checkbox"/> \$75	<input type="checkbox"/> \$75	
Change-room Door at GSP & Maxville (Per Door)	\$212	<input type="checkbox"/> \$75	<input type="checkbox"/> \$75	<input type="checkbox"/> \$75	<input type="checkbox"/> \$75	<input type="checkbox"/> \$75	
GRAND TOTAL (HST included)							

Township of North Glengarry Advertising

Advertising Opportunity in partnership with the Glengarry Soccer League

This is an opportunity to show support and value for the youth that participate in our local sports /organizations

Advertising costs start with base price to which your support the organization will be added.
For example: Wall Board in one facility is \$278 plus \$75 support for GSL = **\$353 (HST Included)**
*One time Set-up and Production fees for ad boards and doors are the responsibility of the advertiser

Year: _____

FACILITY:

☐ Tim Hortons Dome

Pricing includes HST *

	Base Cost	Glengarry Soccer League	TOTAL
Wall Boards - Entrance Turf side	\$278	<input type="checkbox"/> \$75	
Change-room or Revolving Door (Per Door)	\$212	<input type="checkbox"/> \$75	
GRAND TOTAL (HST included)			



STAFF REPORT TO COUNCIL

Report No: BP-2023-21

July 10, 2023

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

RE: **ZONING BY-LAW AMENDMENT No. Z-12-2023**

Owner: Gerald LECLERC
63 Kenyon Street West, Alexandria, ON

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-12-2023.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on June 26, 2023.

The purpose of application is 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 application was circulated as per the planning act, being by regular mail, advertised in the Glengarry News and posted on the property. 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-12-2023
- Public Meeting of Planning Staff report from June 26, 2023

Others Consulted:

n/a

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
BY-LAW NO. Z-12-2023
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 5.1 to the contrary, on the lands described as being Plan 5 Lot 16 (63 Kenyon Street W, Alexandria, ON) of North Glengarry zoned Residential First Density (R1) on Schedule “A” attached hereto, the following provisions shall apply:
2. That Schedule “C” of By-Law 39-2000 is hereby amended by changing the “IN” Zone Symbol on the subject lands to “R1” on the Schedule “C” 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 10th day of July 2023.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

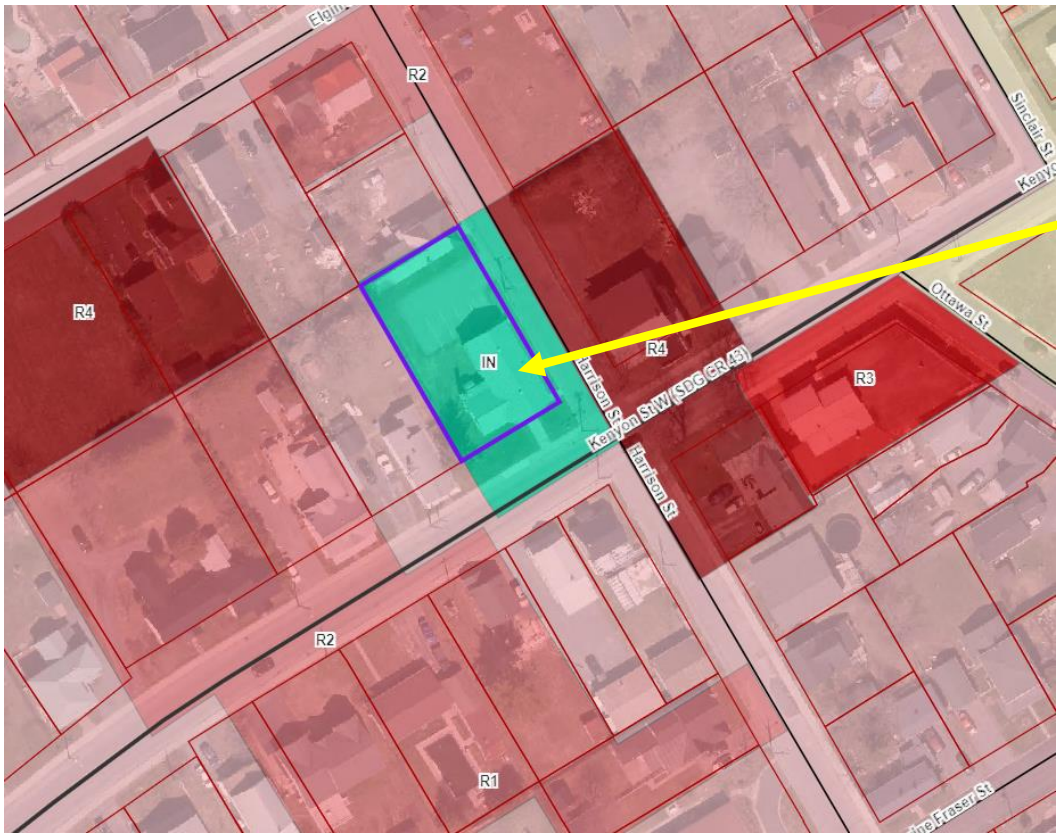
I, hereby certify that the forgoing is a true copy of By-Law No. Z-12-2023, duly adopted by the Council of the Township of North Glengarry, on the 10th day of July, 2023.

Date Certified

Clerk / Deputy Clerk

**SCHEDULE “A”
TO BY-LAW NUMBER Z-12-2023**

**Legend
Subject Lands
Zone Change from “IN” to “R1”**

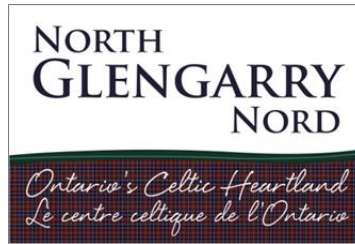


**PLAN 5 LOT 16 (63 Kenyon Street W, Alexandria, ON)
Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry**

**This is Schedule “A” to By-Law Z-12-2023.
Passed this 10th day of July 2023.**

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk



STAFF REPORT PUBLIC MEETING OF PLANNING

June 26, 2023

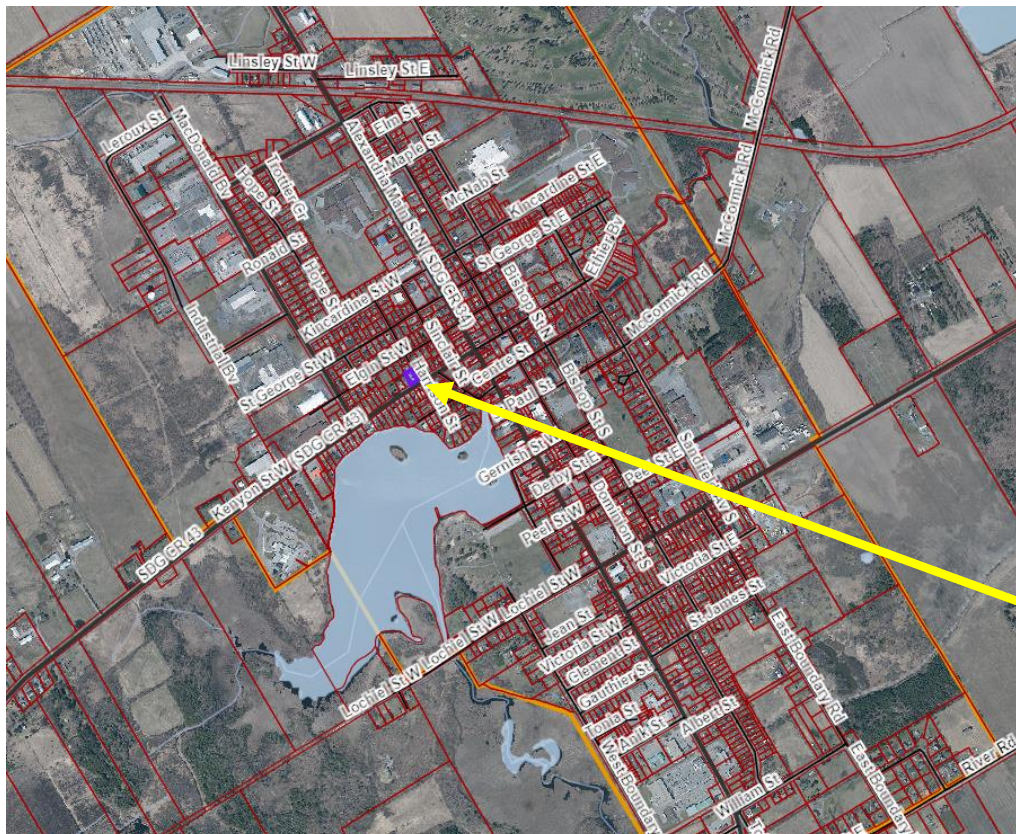
TO: Mayor and Council Members

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

RE: Z-12-2023 Public Meeting Staff Report - Gerald Leclerc.docx

Owner: Gerald LECLERC

Location: 63 Kenyon Street West, Alexandria, ON
Plan 5, Lot 16





Official Plan designation: Residential District



Zoning designation: Institutional (IN)



Purpose of application:

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.

Discussion: the subject lands have frontage of approximately 69.7' on Kenyon Street West and a depth of 122.4' along Harrison Street, with an area of 0.2 ac. The Planning Department received a request from the applicant to rezone the property from Institutional (IN) to Residential First Density (R1) to permit the conversion of an office building to a single-family dwelling.

Permitted Uses	R1 Single Family Group Home Access. Apartment
Lot Area min (fully serviced lot)	450m ²
Lot Frontage	15m
Front Yard & Exterior Side Yard Depth min.	6m – <u>Existing building, considered “legal non-conforming”</u>
Interior Side Yard Depth min.	1.2 + 0.6m for each storey above first
Rear Yard Depth min.	7.5m
Dwelling Area (living) min.	75m ²
Building Height max.	10.5m
Lot Coverage max.	35%
Landscaped Open Space min.	n/a
Dwellings per Lot	1

The proposed use, a single-family dwelling, will be contained within the existing building on the subject lands, no additions are proposed at this time. Former uses within the building included an MTO office and then the building was owned by the Township, where the department of Public Works offices were located, up until its sale, hence the Institutional (IN) zoning designation. The prior uses existed on the lands as legal conforming, as per the Township Zoning By-law No. 39-2000.

Public Works confirms service hookups for water and sanitary sewer can be used for residential purposes. There is also enough parking spaces on the North side of the building to accommodate the single-family dwelling. The owner bought the property from the Township with the sole intention of converting it into a house. He did receive confirmation prior to purchasing the property that the lands could be changed and that the Municipality would be in favor of such change.

A Site Plan Control Development Agreement will not be required for the development. Only a building permit will have to be obtained. The building permit will also deal with parking, pedestrian safety, minor neighborhood character details, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc. but as most of it is existing, no issues are anticipated throughout the process.

The surrounding Official Plan designations are Commercial District on the East of the property, and Residential District on all other sides.

The surrounding zoning designations include mostly residential, with a mix of density ranging from R1, R2 & R4 all around. The height of adjacent buildings varies from 1, 1½, and 2 storey buildings. The surrounding uses are compatible with the proposed Zoning By-law Amendment.





View of the property

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 conforms with the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Provincial Policy Statement (2020)

The Provincial Policy Statement, also known as the "PPS", provides policy directions on matters of provincial interest related to land use planning and development. It aims to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

It should be noted that within the PPS framework, the subject property is considered to be within a settlement area (Alexandria). Within the PPS, Settlement Areas are those built-up areas where development is concentrated and have a mix of land uses and designated in an official plan for development over the long-term planning horizon. Settlement areas can be in

urban or rural settings. Settlement areas shall be the focus of growth and development in the province.

Section 1.1.1 supports Healthy, livable and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, accommodate an appropriate affordable and market-based range and mix of residential types, (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) and avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Policy 1.1.3.2. - Land use patterns within "Settlement Areas" shall be based on densities and a mix of land uses which:

- 1. efficiently use land and resources, and*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available.*

The proposed zoning amendment promotes the efficient use of land and is appropriate for the surroundings. It would also make efficient use of infrastructure such as the municipal water and wastewater services.

Within Section 1.1.3 Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently uses land and resources, appropriate infrastructure and public services, and supports active transportation. Appropriate municipal development standards should promote intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Policy 1.1.3.2 - A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (Table 3.1) permits, promotes and encourages residential uses, including a full range of low, medium and high density housing types within the Urban Settlement (Alexandria) – Residential District. Within this designation single, semi-detached dwellings, townhouse, row-house and low-rise multiple units are permitted residential dwelling types.

The Official Plan contains a number of goals and strategic objectives; growth is the goal to direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas. The strategic objective is to encourage infilling, intensification, and development in appropriate locations and with appropriate built form and design.

The Official Plan also seeks to protect and enhance the character of existing urban areas and the stability of existing and well-established residential neighborhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

In conclusion, based on the criteria above, the proposed zoning amendment is compliant with the Township's Zoning By-law and with the intent and purpose of the United Counties of Stormont Dundas and Glengarry's Official Plan. It is also consistent with Provincial Policy Statement, it promotes the efficient use of land, and it is deemed appropriate for urban settlement areas, such as Alexandria.



STAFF REPORT TO COUNCIL

Report No: BP-2023-22

July 10, 2023

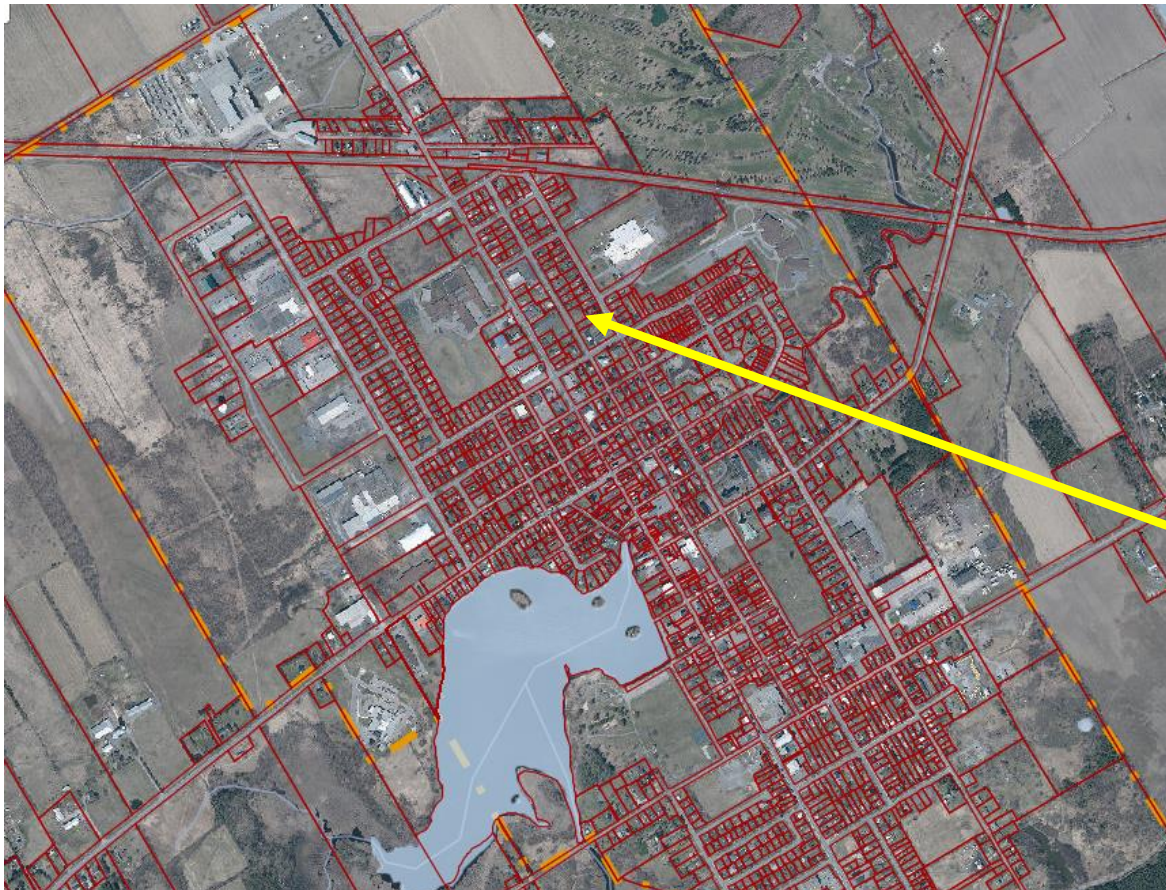
From: Jacob Rheaume – Chief Building Official / Director of Building, By-law & Planning

RE: **BY-LAW No. 21-2023 Exemption from Part Lot Control**

Owner: Guirges & Maria Slominska TAWADROOS

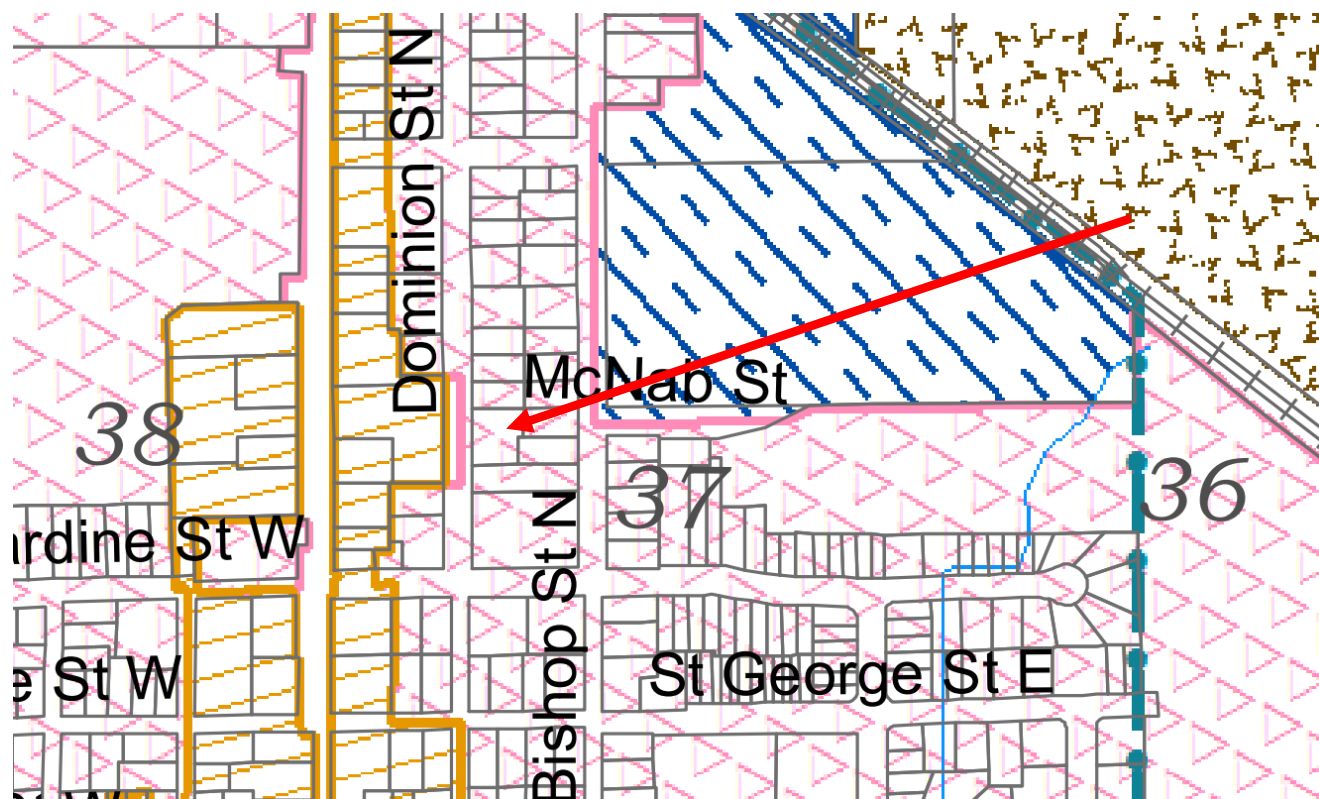
Agent: Mike Sauvé

Location: 161-163-165-167 Dominion Street North, Alexandria, ON
Plan 121 RCP Lot 17 & West Part Lot 19 - (Roll No. 0111 018 000 16300)

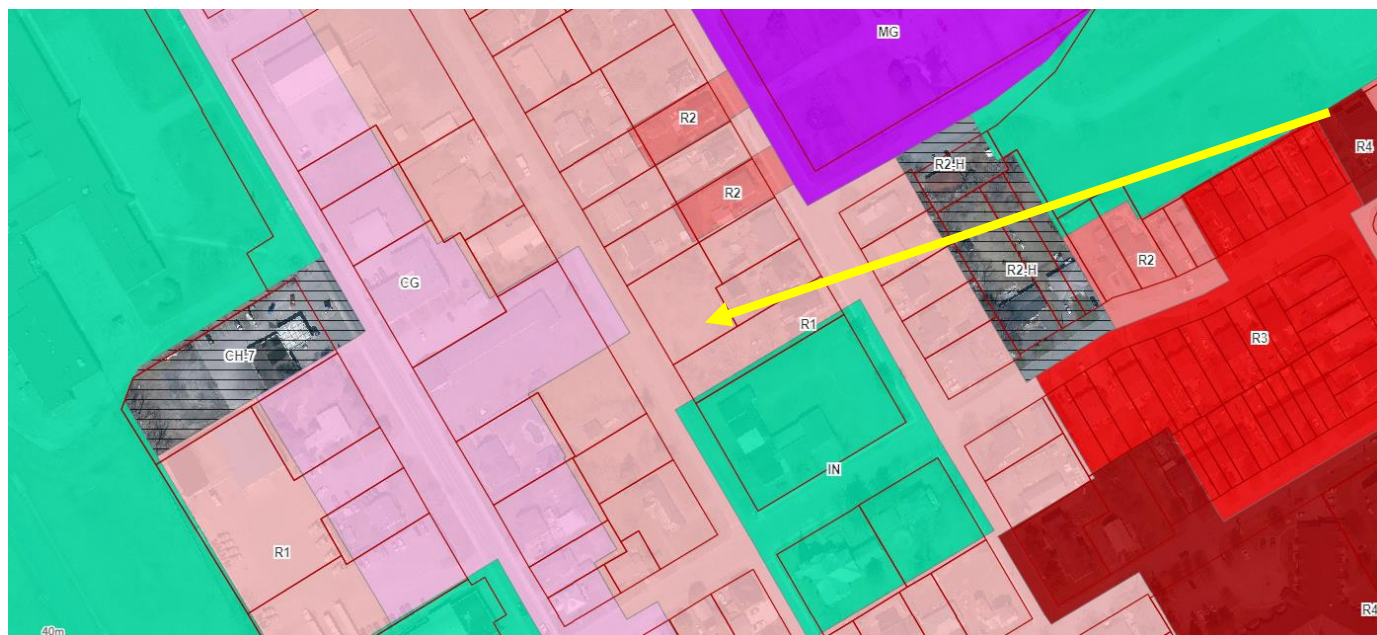




Official Plan designation: Urban Settlement Area (Alexandria) – Residential District



Zoning designation: Residential Third Density (R3) - Zoning By-law Amendment No. Z-10-2021



Recommended Motion:

THAT the Council of the Township of North Glengarry adopts Part Lot Control By-Law No. 21-2023.

AND THAT by-law 21-2023 be read a first, second and third time and enacted in Open Council this 10th day of July 2023

Background / Analysis:

A request to lift Part Lot Control for Plan 121 RCP Lot 17 & West Part Lot 19 - (Roll No. 0111 018 000 16300), known as 161-163-165-167 Dominion Street North, Alexandria, in the Township of North Glengarry, has been made by Guirges Tawadroos via his agent, Mike Sauvé Construction.

Once a plan of subdivision has been registered, a landowner may sell any complete lot within that plan. However, a landowner may not sell a piece of a lot in that registered plan without further approvals under the Ontario Planning Act. Section 50(28) of the Planning Act, R.S.O. 1990, c.P13, provides that part of a lot on a registered plan of subdivision cannot be transferred or sold without the approval of the municipality. This is referred to as part lot control.

The Planning Act permits municipalities to pass By-Laws to exempt any or all lots or blocks within registered plans of subdivision from part-lot control, so further subdivision of individual lots or blocks can take place.

The part-lot control provisions of the Planning Act allows a municipality to pass By-Laws to remove part-lot control from all or any parts of a registered plan of subdivision. This allows landowners to further subdivide their lot. Such a By-Law has the effect of allowing the conveyance of a portion of a lot without requiring a consent (severance). Exemption from part-lot control can be used when several land transactions are involved but the resulting changes will not affect the nature or character of the subdivision.

The application facilitates the separation of an existing 4-unit townhome dwelling into four (4) properties as per reference Plan 14R-6715, without having to go through the severance application process with land division department of the United Counties of Stormont Dundas & Glengarry. This process is cost effective for the property owner and can be done quicker. It enables each dwelling for individual ownership.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (Table 3.1) permits, promotes and encourages residential uses, including a full range of low, medium and high density housing types within the Urban Settlement (Alexandria) – Residential District. Within this designation single, semi-detached dwellings, townhouse, row-house and low-rise multiple units are permitted residential dwelling types.

The Official Plan contains a number of goals and strategic objectives; growth is the goal to direct most forms of development to areas where full municipal wastewater and water services

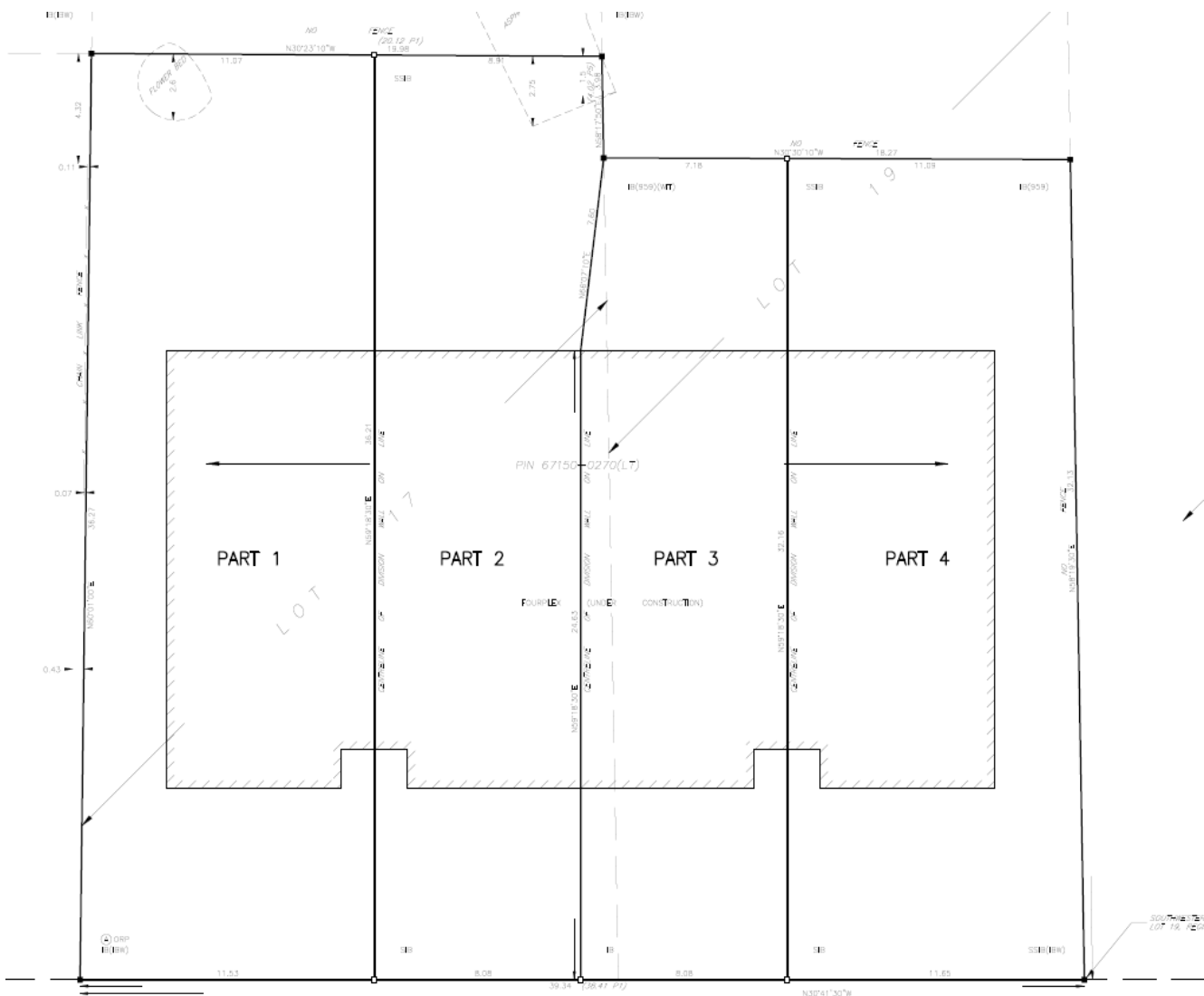
are available and to support the efficient use of land in these areas. The strategic objective is to encourage infilling, intensification, and development in appropriate locations and with appropriate built form and design.

The Official Plan also seeks to protect and enhance the character of existing urban areas and the stability of existing and well-established residential neighborhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

The proposed use conforms to the relevant policies of the United Counties of Stormont, Dundas and Glengarry Official Plan 2018.

Township of North Glengarry Zoning By-law No. 39-2000

The Township of North Glengarry Zoning By-law No. 39-2000 Residential Third Density (R3) zone permits residential townhome buildings as such. The proposed complies with the intent and purpose of the zoning by-law. The surrounding area is mostly residential in all directions with some commercial across the street, where the White Rock Motel is located.



The proposed will generate minimal impact on adjacent lands and dwellings as there are no changes to the development (a Part Lot Control By-law is solely for ownership purposes), and should be considered desirable and appropriate, as it meets the intent and purpose of the Zoning By-law and the objectives and policies of the Official Plan.

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

Options & Discussion:

Option #1 That Council adopt the by-law as presented- recommended. Once approved, the by-law will be sent to the Untied Counties for stamping.

OR

Option #2 Council does not adopt the by-law – not recommended.

Financial Implications:

No financial implications to the Township

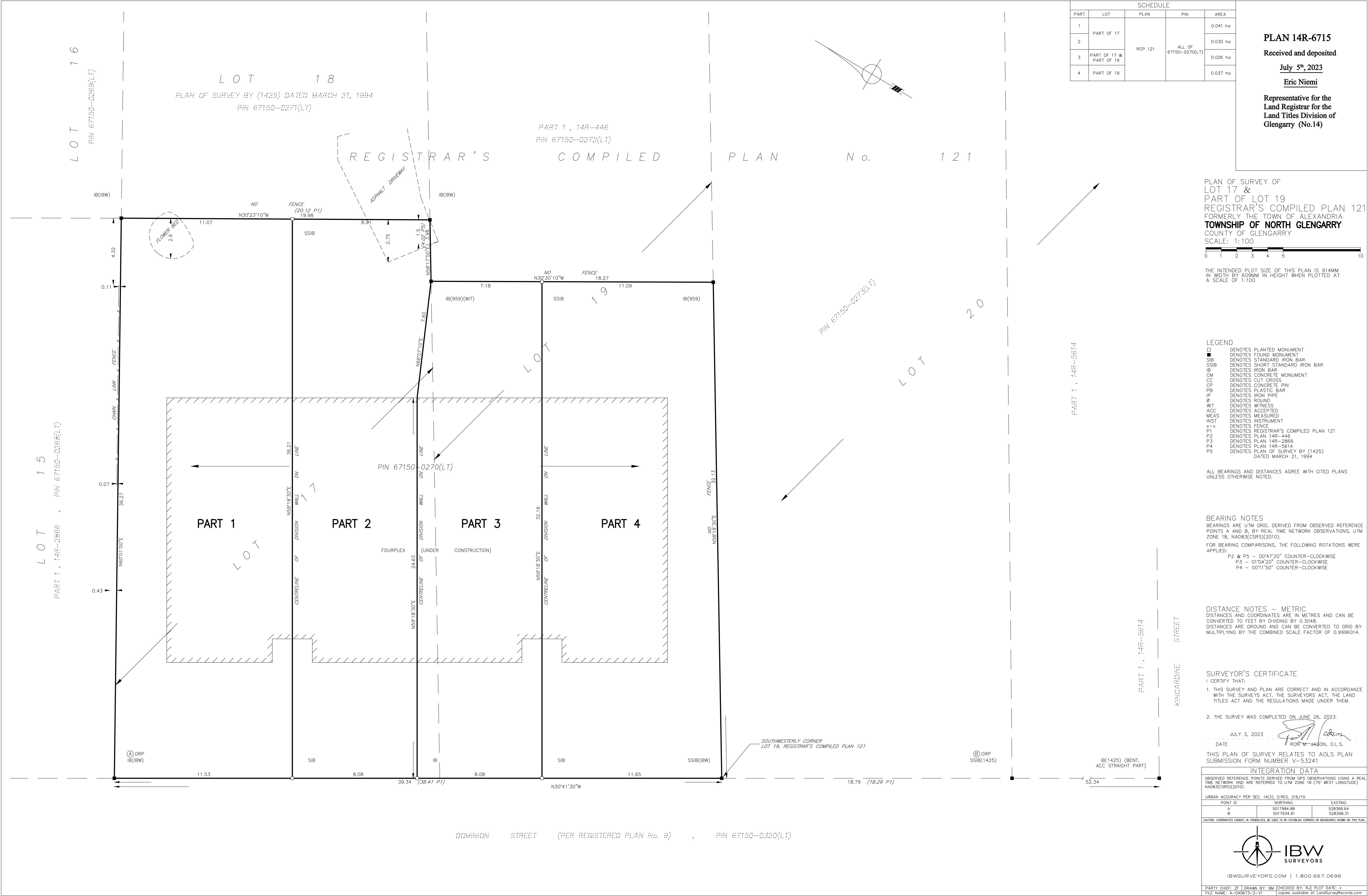
Attachments & Relevant Legislation:

- By-Law 21-2023
- Reference Plan 14R-6715

Others Consulted:

n/a

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk



THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
BY-LAW NO. 21-2023

A By-law to exempt lands legally described as Lot 17 & Part of Lot 19, Plan 121, Registered Plan No 14R-6715 in the former town of Alexandria, in the Township of North Glengarry, from Part Lot Control.

