

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

January 13th, 2025

5:45

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

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Michael Madden

Seconded By: Gary Martin

THAT the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of Monday January 13, 2025.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Carma Williams

Seconded By: Jacques Massie

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday December 9, 2024.

Carried

4. ZONING AMENDMENTS

a. Z-11-2024

Owner: Sandra Ann VERNON-NOBLE

Location: 19146 Vernon Road, Apple Hill
Reg Comp PLAN 135, Part Lot 41

Purpose of application:

The purpose of the Zoning By-Law Amendment is to re-zone the severed portion (B-44-24) of the property from Rural (RU) to Rural Special Exception-22 HOLD (RU-22-H) to require the need for the necessary studies/impact assessment report and the application/approval of a septic system permit (conventional or tertiary system) with a detailed site plan to the satisfaction of the Township to ensure the septic system location meets the intent of keeping it as far back (North-East) from the lake as possible while complying to all other applicable law, including the Ontario Building Code Act, and to place a HOLD designation symbol on the property until such studies/impact assessment report is submitted along with the application of a septic system permit and a detailed site plan.

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

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

A member of the public and Council asked questions regarding septic and severance

The Clerk asked two additional times for comments from Council and members of the public. No further comments were received.

b. Z-12-2024

Owner: Sandra Ann VERNON-NOBLE

Location: 19146 Vernon Road, Apple Hill
Reg Comp PLAN 135, Part Lot 41

Purpose of application:

The purpose of the Zoning By-Law Amendment is to re-zone the severed portion (B-45-24) of the property from Rural (RU) to Rural Special Exception-23 HOLD (RU-23-H) to require the need for the necessary studies/impact assessment report and the application/approval of a septic system permit (conventional or tertiary system) with a detailed site plan to the satisfaction of the Township to ensure the septic system location meets the intent of keeping it as far back (North-East) from the lake as possible while complying to all other applicable law, including the Ontario Building Code Act, and to place a HOLD designation symbol on the property until such studies/impact

assessment report is submitted along with the application of a septic system permit and a detailed site plan.

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

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

A member of the public and Council asked questions regarding septic and severance

The Clerk asked two additional times for comments from Council and members of the public. No further comments were received.

c. Z-13-2024

Owner: GRANT CASTLE CORP (MacEwen Petroleum)

Location: 56 Mechanic Street West, Maxville

Parcel Identifier (PIN) 671030378 – Roll No. 011101400064600

Purpose of application:

To re-zone a portion of the property known as 56 Mechanic Street West, Maxville, from Residential Second Density (R2) to General Commercial (CG) and to remove the HOLDING provision, to permit the development of a new two-storey head-office building of 1496m² and an 85-stalls parking lot for MacEwen Petroleum.

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

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

d. Z-14-2024

Owner: Maurice LAFRAMBOISE

Location: 20725 Glen Robertson Road (County Road 10), Alexandria

Lochiel Concession 2, Part Lot 30; RP 14R6668, Parts 1 & 2

Purpose of application:

To re-zone both the severed and retained portion subject to Consent Applications B-19-24 Conditions No. 3 & 4 as follows;

To re-zone the retained portion (41.41 acres) of Consent Application B-19-24 of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-255) to:

- prohibit residential development and;
- acknowledge the deficiency in lot area from the required 74 acres to the proposed 41.41 acres and;

To re-zone the severed portion (2.69 acres) of Consent Application B-19-24 from General Agricultural (AG) to General Agricultural Special Exception (AG-256) to:

- prohibit agricultural uses and;
- acknowledge the deficiency with the road frontage on MacPhee Road from the required 45m to the proposed 11.95m.

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

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

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

Resolution No. 3

Moved By: Gary Martin

Seconded By: Brian Caddell

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 6:23pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor