

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

**Public Meeting of Planning Agenda**

**Monday, May 11, 2026, 5:45 pm**

**Council Chamber**

**3720 County Road 34**

**Alexandria, On. K0C 1A0**

- 1. DISCLOSURE OF CONFLICT OF INTEREST**
  
- 2. ACCEPT THE AGENDA (Additions/Deletions)**

**3. RATIFY MINUTES**

Public Meeting of Planning Minutes – Monday March 23, 2026

**4. ZONING BY-LAW AMENDMENT**

- i. Z-07-2026 – Wilko Finger

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**7. NOTICE OF MOTION**

**8. ADJOURNMENT**

**THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY**  
**Public Meeting of Planning**

**Agenda**

**Monday, March 23, 2026, 5:30 pm**  
**Council Chamber**  
**3720 County Road 34**  
**Alexandria, On. K0C 1A0**

**1. DISCLOSURE OF CONFLICT OF INTEREST**

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

**3. RATIFY MINUTES**

Public Meeting of Planning Minutes – Monday February 23, 2026

**4. ZONING BY-LAW AMENDMENT**

- a. Z-04-2026: 9495-6257 Quebec Inc.
- b. Z-05-2026: Andre Chenier
- c. Z-06-2026: Mikael Gregoire

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**7. NOTICE OF MOTION**

**8. ADJOURNMENT**

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

**Public Meeting of Planning**

**Minutes**

Monday February 23, 2026, at 5:30 p.m.

Council Chamber 3720 County Road 34

Alexandria, On. KOC 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: Michael Fawthrop  
Director of Building, By-law & Planning - Jacob Rhéaume  
Deputy Clerk: Jena Doonan

**1. DISCLOSURE OF CONFLICT OF INTEREST**

None

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

**Resolution No. 1**

**Moved By:** Gary Martin

**Seconded By:** Carma Williams

**THAT** the Council of the Township of North Glengarry accepts the agenda for the Public Meeting of Planning on Monday February 23, 2026.

**Carried**

**3. RATIFY MINUTES**

**Resolution No. 2**

**Moved By:** Carma Williams

**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 26, 2026.

**Carried**

**4. ZONING AMENDMENTS**

Zoning By-law Amendment No. Z-01-2026

**OWNER:** Ferme LCM QUESNEL

**ADDRESS:**19442 Kenyon Concession Road 8, Alexandria

Kenyon Concession 7, East Part Lot 18

Roll No.: 0111 011 011 60000

**PURPOSE:** To re-zone the retained portion of Consent Application No. B-68-25 (+/- 101.7 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-275) to:

- prohibit residential development and;
- to acknowledge the deficiency in lot frontage from the required 200m to the proposed +/-139.3m and;

To re-zone the severed portion of Consent Application No. B-68-25 (+/- 1.5 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-276) to:

- prohibit agricultural uses.
- 

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

**No questions or comments were received**

Zoning By-law Amendment No. Z-02-2026

**OWNER:** High Oaks Farms Inc.

**ADDRESS:** 21495 Brodie Road, Dalkeith

Lochiel Concession 5, North Part Lot 16

Roll No.: 0111 016 011 48000

**PURPOSE:** To re-zone the retained portion of Consent Application No. B-128-25 (+/- 49 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-277) to:

- prohibit residential development and;
- to acknowledge the deficiency in lot frontage from the required 200m to the proposed +/-110.3m and;
- to acknowledge the deficiency in lot area from the required 74 acres to the proposed +/-49 acres and;

To re-zone the severed portion of Consent Application No. B-128-25 (+/- 1 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-278) to:

- prohibit agricultural uses.

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

**No questions or comments were received**

Zoning By-law Amendment No. Z-03-2026

**OWNER:** 1001340844 ONTARIO INC (Ron Theoret)

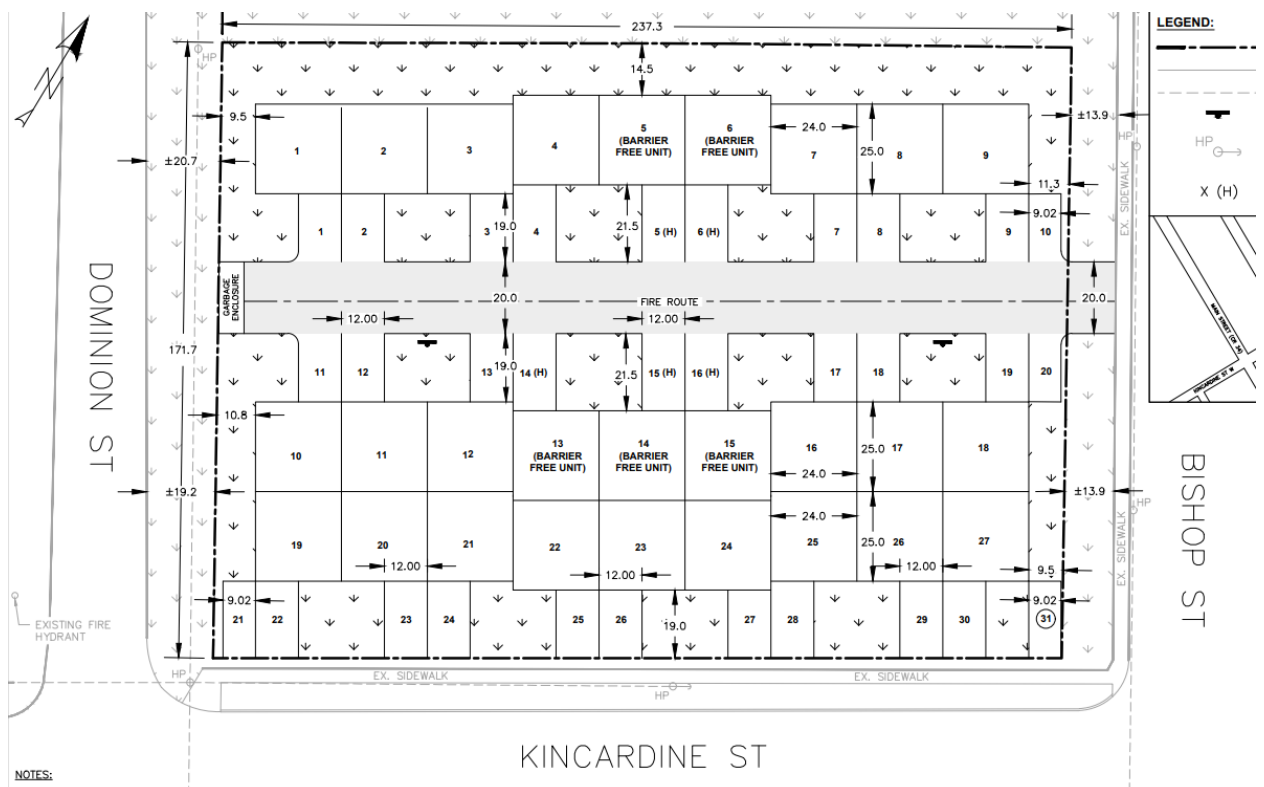
**ADDRESS:** 43 Kincardine Street East, Alexandria

RCP 121 Part Lot 20; 14R5614 Part 1

Roll 0111 018 000 63800

PIN 67150-0274

- **PURPOSE:** re-zone the property from **Institutional to Residential Fourth Density Special Exception 9 (R4-9)** and;
  - to acknowledge the deficiency in lot coverage from the maximum permitted 35% to the proposed 40% and;
  - to acknowledge the deficiency in landscape area from the minimum required 35% to the proposed 30% and;
  - to acknowledge the deficiency in Exterior Yard Setback (East & West) from the required 9m to the proposed 2.8m and;
  - to acknowledge the deficiency in Front Yard Setback (South) from the required 9m to the proposed 5.7m and;
  - to acknowledge the deficiency in Rear Yard Setback (North) from the required 9m to the proposed 4.4m and;
  - to acknowledge the deficiency in parking spaces from the required 41 spaces to the proposed 31;
- to permit a 27-unit/1-storey residential apartment development on the property.**



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

The Mayor invited members of the public to speak first.

**The following summarizes comments received from the Public:**

- **Colleen Shepard** expressed concerns regarding development intensity, reduced green space, parking supply, traffic impacts on Kincardine Street, and neighbourhood compatibility.
- **Eunice Lee** supported the objective of additional housing but raised concerns regarding density, requested zoning allowances, parking, traffic circulation, snow storage, garbage storage, and the need for further consultation.
- **John Fairchild** spoke in support of the application, citing the need for timely development of smaller, lower-cost housing and noting that technical matters would be addressed at later stages.
- **Marie Helen St. Denis** spoke in support, citing positive experiences with the applicants as landlords and the need for additional housing. Further stating that she is as an ODSO employee, they regularly encounter clients with disabilities who are experiencing housing insecurity and high rental costs, emphasizing the need for additional housing and requesting that these needs be considered.
- **The Applicants (Nadian T. and Ron)** provided clarification regarding comparable developments, unit size and number, senior-oriented design, parking supply, accessibility features, garbage storage, and snow removal.
- **Jean Mark Michaud** stated that he did not oppose development but expressed concerns regarding the number of units proposed, traffic, parking, proximity to sidewalks, and potential impacts on property values.
- **George Brown** stated that he regularly encounters high-cost room rentals working at the local post office and expressed concerns regarding housing affordability and informal rental arrangements, emphasizing the need for additional housing.

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

**The following summarizes comments received from Council:**

- **Councillor Massie** thanked the applicants for their investment in the community and acknowledged prior successful renovations. He noted public concerns regarding density, visual impact, and parking. Councillor Massie suggested potential design adjustments, such as incorporating duplex units, to reduce the perceived crowding. He noted the provincial guideline of one parking space per unit but indicated the township is not obligated to follow it strictly. He also raised considerations regarding snow removal, garbage placement, and safe pedestrian access.
- **Deputy Mayor Williams** expressed support for the development, highlighting the need for housing and the benefits of single-storey dwellings over apartment buildings. While acknowledging concerns about density and parking, noting that potential tenants would need to comply with parking restrictions. Emphasizing that some compromise is necessary to facilitate timely development and recognized the adequacy of proposed green space and tree planting.

- **Councillor Martin** noted frequent inquiries from seniors seeking accessible housing with amenities. He emphasized that the development is targeted to seniors and that smaller yards are appropriate for rental units intended for this demographic.
- **Councillor Caddell** expressed support, noting high rental costs and limited housing options. He emphasized that the project may provide more affordable options and encourage competition in the rental market. Councillor Caddell also raised questions about safe pedestrian access and connections from Dominion Street, garbage placement, and whether the units would be rented or sold.
- **Councillor Madden** commented on potential parking solutions, including use of Dominion Street and driveway configurations. He acknowledged a mix of support and opposition among council members and emphasized that the project is targeted for seniors 55+, which informs expected occupancy and parking needs. Councillor Madden highlighted the importance of compromise, the historical context of the site, and the need for a practical comparison of density to surrounding properties.
- **Mayor MacDonald** noted the limited availability of buildable land in Alexandria and expressed that property values are likely to increase with the development. He clarified that the current consideration is for zoning and setbacks (R4), not site layout or aesthetics, which will be addressed under site plan control. He emphasized that site plan control will address landscaping, garbage, building finishes, and other details.
- The Mayor concluded that council has heard all comments, and staff will work with the applicants to refine the proposal before final decisions on layout and setbacks are made.

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

**No other Comments were received.**

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

None

**7. NOTICE OF MOTION**

None

**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 6:36pm.

**Carried**

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CAO/Clerk/Deputy Clerk

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Mayor/Deputy Mayor

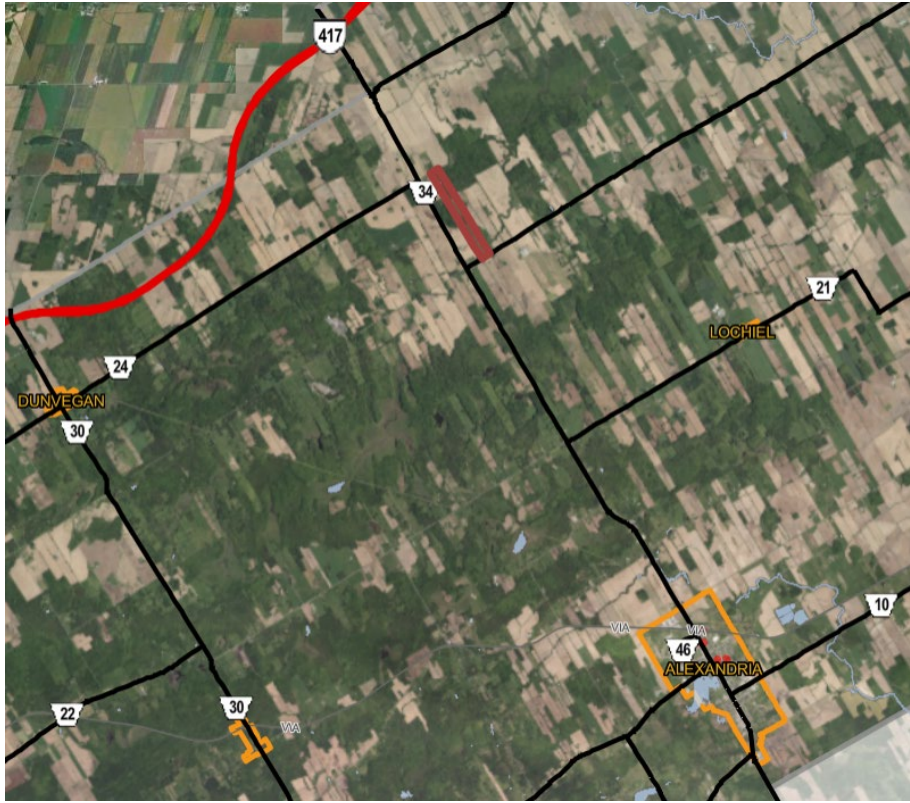


**STAFF REPORT  
PUBLIC MEETING OF PLANNING**

Date: **March 23, 2026**

To: **Mayor and Council Members**

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

<b>File</b>	Zoning By-law Amendment No. Z-04-2026
<b>Owner</b>	9495-6257 QUEBEC INC
<b>Applicant</b>	Richard DECOSTE
<b>Address (Civic &amp; Legal)</b>	20405 Laggan-Glenelg Road (County Road 24), Dalkeith Lochiel Concession 7, East Part Lot 37 Roll No.: 0111 016 016 17000
<b>Location</b>	

