

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Agenda

Monday, October 27 2025, 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

- a. Public Meeting of Planning Minutes - Monday, September 8th 2025.

4. ZONING BY- LAW AMENDMENT

- a. Zoning By-law Amendment No. Z-07-2025: Judy & Darrel MACLEOD
- b. Zoning By-law Amendment No. Z-08-2025: William Gordon METCALFE
- c. Zoning By-law Amendment No. Z-09-2025: 8872058 CANADA INC - Gordon MACDONALD

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 September 8, 2025

5:30 p.m.

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

PRESENT: Mayor: Jamie MacDonald
Deputy Mayor: Carma Williams
Councillor (At Large) - Jacques Massie
Councillor (Kenyon Ward) - Jeff Manley
Councillor (Alexandria Ward) - Michael Madden
Councillor: Brian Caddell
Councillor: Gary Martin

ALSO PRESENT: Director of Building, By-law & Planning - Jacob Rhéaume
Deputy Clerk: Jena Doonan
SDG Clerk: Kimberley Casselman

1. DISCLOSURE OF CONFLICT OF INTEREST

None

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Carma Williams

Seconded By: Jacques Massie

THAT the Council of the Township of North Glengarry accepts the agenda for the Public Meeting of Planning on Monday September 8, 2025.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Brian Caddell

Seconded By: Jeff Manley

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday August 11, 2025.

Carried

4. ZONING AMENDMENTS

Z-05-2025: Eastwood Dairy Farms

OWNER: EASTWOOD DAIRY FARMS

ADDRESS: 20500 Laggan-Glenelg Road (County Road 24), Dalkeith

Lochiel Concession 6, Part Lot 35; 14R3565 Parts 1 & 2

Roll 0111 016 014 16000 & 0111 016 014 15000

PURPOSE: To re-zone the retained portion of Consent Application No. B-5-25 (215.4 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-261) to prohibit residential development and;

To re-zone the severed portion of Consent Application No. B-5-25 (2.7 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-262) to prohibit agricultural uses.

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

No questions or comments were received

Z-06-2025: Reynald Blais

OWNER: Chantal, Denis & Reynald BLAIS

ADDRESS: 20521 Glen Robertson Road (County Road 10), Alexandria

Lochiel Concession 2, Part Lot 34; RP14R4318 Part 2

Roll 0111 016 005 22000

PURPOSE: To re-zone the property from Rural (RU) to Rural Special Exception (RU-25) to permit a secondary dwelling on the subject lands.

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

No questions or comments were received

SPDA By-law No. 28-2025: Marseni Real Estate Inc.

OWNER: MARSENI REAL ESTATE INC

ADDRESS: 10 Mechanic Street West, Maxville

Plan 32 Part Mill Lot; 14R1736 Parts 1, 2 & 3
Roll 0111 014 000 58200

PURPOSE: Agreement between MARSENI REAL ESTATE INC (Marc Brisson) and the Corporation of the Township of North Glengarry to permit the development of two new 9-unit apartment buildings for a total of 18 new units and the reconfiguration of the parking lot for the existing 12-unit apartment building, located at 10 Mechanic Street West, Maxville.

The clerk 3 times asked for comments from the public in attendance and from members of Council.
No questions or comments were received

5. OLD BUSINESS
None

6. NEW BUSINESS
None

7. NOTICE OF MOTION
None

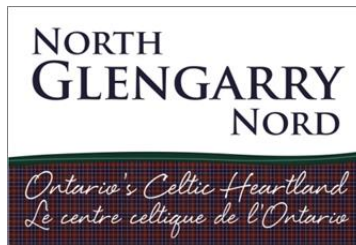
8. ADJOURNMENT
Resolution No. 3
Moved By: Jeff Manley
Seconded By: Jacques Massie

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 6:01 pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

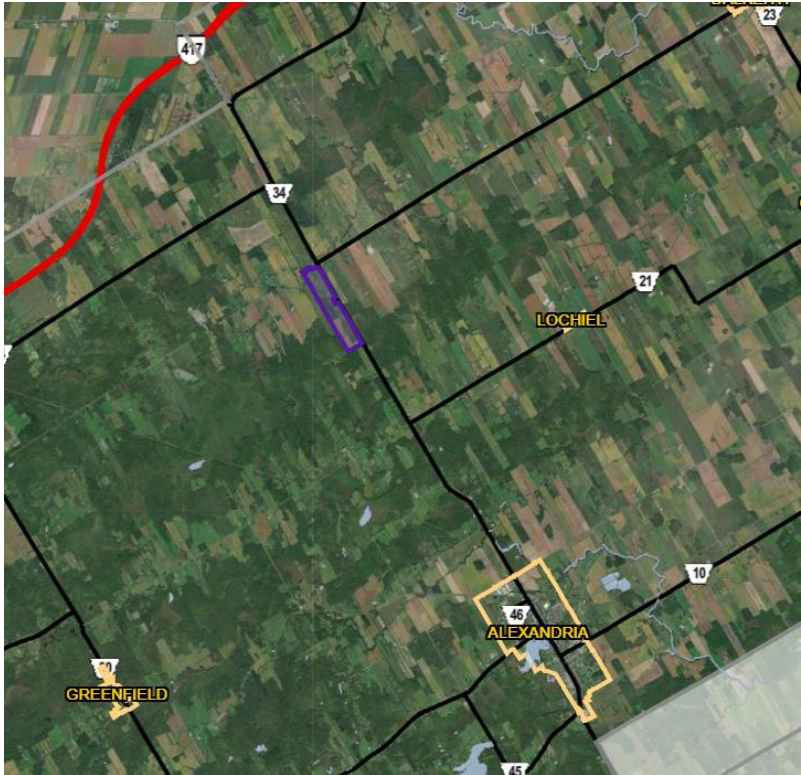


**STAFF REPORT
PUBLIC MEETING OF PLANNING**

Date: **October 27, 2025**

To: **Mayor and Council Members**

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

File	Zoning By-law Amendment No. Z-07-2025
Owner	Judy & Darrel MACLEOD
Address (Civic & Legal)	20300 Kenyon Concession Road 8, Alexandria Kenyon Concession 7, Part Lot 1 Roll 0111 011 011 32000 PIN 67102-0051
Location	

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-81-24 (± 198.59 acres) of the property from General Agricultural (AG) & Restricted Agricultural to General Agricultural Special Exception (AG-263) to:

- prohibit residential development and,
- acknowledge the deficiency in lot frontage from the required 200m to the proposed ± 76 m, and;

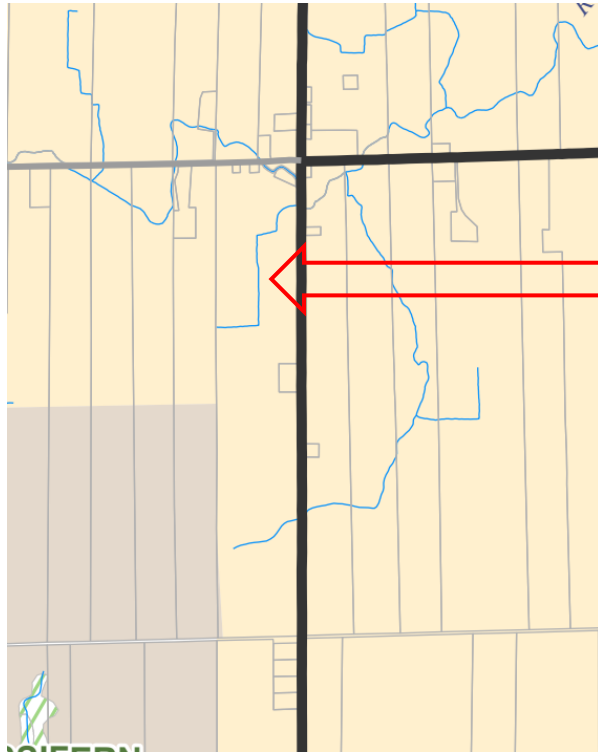
To re-zone the severed portion of Consent Application No. B-81-24 (± 5 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-264) to:

- prohibit agricultural uses.



Official Plan & surroundings

Agricultural Resource Lands



Zoning & surroundings

General Agricultural(AG)



Use	Currently used as residential (dwelling), some recreational forestry and fields. No proposed change after ZBA & Consent.
Surrounding Uses	North – Laggan Public School, 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
Size/Area	+/- 203.59 acres Proposed Consent Application No. B-81-24: - retained portion – 198.59 acres - severed portion - 5 acres. Both the Retained and the Severed portion are compliant with Zoning By-law.
Frontage	Proposed Consent Application No. B-128-24: - retained portion – 76m on Kenyon Concession Road 8 - severed portion – 52.51m on Kenyon Concession Road 8. Retained portion needs Zoning acknowledgement for the 76m, being less than the required 200m. Severed portion is compliant with Zoning By-law.
Dimensions	381m (frontage) X 2183m – irregular shape
Buildings	4 buildings, a single-family dwelling to be kept with the residential portion of the severance, along with accessory buildings. 0 agricultural storage building on the agricultural portion.
Building Height	Compliant with Zoning By-law.
Setbacks	Compliant with Zoning By-law. The survey has not been submitted at this point in time.
Lot Coverage	Compliant with Zoning By-law. 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.
Sanitary/Septic	Private Class 4 Septic system located on the South-East of the dwelling.
Water/Well	Private Well.
Storm	Storm water dispersed on site.

Entrance/Driveway	1 existing driveway for residential portion off Kenyon Concession Road 8, to remain. 1 existing entrance for the agricultural portion off County Road 34, to remain.  
Civic number	1 existing civic number 20300A to remain for the residential portion. Currently no civic number for the agricultural, to be issued.
SDG	No new proposed entranceway on any County Roads. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on November 6, 2024, for Consent Application B-128-24, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.
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, channelization, 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.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No comments submitted.
NG Fire Dept.	No comments submitted.
NG By-law Dept.	No comments submitted.
NG Building Dept.	The owner will have to apply for a building permit for an agricultural accessory building to be changed to a residential storage building, or the building could be demolished. 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.
Planning Act	The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest. The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.
Provincial Policy Statement	According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services. The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.

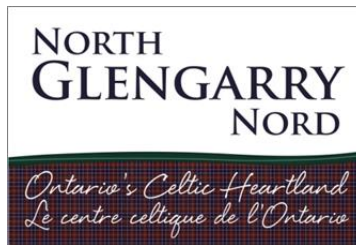
Official Plan	The SDG Counties Official Plan Policy (8.12.13.3(7)) permits lot creation in agricultural lands for a residence surplus to a farming operation if the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the municipality prohibits further dwellings (residential development) on the vacant retained lands created by the subject consent.
Zoning By-law 39-2000	Compliant with Zoning By-law. After the passing of this Zoning By-law Amendment, both portions will be deemed to have the required minimum Lot Area and minimum Lot Frontage, and all minimum setbacks will have to be met. The existing use to remain is compliant with the permitted uses within the General Agricultural Zones.
Justification	Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT) Supports sustainable development by promoting a mix of land uses (ACT) Supports efficient land use and development patterns (PPS) Amendment aligns with the general intent and vision of the Official Plan (OP) Enhances the community's character while respecting compatibility with surrounding uses (OP) The proposed use is appropriate and desirable for the site (ZB) Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)