WHEREAS the *Municipal Act, 2001*, as amended, provides that the powers of every Council are to be exercised by By-law;

WHEREAS the *Planning Act, R.S.O. 1990*, as amended states that all lands located within a registered plan of subdivision are subject to part lot control;

AND WHEREAS the *Planning Act, R.S.O. 1990*, as amended, authorises the Council of a local Municipality to enact by-laws to exempt lands located within a registered plan of subdivision from part lot control;

AND WHEREAS the Council of the Township of North Glengarry deem it expedient to exempt from part lot control the lands legally described as Lot 17 & Part of Lot 19, Plan 121, Registered Plan No. 14R-6715, former town of Alexandria, in the Township of North Glengarry, in the United Counties of Stormont, Dundas and Glengarry.

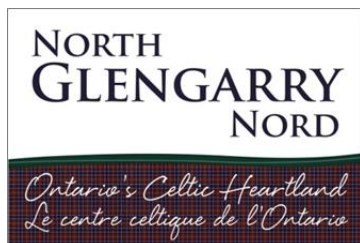
NOW THEREFORE the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. That Lot 17 & Part of Lot 19, Plan 121 on Registered Plan No 14R-6715, in the former town of Alexandria, in the Township of North Glengarry, in the United Counties of Stormont, Dundas and Glengarry is hereby exempt from Part Lot Control pursuant to Subsection 50 (7) of the *Planning Act*;
2. The lands may only be conveyed as a maximum of four parcels which shall be described as:
 - Parcel 1: LT 17 & PT LT 19, PL 121; NORTH GLENGARRY, designated as part 1 on Reference Plan 14R- 6715 (part of PIN 67150-0270)
 - Parcel 2: LT 17 & PT LT 19, PL 121; NORTH GLENGARRY, designated as part 2 on Reference Plan 14R- 6715(part of PIN 67150-0270)
 - Parcel 3: LT 17 & PT LT 19, PL 121; NORTH GLENGARRY, designated as part 3 on Reference Plan 14R- 6715 (part of PIN 67150-0270)
 - Parcel 4: LT 17 & PT LT 19, PL 121; NORTH GLENGARRY, designated as part 4 on Reference Plan 14R- 6715(part of PIN 67150-0270)
3. That the Part Lot Control exemption pursuant to Subsection 50 (7) of the Planning Act, R.S.O. 1990, as amended, described in Section 1 shall expire July 10th, 2025.
4. That this By-law comes into force upon approval thereof by the United Counties of Stormont, Dundas and Glengarry, in accordance with the requirements of the Planning Act.

READ and passed, signed and sealed in open Council this 10th day of July, 2023.

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk



STAFF REPORT TO COUNCIL

Report No: PW 2023-27

June 26, 2023

From: Timothy Wright, Director of Public Works

RE: Speed Radar Signs

Recommended Motion:

THAT Council authorizes the Director of Public Works to purchase eight (8) speed radar signs for installation on County Roads in North Glengarry for \$3,385.00 each through the tender performed by North Dundas.

Background / Analysis:

There has recently been an administrative delay in the procurement of the culvert lining that is normally performed with Stormont Dundas and Glengarry. As there is not a critical need for the culvert lining to happen this year we suggest that we redirect these funds to the purchase of 9 speed radar signs and several digital trackers to prevent theft as council has expressed a desire for their installation. The intention is to distribute these speed radar signs across North Glengarry in as fair a manner as possible to help reduce the speeds of drivers.

Sign Cost	price	#	Total
Safespace Evolution 12FM	\$ 3,385.00	8	\$ 27,080 .00

We will combine this purchase with the five signs currently in our inventory will allow us to spread the speed radar signs in a more semi-permanent installation across the Township and provide more coverage.

Area	Number
Alexandria	4
Maxville	2
Glen Robertson	2
Dominionville	2
Apple Hill	2
Greenfield	1
Total Inventory	13



[Back to 12" Signs](#)

SAFEPACE EVOLUTION 12FM

Variable Message Sign

The SafePace Evolution 12FM variable message sign is a compact, portable solution offering adjustable driver-responsive messages. It's a great option for communities or cities with low-volume roads who want the added benefit of customized interactive messaging.

The compact yet robust Traffic Logix SafePace Evolution 12FM offers the flexibility and messaging options you'd expect from a full-size sign. The sign can display your choice of text, graphics, or speed display on the full sign matrix. The variable message sign also offers speed activated digit color changes and choice of messaging color.

Alternatives:

Proceed with the culvert lining – SDG have confirmed they can process the culvert lining as a change order.

Financial Implications:

To be taken from 1-5-3101-8000 CULVRT

Others Consulted:

Sarah Huskinson, CAO

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk



STAFF REPORT TO COUNCIL

Report No: PW-2023 28

July 10, 2023

From: Timothy Wright, Director of Public Works

RE: Bishop Street Bridge Update

Recommended Motion:

THAT Council receives staff report PW-2023-28 Bishop Street Bridge Update for information purposes only

Background / Analysis:

On the March 10, 2023, the Public Works Department put out a Request for Proposal (RFP) for the design and engineering of the rehabilitation of the Bishop St Bridge for 2023. The contract was awarded on the 20th of April and the engineering firm expedited drawings and specifications so we could tender for the physical work. That bid closed on the 5th of July and unfortunately, only one bid for the work was received and it was many times over the budgeted amount.

In discussions with the Engineering firm, who are completing several other similar pieces of work for other Townships, we believe that the reason for the high bid was that the season has been very busy for other smaller contractors and so there was not significant enough competition. The construction estimate used for the 2023 budget were from a 2021 study and therefore, may be out of date considering the significant inflationary effects the economy has been facing.

The budgeted amount for the project was \$200,000.00 however, the actual bid was \$393,000.00. The major line item that we found to be overpriced was the falsework at over \$100,000.00 and local dewatering of \$33,500.00.

Alternatives:

Pursue financing and accept the bid. To expedite the work.

Financial Implications:

We will carry this budget forward into 2024 to complete the work in the spring. This project will be tendered earlier in the season to ensure more contractors bid on the work.

Attachments & Relevant Legislation:

N/A

Others Consulted:

Tashi Dwivedi – HP Engineering

Michel Cuerrier – Manager of Transportation

Brian Cameron – Urban Roads Foreman

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk



MEMORANDUM

To: Township of North Glengarry Council, CAO, and Clerk
From: Lisa Van De Ligt, Team Lead, Communications and Stewardship
Date: June 22, 2023
Subject: RRCA Board of Directors meeting highlights (June 15, 2023)

The Raisin Region Conservation Authority (RRCA) Board of Directors consists of 8 representatives from the RRCA's 5 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 5 member municipalities are sent meeting highlights and the date of the next meeting. The RRCA Board meets monthly (except for July, August, and December).

June 15, 2023 RRCA Board of Directors Meeting Highlights:

- Approved minutes from the May 18, 2023 Board of Directors meetings can be found at <http://www.rrca.on.ca/page.php?id=15>.
- Board received an update on the damaged/hazard tree management at the RRCA's three Conservation Areas:
 - Following the winter storms in December 2022 and April 2023, the RRCA's Conservation Areas experienced significant tree damage.
 - Although staff have been diligently addressing damaged and broken trees, staff observed that additional tree management efforts may be required beyond what the existing RRCA staffing resources could address.
 - Gray's Creek Conservation Area trails have been closed since April 27, 2023. Select trails are anticipated to re-open by the end of July.
 - Additionally, Gray's Creek Conservation Area consists of land owned by the RRCA and 2 additional parcels owned by private landowners. The RRCA signed license agreements with the private landowners in 2001 to extend the trail system onto their properties. One of the private land parcels was sold and there is currently no licence agreement in place for this particular parcel. The license agreement was discussed in closed session.

Next RRCA Board meeting date: September 21, 2023

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing

Monday, February 27th 2023
Council Chambers
Township of North Glengarry
3720 County Road 34, Alexandria, ON

A Committee of Adjustment Hearing was held in the Council Chamber on Monday, February 27th 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

COMMITTEE OF ADJUSTMENT HEARING CALLED TO ORDER

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

1. DISCLOSURE OF CONFLICT INTEREST

- Mayor – Jamie MacDonald declared a conflict of interest regarding file No. MV-03-2023 as Anne MacDonald is his sister.

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 Committee of Adjustment Hearing agenda of Monday, February 27th/2023.

Carried

3. RATIFY MINUTES

Resolution No.

Moved By:

Seconded By:

No minutes to approve at this time.

The meeting was then turned over to the Planning Department

- Director of Building, By-law & Planning – Jacob Rhéaume

4. MINOR VARIANCES

MV-01-2023

Owner: 5022837 Ontario Inc. (Murray Motor Sports)

Location: 294 Main St. N, Alexandria

Purpose of application: To seek relief from the Comprehensive Zoning By-law 39-2000 requirements;

- For a reduction of the interior side yard depth from the required 6m to 1.6m to acknowledge the existing deficiency at the North-East corner of the new addition constructed in 2021 (Building permit No. 2021-096).

Resolution No. 2

Moved by: Michael Madden

Seconded by: Brian Caddell

It is the recommendation of the Planning Department that the Committee of Adjustment approves Minor Variance application MV-01-2023 as submitted.

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

Deputy Mayor – Carma Williams – Was commenting on the use of containers and if the container by-law can be further discussed to be able to use it more effectively in order to eventually eliminate them.

Director of Building, By-law & Planning – Jacob Rhéaume – Our By-law is strict, considering that some other Townships don't have any by-laws at all to regulate containers but yes, we can discuss it in further detail.

Mayor – Jamie MacDonald – Asked if containers were removed from the property, can they be brought back at a later date?

Director of Building, By-law & Planning – Jacob Rhéaume – No, once removed they can not be brought back onto the lot.

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

No other comments were received.

Carried

MV-02-2023

Owner: 1945154 Ontario Inc. (Cedar Ridge Designs)

Location: 18331 Kenyon Concession Rd 8, Maxville

Purpose of application: To seek relief from the Comprehensive Zoning By-law 39-2000 requirements;

- For a reduction of the interior side yard depth from the required 6.4m to the proposed 3m to permit the construction of an accessory storage building to the existing woodworking shop (Cedar Ridge Designs).

Resolution No. 3

Moved by: Gary Martin

Seconded by: Jeff Manley

It is the recommendation of the Planning Department that the Committee of Adjustment approves Minor Variance application MV-02-2023 as submitted.

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

No comments were received.

Carried

MV-03-2023
Owner: Anne MacDonald
Location: 163 Park Ave., Alexandria

Purpose of application: To seek relief from the Comprehensive Zoning By-law 39-2000 requirements;

- For a reduction of the front yard depth setback from the required 6m to the proposed 2m to permit the construction of a residential addition (entrance) & porch onto the existing single family dwelling unit.

Resolution No. 4
Moved by: Jacques Massie
Seconded by: Michael Madden

It is the recommendation of the Planning Department that the Committee of Adjustment approves Minor Variance application MV-03-2023 as submitted.

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

No comments were received.

Carried

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

Resolution No. 5
Moved by: Jeff Manley
Seconded by: Gary Martin

There being no further business to discuss, the Committee of Adjustment Hearing was adjourned at 5:30pm.

Carried

<hr/>	<hr/>
CAO/Clerk/Deputy Clerk	Mayor/Deputy Mayor

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

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

**BY-LAW 22 - 2023
FOR THE YEAR 2023**

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 July 10, 2023, 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 10 day of July 2023.

CAO/Clerk / Deputy Clerk

Mayor / Deputy Mayor

I, hereby certify that the forgoing is a true copy of By-Law No. 22-2023, duly adopted by the Council of the Township of North Glengarry on the 10 day of July 2023.

Date Certified

CAO/Clerk / Deputy Clerk