**Property**



**Site**



**Purpose of application**

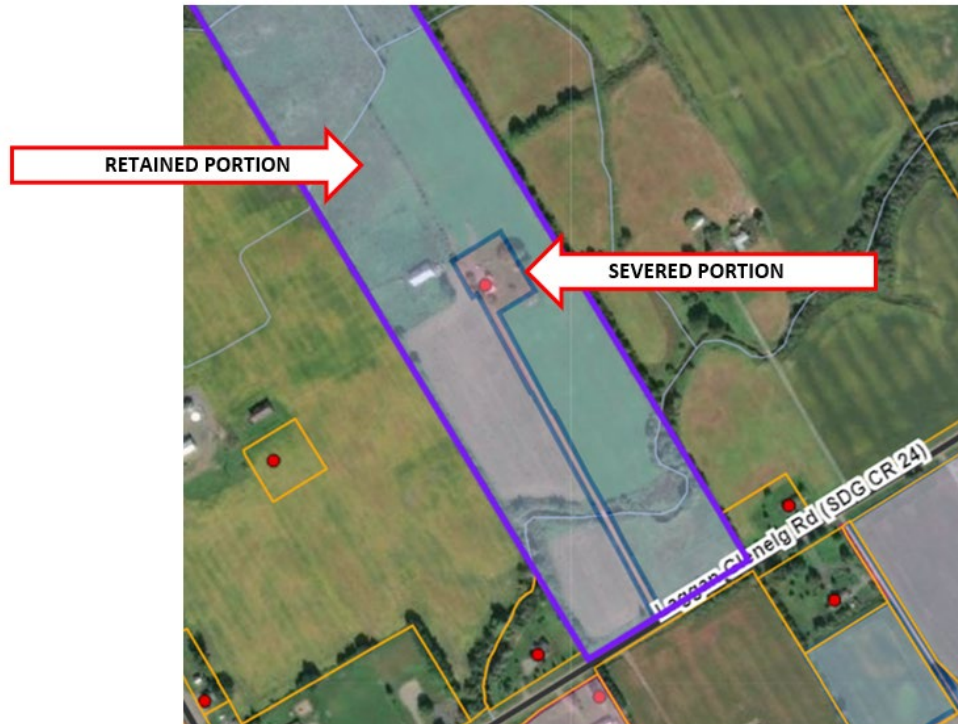
THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-124-25 (+/- 105.3 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-279) to:

- prohibit residential development and;
- to acknowledge the deficiency in lot frontage from the required 200m to the proposed +/- 190m and;

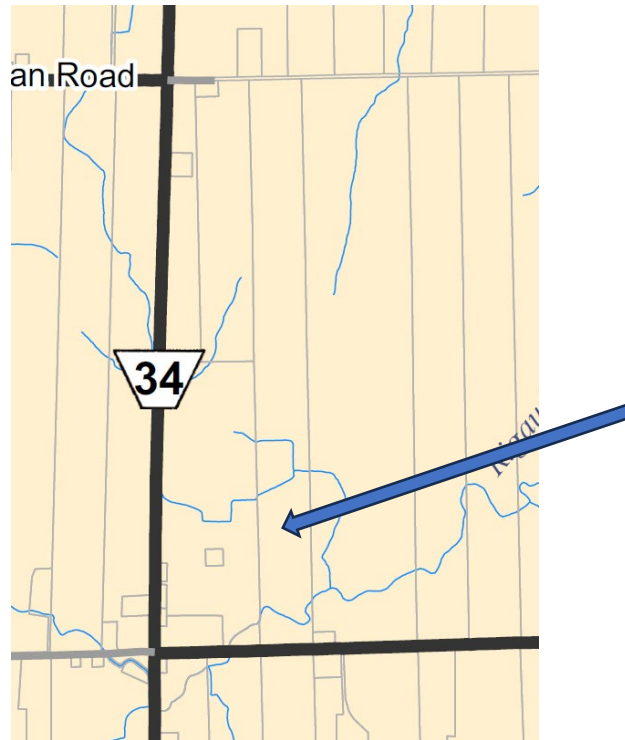
To re-zone the severed portion of Consent Application No. B-124-25 (+/- 1.7 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-280) to:

- prohibit agricultural uses and;
- to acknowledge the deficiency in lot frontage from the required 45m to the proposed +/- 10m (flag lot).



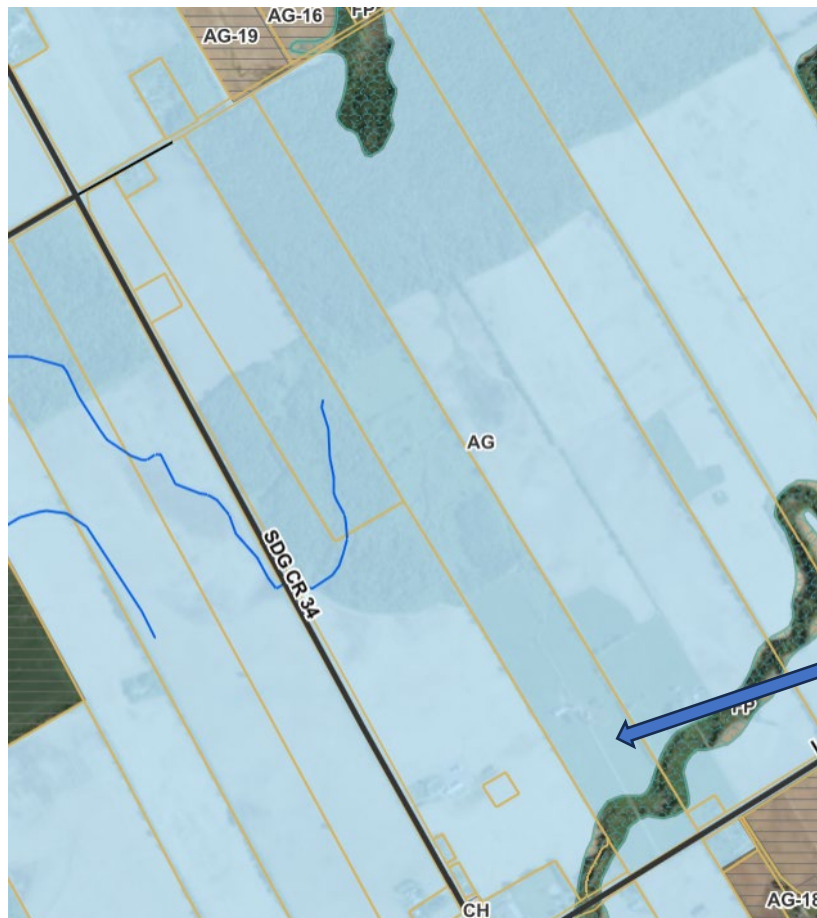
**Official Plan & surroundings**


**Agricultural Resource Lands**





**Zoning & surroundings**

**General Agricultural (AG) & Floodplain (FP)**



<p><b>Use</b></p>	<p>Currently used as residential (dwelling), and fields/forestry on the North. No proposed major change after ZBA.</p>
<p><b>Surrounding Uses</b></p>	<p>North – Mostly rural residential properties, cash crop land/fields East – Mostly rural residential properties, cash crop land/fields South – Laggan Public School, County Road 43, rural residential properties, land/fields West – Mostly rural residential properties, cash crop land/fields</p> 
<p><b>Size/Area</b></p>	<p>+/- 107 acres</p> <p>Proposed Consent Application No. B-124-25: - retained portion - +/- 105.3 acres - severed portion - +/- 1.7 acre.</p> <p><b><u>Both portions compliant with Zoning By-law.</u></b></p>
<p><b>Frontage</b></p>	<p>Proposed Consent Application No. B-124-25 - retained portion – +/- 190m on Laggan-Glenelg Road (County Road 24) - severed portion – +/- 10m (flag lot) on Laggan-Glenelg Road (County Road 24).</p> <p><b><u>Both portions non-compliant with Zoning By-law, part of ZBA.</u></b></p>
<p><b>Dimensions</b></p>	<p>+/- 200m x 2160m</p>