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: **October 27, 2025**

To: **Mayor and Council Members**

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

File	Zoning By-law Amendment No. Z-08-2025
Owner	William Gordon METCALFE
Address (Civic & Legal)	18123 Athol Road, Maxville Concession 20 IL, Part Lots 12 & 13 Roll 0111 011 016 02000 PIN 67100-0081
Location	

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-53-25 (± 44.6 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-265) to:

- prohibit residential development and,
- acknowledge the deficiency in lot area from the required 74 acres to the proposed ± 44.6 acres, and;

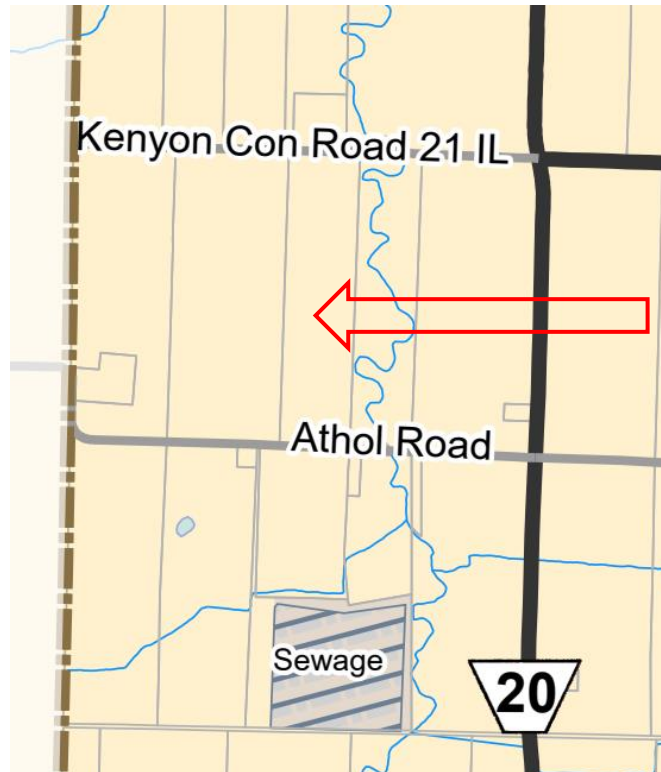
To re-zone the severed portion of Consent Application No. B-53-25 (± 2.1 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-266) to:

- prohibit agricultural uses and,
- acknowledge the deficiency in lot frontage from the required 45m to the proposed ± 17.7 m (flag lot).



Official Plan & surroundings

Agricultural Resource Lands



Zoning & surroundings

General Agricultural (AG)



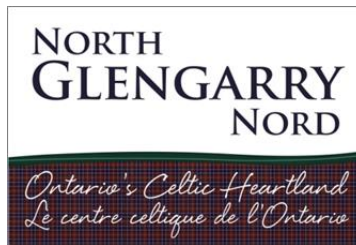
Use	Currently used as residential (dwelling) and fields. No proposed change after ZBA & Consent.
Surrounding Uses	North – Rural residential properties & cash crop land/fields East – Rural residential properties & cash crop land/fields, and North Stormont South – Rural residential properties & cash crop land/fields, and Maxville Lagoon West – Rural residential properties & cash crop land/fields
Size/Area	+/- 46.7 acres Proposed Consent Application No. B-53-25: - retained portion – 44.6 acres - severed portion – 2.1 acres. The retained portion lot area needs to be recognised by Zoning as the 44.6 acres is less than the required 74 acres. The Severed portion is compliant with Zoning By-law.
Frontage	Proposed Consent Application No. B-53-25: - retained portion – 201.5m on Athol Road - severed portion – 17.7m on Athol Road. Severed portion needs Zoning acknowledgement for the 17.7m, being less than the required 45m. Retained portion is compliant with Zoning By-law.
Dimensions	219.2m (frontage) X 906.9m.
Buildings	4 buildings, a single-family dwelling to be kept with the residential portion of the severance, along with accessory buildings and the silo. 0 agricultural storage building on the agricultural portion.
Building Height	Compliant with Zoning By-law.
Setbacks	Compliant with Zoning By-law. The survey has not been submitted at this point in time.
Lot Coverage	Compliant with Zoning By-law. 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.
Sanitary/Septic	Private Class 4 Septic system located on the South-East of the dwelling.
Water/Well	Private Well.

Storm	Storm water dispersed on site.
Entrance/Driveway	1 existing driveway for residential portion off Athol Road, to remain. No existing entrance for the agricultural portion on Athol Road, non-required, accessible via neighbouring fields. 
Civic number	1 existing civic number 18123 to remain for the residential portion. Currently no civic number for the agricultural, to be issued.
SDG	No new proposed entranceway on any County Roads. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on August 25, 2025, for Consent Application B-53-25, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.
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, channelization, 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.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No comments submitted.
NG Fire Dept.	No comments submitted.
NG By-law Dept.	No comments submitted.
NG Building Dept.	The owner will have to apply for a building permit for an agricultural accessory building to be changed to a residential storage building, or the building could be demolished. 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.
Planning Act	The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest. The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.
Provincial Policy Statement	According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services. The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.
Official Plan	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.

Zoning By-law 39-2000	Compliant with Zoning By-law. After the passing of this Zoning By-law Amendment, both portions will be deemed to have the required minimum Lot Area and minimum Lot Frontage, and all minimum setbacks will have to be met. The existing use to remain is compliant with the permitted uses within the General Agricultural Zones.
Justification	Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT) Supports sustainable development by promoting a mix of land uses (ACT) Supports efficient land use and development patterns (PPS) Amendment aligns with the general intent and vision of the Official Plan (OP) Enhances the community's character while respecting compatibility with surrounding uses (OP) The proposed use is appropriate and desirable for the site (ZB) Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)
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.

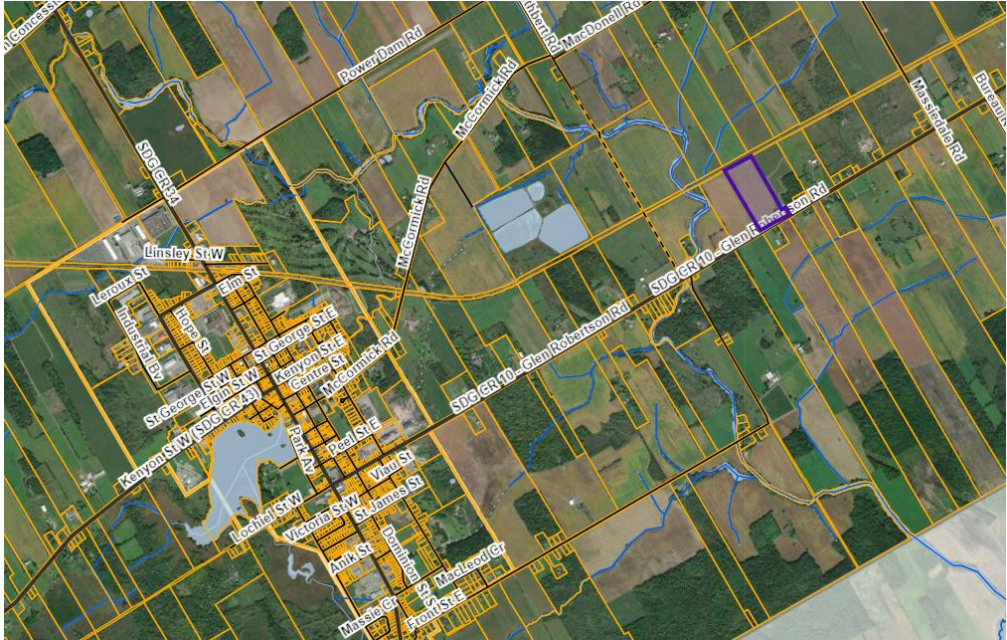


STAFF REPORT PUBLIC MEETING OF PLANNING

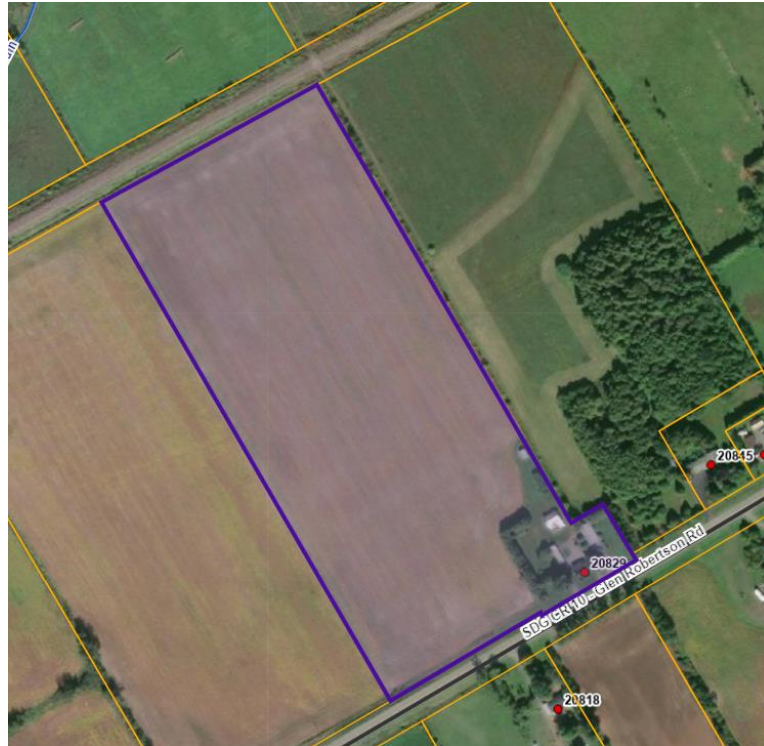
Date: **October 27, 2025**

To: **Mayor and Council Members**

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

File	Zoning By-law Amendment No. Z-09-2025
Owner	8872058 CANADA INC - Gordon MACDONALD
Address (Civic & Legal)	20829 Glen Robertson Road (County Road 10), Alexandria Lochiel Concession 2, Part Lots 28 & 29 Roll 0111 016 005 02000 PIN 67151-0060
Location	

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-128-24 (± 21.5 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-267) to:

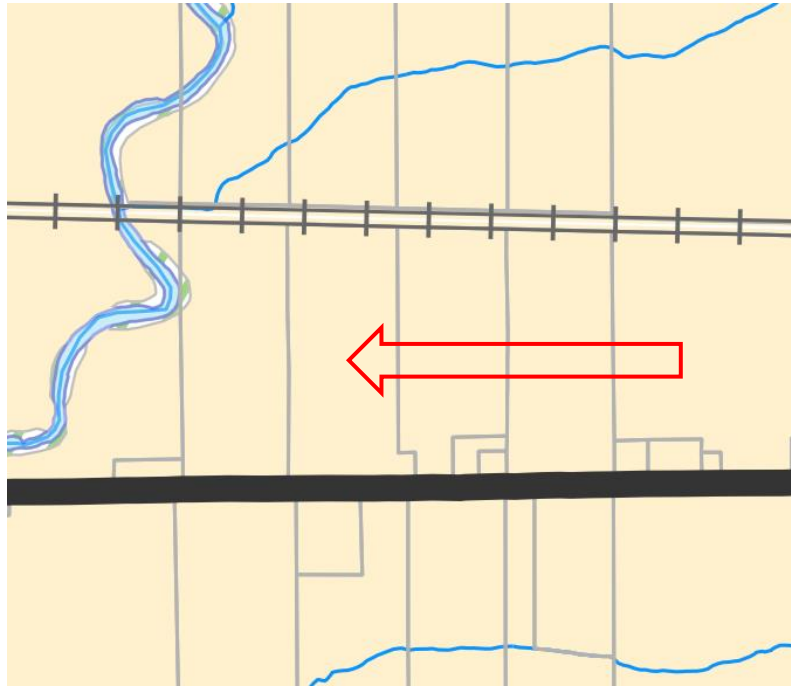
- prohibit residential development and,
- acknowledge the deficiency in lot frontage from the required 200m to the proposed ± 134.8 m and,
- acknowledge the deficiency in lot area from the required 74 acres to the proposed ± 21.5 acres, and;

