

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Tuesday, May 23rd 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, May 23rd 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: Michael Madden

Seconded By: Brian Caddell

That the Council of the Township of North Glengarry accepts the Public Meeting of Planning agenda of Tuesday, May 23rd/2023.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jeff Manley

Seconded By: Gary Martin

That the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday, March 27th/2023.

Carried

Resolution No. 3

Moved By: Jacques Massie

Seconded By: Carma Williams

That the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Tuesday, April 11th/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-07-2023

Owner: Cyril & Myriam Schneider

Location: 21991 Emma Lane, Glen Robertson

Purpose of applications: To re-zone the retained portion of the subject lands from General Agricultural (AG) to General Agricultural Special Exception 227 (AG-227) to prohibit residential development.

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

Councillor (At Large) – Jacques Massie – Was asking if every severance has a survey?

Director of Building, By-law & Planning – Jacob Rhéaume – Responded by explaining that it's a condition on all consent applications to have the land surveyed.

Deputy Mayor – Carma Williams – Wanted to know if we were limiting the use of this land? And is it good planning practice?

Director of Building, By-law & Planning – Jacob Rhéaume – Explained that it is up to the property owners. Other ideas were provided but they decided that the land division that they were proposing suited their needs best. It may not be the best option for future development but the owners are aware.

Councillor (Kenyon Ward) – Jeff Manley – Was inquiring if any new future potential owners could build on that land?

Director of Building, By-law & Planning – Jacob Rhéaume – Clarified that no, future owners would not be permitted to build. Should the Township decide to open the road, we could pass another amendment to approve the new development.

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

No other comments were received.

b) Z-08-2023

Owner: Michelle & Mario Longtin

Location: 1610 McMaster Rd., Dunvegan

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

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

- prohibit residential development and;

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

- prohibit agricultural uses.

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

No other comments were received.

c) Z-09-2023

Owner: Benjamin Lavigne

Location: 2825 Hope Ouimet Rd., Glen Robertson

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

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

- prohibit residential development and;

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

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

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

No other comments were received.

d) Z-10-2023

Owner: Benjamin Lavigne
Location: 22285 Ste Anne Rd., Glen Robertson

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

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

- prohibit residential development and;

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

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

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: Gary Martin
Seconded by: Jeff Manley

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