<p><b>Buildings</b></p>	<p>2 buildings</p> <p>1 Single-family dwelling to be kept with the residential portion of the severance.</p> <p>1 agricultural storage buildings to be kept on the agricultural portion.</p> 
<p><b>Building Height</b></p>	<p>Compliant with Zoning By-law.</p>
<p><b>Setbacks</b></p>	<p>Compliant with Zoning By-law.</p> <p>The survey has not been submitted at this time, all setbacks are to be compliant with Zoning By-law, accessory buildings and septic system to be compliant with interior side yard property lines.</p>
<p><b>Lot Coverage</b></p>	<p>Compliant with Zoning By-law.</p> <p>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 as per OP.</p>
<p><b>Sanitary/Septic</b></p>	<p>Private Class 4 Septic system located on the South-East side of the dwelling.</p>
<p><b>Water/Well</b></p>	<p>Private Well.</p>
<p><b>Storm</b></p>	<p>Storm water dispersed on site.</p>

<p><b>Entrance/Driveway</b></p>	<p>1 existing driveway for residential portion off Laggan-Glenelg Road (County Road 24, to remain.</p> <p>A shared entrance agreement will be created and registered on title to address driveway upkeep and maintenance between the two benefitting parties, no new entrances permitted by the Counties.</p> 
<p><b>Civic number</b></p>	<p>1 existing civic number 20405 to remain for the residential dwelling unit. Currently no civic number for the agricultural portion, could be issued.</p>
<p><b>SDG</b></p>	<p>No new entranceway on the County Road.</p> <p>The applicant received conditional approval from the United Counties of Stormont Dundas &amp; Glengarry on January 16, 2026, for Consent Application B-124-25, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.</p>
<p><b>RRCA &amp; SNRCA</b></p>	<p>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.</p> <p>The Owner shall not permit the bridge located on the Property, which crosses the Rigaud River, to fall into a condition that renders access or egress to the dwelling unit unsafe.</p>
<p><b>EOHU</b></p>	<p>No comments submitted.</p>

<b>MTO</b>	No comments submitted.
<b>CP/CN/Via Rail</b>	No comments submitted.
<b>OMAFRA</b>	No comments submitted.
<b>Hydro one, OPG, Bell, Enbridge</b>	No comments submitted.
<b>NG Roads Dept.</b>	No comments submitted.
<b>NG Public Works Dept.</b>	No comments submitted.
<b>NG Fire Dept.</b>	No comments submitted.
<b>NG By-law Dept.</b>	No comments submitted.
<b>NG Building Dept.</b>	<p>The owner does not have to apply for any building permits as there are no agricultural accessory buildings on the residential portion to remain.</p> <p>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.</p>



<p><b>Planning Act</b></p>	<p>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.</p> <p>The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest.</p> <p>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.</p>
<p><b>Provincial Policy Statement</b></p>	<p>According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances.</p> <p>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.</p> <p>The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.</p>
<p><b>Official Plan</b></p>	<p>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.</p>
<p><b>Zoning By-law 39-2000</b></p>	<p>Severed portion is compliant with Zoning By-law.</p> <p>Retained portion to have lot frontage and lot area deficiency acknowledged by ZBA.</p>
<p><b>Justification</b></p>	<p>Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT)</p> <p>Supports sustainable development by promoting a mix of land uses (ACT)</p> <p>Supports efficient land use and development patterns (PPS)</p> <p>Amendment aligns with the general intent and vision of the Official Plan (OP)</p> <p>Enhances the community's character while respecting compatibility with surrounding uses (OP)</p> <p>The proposed use is appropriate and desirable for the site (ZB)</p> <p>Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)</p>

**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**

Date: **March 23, 2026**

To: **Mayor and Council Members**

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

<b>File</b>	Zoning By-law Amendment No. Z-05-2026
<b>Owner</b>	Andre CHENIER
<b>Address (Civic &amp; Legal)</b>	21104 McCormick Road, Alexandria Lochiel Concession 2, Part Lot 23; 14R6208 Part 1 Roll 0111 016 004 81002 PIN 67151-0220
<b>Location</b>	

**Property**



**Site**



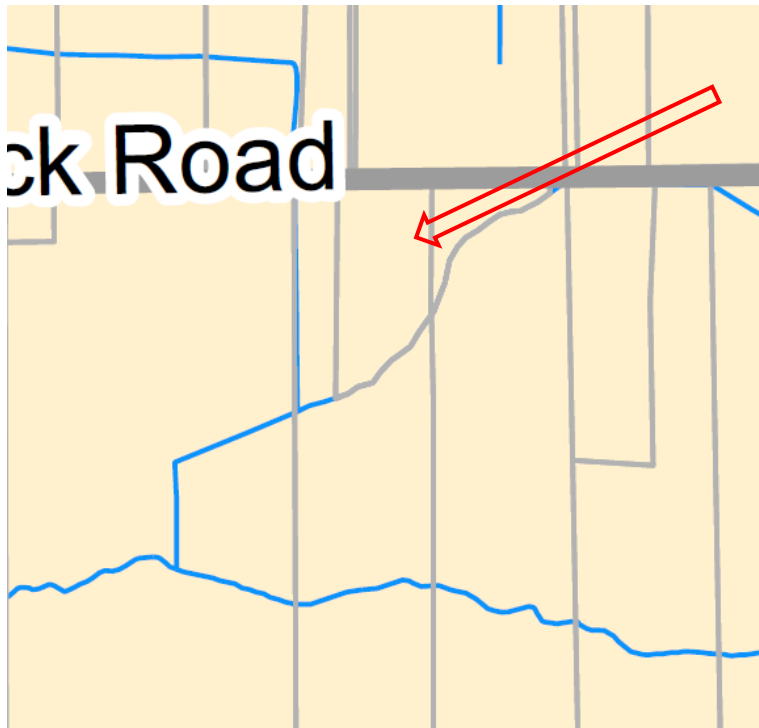
**Purpose of application**


**THE PURPOSE** of the Zoning By-Law Amendment is to re-zone the property from General Agricultural Special Exception 118 (AG-118) to General Agricultural Special Exception 281 (AG-281) to permit a secondary dwelling, as defined in the Ontario Building Code, on the subject lands.



**Official Plan & surroundings**

Agricultural Resource Lands




<p><b>Zoning &amp; surroundings</b></p>	<p>Agricultural Special Exception 118 (AG-118) – <i>to prohibit agricultural development</i></p> 
<p><b>Use</b></p>	<p>Currently used as residential (dwelling), with accessory buildings.</p> <p>Proposed secondary dwelling change after ZBA, additional dwelling to be built anywhere on property but to remain with existing dwelling for re-sale.</p>
<p><b>Surrounding Uses</b></p>	<p>North – Rural residential properties, cash crop land/fields  East – Rural residential properties, cash crop land/fields  South – Rural residential properties, cash crop land/fields  West – Rural residential properties, cash crop land/fields</p>
<p><b>Size/Area</b></p>	<p>7.54 acres</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<p><b>Frontage</b></p>	<p>126m on McCormick Road</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<p><b>Dimensions</b></p>	<p>Irregular shape, follows drain on South of property between the feild</p>

**Buildings**

4 buildings, a single-family dwelling and 3 accessory residential storage buildings to remain.

ZBA purpose is to add a secondary dwelling on the subject lands, as defined in the Ontario Building Code.