To re-zone the severed portion of Consent Application No. B-128-24 (± 1.5 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-268) to: prohibit agricultural uses.



Official Plan & surroundings

Agricultural Resource Lands



Zoning & surroundings

General Agricultural(AG)



Use	Currently used as residential (dwelling) and fields. No proposed change after ZBA & Consent.
Surrounding Uses	North – Railway tracks Rural residential properties & cash crop land/fields East – Rural residential properties & cash crop land/fields South – Some wetlands & floodplains, cash crop land/fields West – Rural residential properties & cash crop land/fields, then Alexandria
Size/Area	+/- 23 acres Proposed Consent Application No. B-128-24: - retained portion – 21.5 acres - severed portion - 1.5 acres. Retained portion needs Zoning acknowledgement for the 21.5 acres, being less than the required 74 acres. Severed portion is compliant with Zoning By-law.
Frontage	Proposed Consent Application No. B-128-24: - retained portion – 134.8m on County Road 10 - severed portion – 87.4m on County Road 10. Retained portion needs Zoning acknowledgement for the 134.8m, being less than the required 200m. Severed portion is compliant with Zoning By-law.
Dimensions	222.2m (frontage on County Road 10) X 460.0m
Buildings	4 buildings, a single-family dwelling to be kept with the residential portion of the severance, along with accessory buildings. 1 small agricultural storage building on the agricultural portion.
Building Height	Compliant with Zoning By-law.
Setbacks	Compliant with Zoning By-law. The survey has not been submitted at this point in time.
Lot Coverage	Compliant with Zoning By-law. 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.
Sanitary/Septic	Private Class 4 Septic system located on the West of the dwelling.
Water/Well	Private Well.

Storm	Storm water dispersed on site.
Entrance/Driveway	2 existing driveways for residential portion off County Road 10, to remain. 1 existing entrance for the agricultural portion off County Road 10, to remain.  

Civic number	1 existing civic number 20829 to remain for the residential portion. Currently no civic number for the agricultural, to be issued.
SDG	No new proposed entranceway on any County Roads. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on March 28, 2025, for Consent Application B-128-24, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.
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, channelization, 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. All existing buildings are outside the CN railway buffer zoned.
OMAFRA	No comments submitted.
Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No comments submitted.
NG Fire Dept.	No comments submitted.
NG By-law Dept.	No comments submitted.
NG Building Dept.	The owner will have to apply for a building permit for an agricultural accessory building to be changed to a residential storage building, or the building could be demolished. 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.



Planning Act

The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act.

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

The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Provincial Policy Statement

According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances.

A residence surplus to a farming operation is the most common reason and is applicable to this application provided that the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services.

The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.

Official Plan

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.

Zoning By-law 39-2000	Compliant with Zoning By-law. After the passing of this Zoning By-law Amendment, both portions will be deemed to have the required minimum Lot Area and minimum Lot Frontage, and all minimum setbacks will have to be met. The existing use to remain is compliant with the permitted uses within the General Agricultural Zones.
Justification	Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT) Supports sustainable development by promoting a mix of land uses (ACT) Supports efficient land use and development patterns (PPS) Amendment aligns with the general intent and vision of the Official Plan (OP) Enhances the community's character while respecting compatibility with surrounding uses (OP) The proposed use is appropriate and desirable for the site (ZB) Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)
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.