<b>Building Height</b>	Compliant with Zoning By-law.
<b>Setbacks</b>	Compliant with Zoning By-law. The survey has not been submitted at this point in time.  New building to be built in compliance with Zoning By-law and Building By-law (OBC), no reductions in setback proposed.
<b>Lot Coverage</b>	Compliant with Zoning By-law.  New building to be built in compliance with Zoning By-law, no reductions in minimum lot coverage is proposed.
<b>Sanitary/Septic</b>	Existing private Class 4 Septic system located on the North of the existing dwelling.  New Private Class 4 Septic system to be installed for new proposed residential building.
<b>Water/Well</b>	Private Well as per provincial regulations.
<b>Storm</b>	Storm water dispersed on site.
<b>Entrance/Driveway</b>	1 existing driveway accessible from McCormick Road for dwelling & for all accessory buildings, same driveway to be used for proposed residential building, no new entrances proposed.  
<b>Civic number</b>	1 existing civic number 21104 to remain for the existing dwelling. New civic number could be issued for new residential building.

<b>SDG</b>	No new proposed entranceway on any County Roads.  No comments submitted.
<b>RRCA &amp; SNRCA</b>	No comments submitted.
<b>EOHU</b>	No comments submitted.
<b>MTO</b>	No comments submitted.
<b>CP/CN/Via Rail</b>	Proposed location is outside of the 30m buffer zone, no issues.
<b>OMAFRA</b>	No comments submitted.
<b>Hydro one, OPG, Bell, Enbridge</b>	No comments submitted.
<b>NG Roads Dept.</b>	No comments submitted.
<b>NG Public Works Dept.</b>	No comments submitted.
<b>NG Fire Dept.</b>	No comments submitted.
<b>NG By-law Dept.</b>	No comments submitted.
<b>NG Building Dept.</b>	Building permit will have to be obtained as per OBCA.  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.  A Site Plan Control Development Agreement will not be required for the development.
<b>Planning Act</b>	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.
<b>Provincial Policy Statement</b>	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.

	<p>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, semi-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.</p> <p>Secondary dwelling units in rural district areas are consistent with the Provincial Policy Statement.</p>
<b>Official Plan</b>	<p>The SDG Counties Official Plan permits dwellings and secondary dwellings in Rural District Lands.</p> <p>SDG Counties planning Staff have confirmed the application conforms to the SDG Counties Official Plan.</p>
<b>Zoning By-law 39-2000</b>	<p>Current use is compliant with Zoning By-law.</p> <p>Proposed secondary dwelling not permitted, needs ZBA.</p> <p>Proposed building is to be built in compliance with all zone requirements.</p>
<b>Justification</b>	<p>Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT)</p> <p>Contributes to appropriate intensification, infill, or compatible development (ACT)</p> <p>Supports sustainable development by promoting a mix of land uses (ACT)</p> <p>The intent of the regulation is respected (e.g., privacy, massing, parking, height). (ACT)</p> <p>Amendment aligns with the general intent and vision of the Official Plan (OP)</p> <p>Enhances the community's character while respecting compatibility with surrounding uses (OP)</p> <p>Contributes to growth management or intensification goals. (OP)</p> <p>The proposed use is appropriate and desirable for the site (ZB)</p> <p>Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)</p> <p>Supports adequate provision of housing, employment, transportation, and services (ZB)</p> <p>Supports a range and mix of housing options, densities, and affordability (PPS)</p>

Pictures of site





**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**

Date: **March 23, 2026**

To: **Mayor and Council Members**

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

<b>File</b>	Zoning By-law Amendment No. Z-06-2026
<b>Owner</b>	Mikael GREGOIRE
<b>Address (Civic &amp; Legal)</b>	Kenyon Concession Road 1, Apple Hill Kenyon Concession 1, Part Lot 27 Roll 0111 011 000 79800 PIN 67113-0227
<b>Location</b>	

**Property**



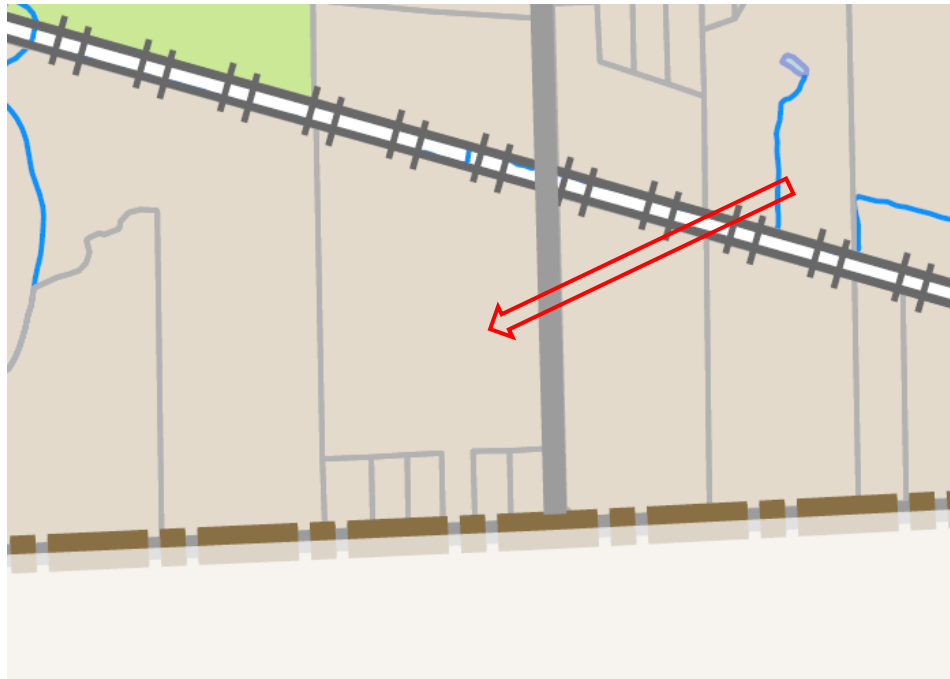
**Purpose of application**


**THE PURPOSE** of the Zoning By-Law Amendment is to re-zone the Rural (RU) portion of the property (South) from Rural (RU) to Rural Special Exception (RU-26) to permit a secondary dwelling, a duplex or a semi-detached, as defined in the Ontario Building Code, on the subject lands.



**Official Plan & surroundings**

Rural District



<p><b>Zoning &amp; surroundings</b></p>	<p>Rural (RU) &amp; Wetlands (WL) – <i>Only the Rural (RU) portion is being rezoned</i></p> 
<p><b>Use</b></p>	<p>Currently vacant, treed mostly.</p> <p>Proposed secondary dwelling permitted after ZBA, dwellings to be built anywhere on the Rural (RU) portion of the property and could be split pending location, size, proposal, etc.</p> <p>Secondary dwelling is currently proposed to be a semi-detached barn-dominium style, but could be semi-detached, duplex, or another dwelling elsewhere on the Rural (RU) portion of the property.</p>
<p><b>Surrounding Uses</b></p>	<p>North – Drain, CP Railway, rural residential properties  East – Rural residential properties, treed properties  South – Township of South Glengarry, rural residential properties, treed properties  West – Rural residential properties, treed properties</p>
<p><b>Size/Area</b></p>	<p>27.11 acres</p> <p>Approximately 10 acres of Rural lands, 17 acres of Wetlands</p> <p>No proposed changes. Compliant with Zoning By-law.</p>

**Frontage**

40m on East-West portion of Kenyon Concession Road 1, proposed main entrance/entranceway.

329m on North-South portion of Kenyon Concession Road 1.

No proposed changes. Compliant with Zoning By-law



**Dimensions**


Irregular shape.

**Buildings**


Currently vacant, treed mostly.

Secondary dwelling is currently proposed to be a semi-detached barn-dominium style, but could be semi-detached, duplex, or another dwelling elsewhere on the Rural (RU) portion of the property.

New building to be built in compliance with Zoning By-law and Building By-law (OBC).

<b>Building Height</b>	New building to be built in compliance with Zoning By-law and Building By-law (OBC).
<b>Setbacks</b>	The survey/site plan has not been submitted at this point in time.  New building to be built in compliance with Zoning By-law and Building By-law (OBC), no reductions in setback proposed.
<b>Lot Coverage</b>	New building to be built in compliance with Zoning By-law, no reductions in minimum lot coverage is proposed.
<b>Sanitary/Septic</b>	New Private Class 4 Septic system to be installed for new proposed residential building.
<b>Water/Well</b>	Private Well as per provincial regulations.
<b>Storm</b>	Storm water dispersed on site.
<b>Entrance/Driveway</b>	East-West portion of Kenyon Concession Road 1 proposed as main entrance/entranceway.  
<b>Civic number</b>	New civic number could be issued for new residential building.
<b>SDG</b>	No new proposed entranceway on any County Roads.  No comments submitted.
<b>RRCA &amp; SNRCA</b>	No buildings to be built within the Wetlands portion of the property.
<b>EOHU</b>	No comments submitted.
<b>MTO</b>	No comments submitted.
<b>CP/CN/Via Rail</b>	Proposed location to be outside of the 30m buffer zone, no issues.

<b>OMAFRA</b>	No comments submitted.
<b>Hydro one, OPG, Bell, Enbridge</b>	No comments submitted.
<b>NG Roads Dept.</b>	No comments submitted.
<b>NG Public Works Dept.</b>	No comments submitted.
<b>NG Fire Dept.</b>	No comments submitted.
<b>NG By-law Dept.</b>	No comments submitted.
<b>NG Building Dept.</b>	<p>Building permit will have to be obtained as per OBCA.</p> <p>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.</p> <p>A Site Plan Control Development Agreement will not be required for the development.</p>
<b>Planning Act</b>	<p>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.</p> <p>The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest.</p> <p>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.</p>
<b>Provincial Policy Statement</b>	<p>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.</p> <p>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, semi-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.</p> <p>Secondary dwelling units in rural district areas are consistent with the Provincial Policy Statement.</p>

<p><b>Official Plan</b></p>	<p>The SDG Counties Official Plan permits dwellings and secondary dwellings in Rural District Lands.</p> <p>SDG Counties planning Staff have confirmed the application conforms to the SDG Counties Official Plan.</p>
<p><b>Zoning By-law 39-2000</b></p>	<p>Current use is compliant with Zoning By-law.</p> <p>Proposed secondary dwelling not permitted, needs ZBA.</p> <p>Proposed building is to be built in compliance with all zone requirements.</p>
<p><b>Justification</b></p>	<p>Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT)</p> <p>Contributes to appropriate intensification, infill, or compatible development (ACT)</p> <p>Supports sustainable development by promoting a mix of land uses (ACT)</p> <p>The intent of the regulation is respected (e.g., privacy, massing, parking, height). (ACT)</p> <p>Amendment aligns with the general intent and vision of the Official Plan (OP)</p> <p>Enhances the community's character while respecting compatibility with surrounding uses (OP)</p> <p>Contributes to growth management or intensification goals. (OP)</p> <p>The proposed use is appropriate and desirable for the site (ZB)</p> <p>Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)</p> <p>Supports adequate provision of housing, employment, transportation, and services (ZB)</p> <p>Supports a range and mix of housing options, densities, and affordability (PPS)</p>
<p><b>Pictures of site</b></p>	

**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.**

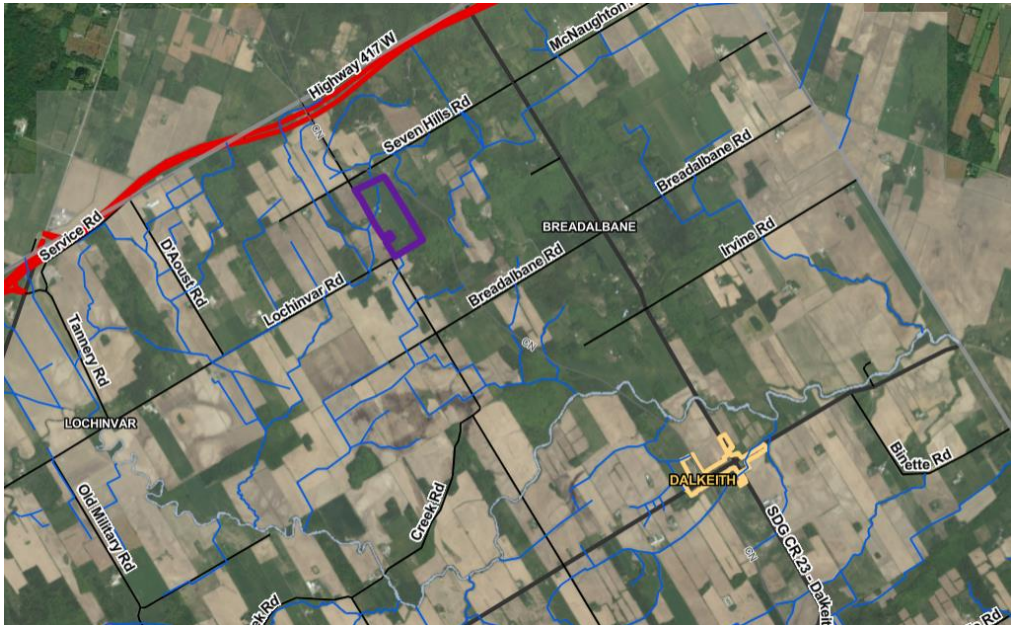


**STAFF REPORT  
PUBLIC MEETING OF PLANNING**

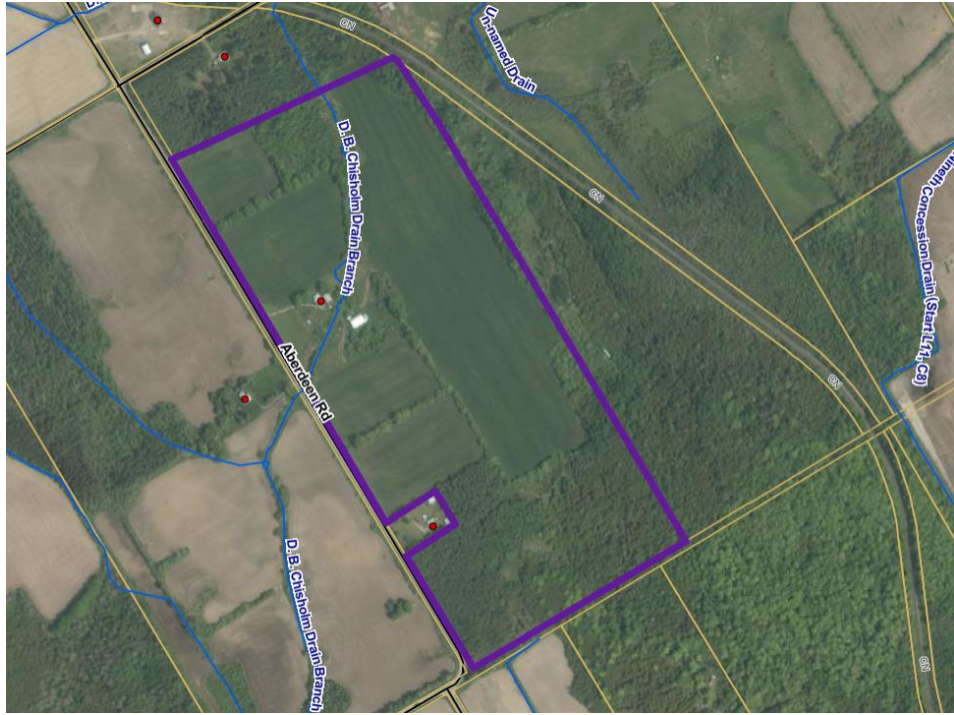
Date: May 11, 2026

To: Mayor and Council Members

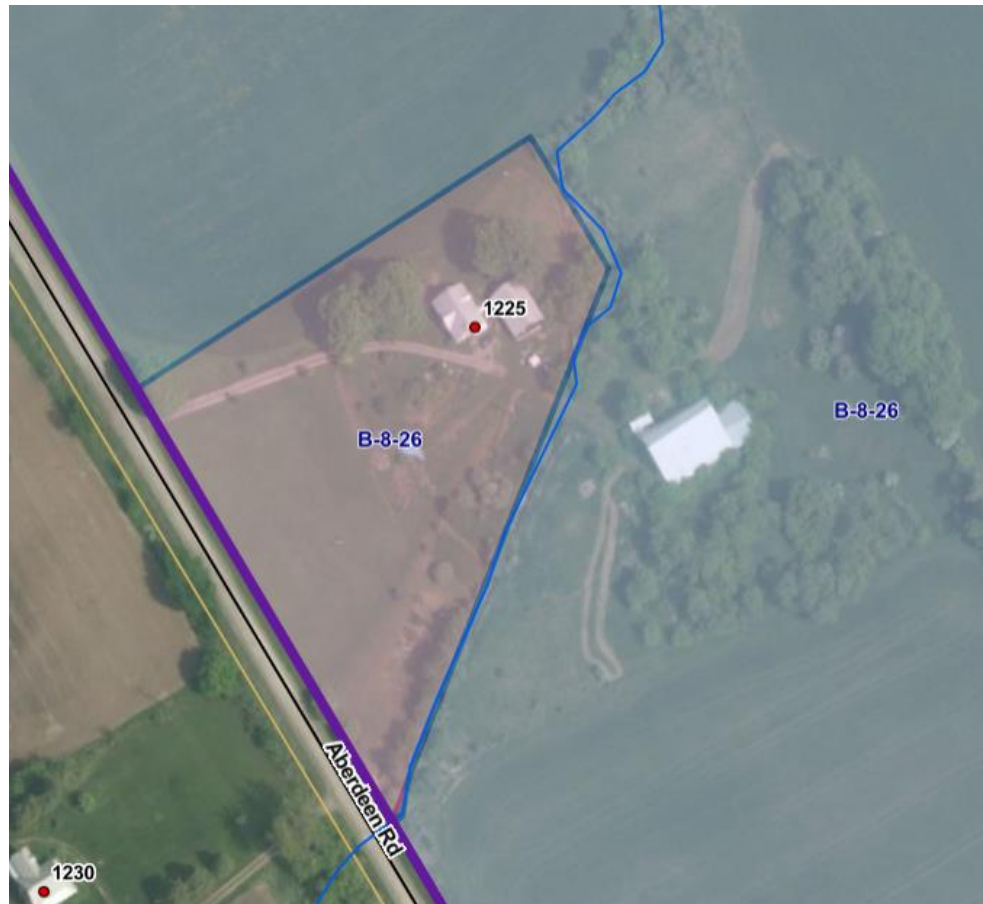
From: Jacob Rheume, Director of Building, By-law & Planning

<b>File</b>	Zoning By-law Amendment No. Z-07-2026
<b>Owner</b>	Wilko FINGER
<b>Address (Civic &amp; Legal)</b>	1225 Aberdeen Road, Vankleek Hill Lochiel Concession 9, Part Lot 13 Roll 0111 016 019 35000 PIN 67161-0061
<b>Location</b>	

Property



Site



**Purpose of application**

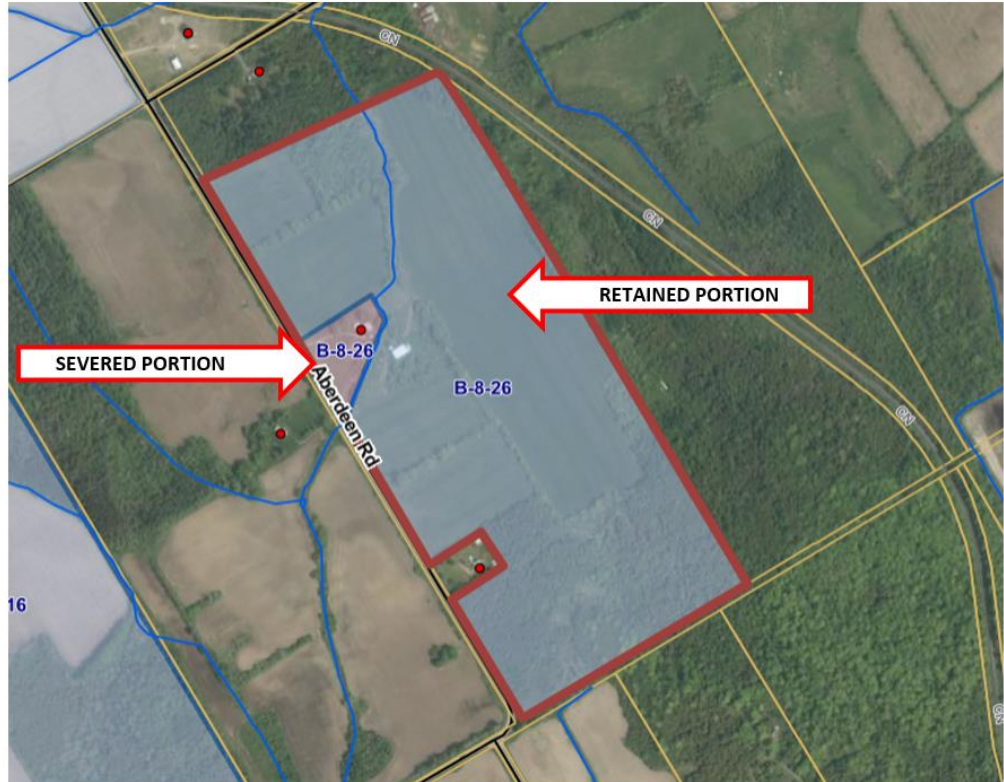
THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-08-26 (+/- 83.6 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-282) to:

- prohibit residential development and;

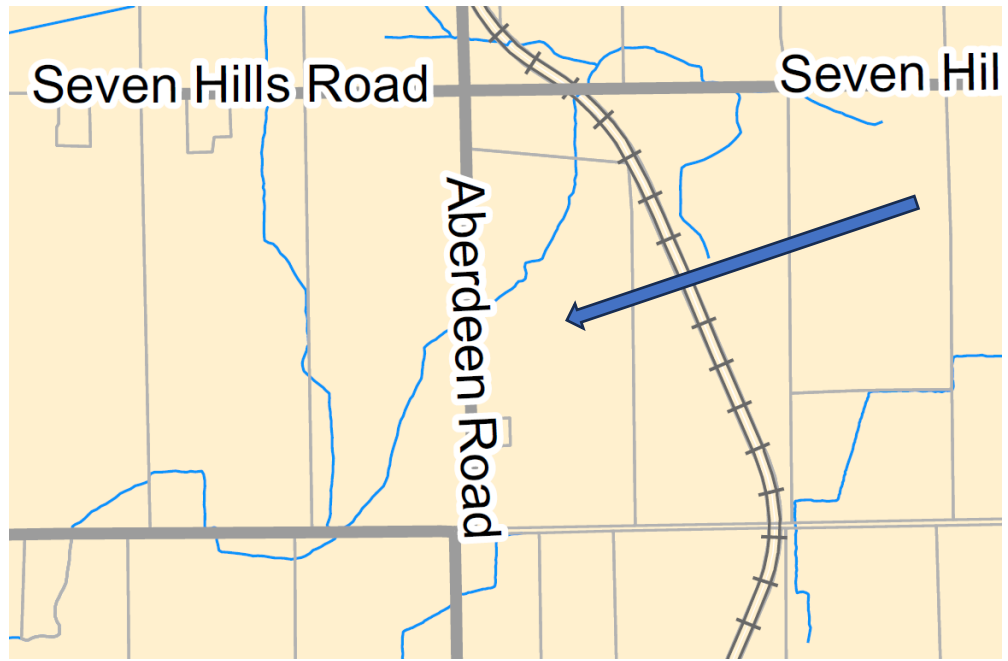
To re-zone the severed portion of Consent Application No. B-08-26 (+/- 2.8 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-283) to:

- prohibit agricultural uses.



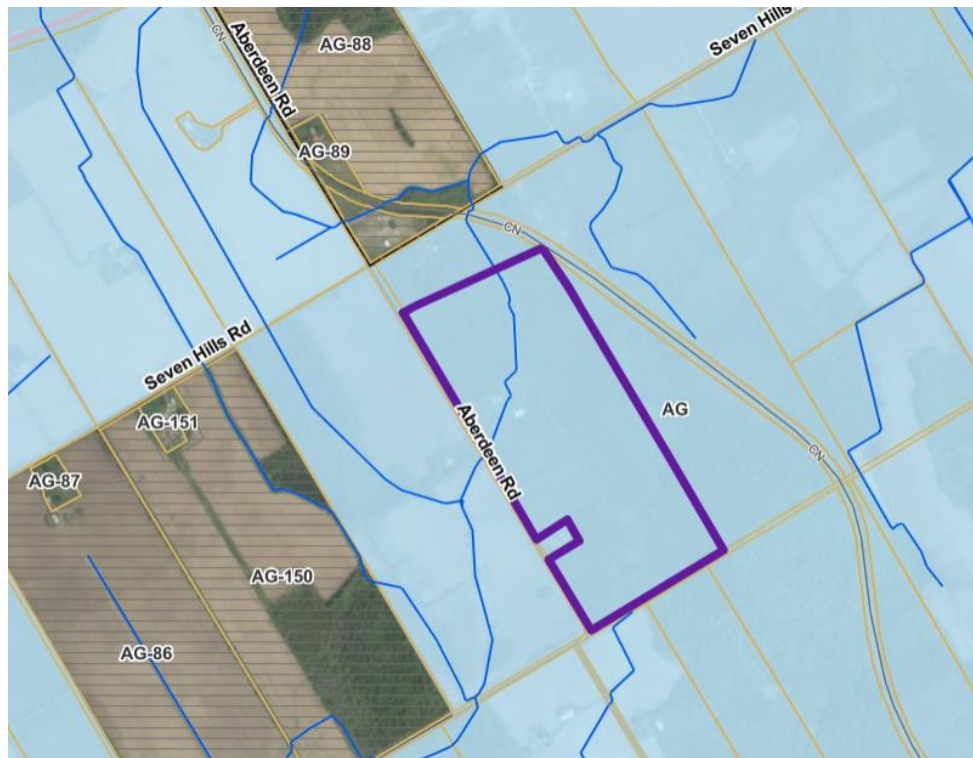
**Official Plan & surroundings**


Agricultural Resource Lands



**Zoning & surroundings**

General Agricultural (AG)



<b>Use</b>	Currently used as residential (dwelling), surrounded by fields all around new lot. No proposed major change after ZBA potentially more agricultural use, clear cut.
<b>Surrounding Uses</b>	North – Mostly cash crop land/fields, rural residential properties, 417 highway East – Mostly cash crop land/fields, rural residential properties South – Mostly cash crop land/fields, rural residential properties, Dalkeith West – Mostly cash crop land/fields, rural residential properties
<b>Size/Area</b>	86.4 acres  Proposed Consent Application No. B-08-26: - retained portion - +/- 83.6 acres - severed portion - +/- 2.8 acres.  Both compliant with Zoning By-law.
<b>Frontage</b>	Proposed Consent Application No. B-08-26: - retained portion – +/- 731.7m on Aberdeen Road - severed portion – +/- 137.2m on Aberdeen Road.  Both compliant with Zoning By-law.
<b>Dimensions</b>	Lot is irregular.
<b>Buildings</b>	2 buildings, a single-family dwelling and an accessory storage building to be kept with the residential portion of the severance.  1 agricultural storage building to be kept on the agricultural portion.  




**Building Height**

Compliant with Zoning By-law.  
To be confirmed with newly created property lines for severed portion.

**Setbacks**

Compliant with Zoning By-law.  
  
The survey has not been submitted at this time, all setbacks are to be made compliant with Zoning By-law, residential accessory building to be confirmed at less than 5m to be at 1.5m from interior side yard property line or lines to be adjusted.

<p><b>Lot Coverage</b></p>	<p>Compliant with Zoning By-law.</p> <p>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 as per OP.</p>
<p><b>Sanitary/Septic</b></p>	<p>Private Class 4 Septic system located on the North side of the dwelling.</p>
<p><b>Water/Well</b></p>	<p>Private Well.</p>
<p><b>Storm</b></p>	<p>Storm water dispersed on site.</p>
<p><b>Entrance/Driveway</b></p>	<p>1 existing driveway for residential portion off Aberdeen Road for residential portion, to remain.</p> <p>1 existing driveway, South of severed portion for agricultural portion, to remain.</p> 
<p><b>Civic number</b></p>	<p>1 existing civic number 1225 to remain for the residential dwelling unit. Currently no civic number for the agricultural portion, could be issued.</p>
<p><b>SDG</b></p>	<p>New proposed entranceway on any County Road.</p> <p>The applicant received conditional approval from the United Counties of Stormont Dundas &amp; Glengarry on March 11, 2026, for Consent Application B-8-26, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.</p>

**RRCA & SNRCA**

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, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.

**EOHU**

No comments submitted.

**MTO**

No comments submitted.

**CP/CN/Via Rail**


No comments submitted.

**OMAFRA**

No comments submitted.

**Hydro one, OPG,  
Bell, Enbridge**

No comments submitted.

<b>NG Roads Dept.</b>	No comments submitted.
<b>NG Public Works Dept.</b>	No comments submitted.
<b>NG Fire Dept.</b>	No comments submitted.
<b>NG By-law Dept.</b>	No comments submitted.
<b>NG Building Dept.</b>	<p>The owner does not have to apply for any building permits as there are no agricultural accessory buildings on the residential portion to remain.</p> <p>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.</p> 
<b>Planning Act</b>	<p>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.</p> <p>The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest.</p> <p>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.</p>

<p><b>Provincial Policy Statement</b></p>	<p>According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances.</p> <p>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.</p> <p>The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.</p>
<p><b>Official Plan</b></p>	<p>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.</p>
<p><b>Zoning By-law 39-2000</b></p>	<p>Compliant with Zoning By-law.</p> <p>Both portions have the required minimum Lot Area, and all minimum setbacks are met. The existing use to remain is compliant with the permitted uses within the General Agricultural Zones.</p> <p>Both portions Lot Frontage is to be acknowledged via ZBA.</p>
<p><b>Justification</b></p>	<p>Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT)</p> <p>Supports sustainable development by promoting a mix of land uses (ACT)</p> <p>Supports efficient land use and development patterns (PPS)</p> <p>Amendment aligns with the general intent and vision of the Official Plan (OP)</p> <p>Enhances the community's character while respecting compatibility with surrounding uses (OP)</p> <p>The proposed use is appropriate and desirable for the site (ZB)</p> <p>Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)</p>

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