

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

**Agenda**

**Monday, January 26, 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 November 24, 2025

**4. ZONING BY-LAW AMENDMENT**

- a. Zoning By-law Amendment No. Z-12-2025: Wilko FINGER
- b. Zoning By-law Amendment No. Z-13-2025: Manjot SARKARIA
- c. Zoning By-law Amendment No. Z-14-2025: Robert CAUCCI

**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 November 24 2025 5:45pm

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:** Interim CAO/Clerk: Timothy Simpson

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:** 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 November 24, 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 October 27 2025.

**Carried**

**4. ZONING AMENDMENTS**

Zoning By-law Amendment No. Z-10-2025

**OWNER:** Andrzej & Minerva ZAWISLA

**ADDRESS:** 18506 Hughie Munro Road, Apple Hill

Kenyon Concession 1, Part Lot 36; Plan 31 lot 1

**PURPOSE:**

THE PURPOSE of the Zoning By-Law Amendment is to re-zone the property from Institutional (IN) to Rural Hamlet (RH) to permit the existing building previously used as a church (institutional/assembly use) to be used as a single family dwelling (residential use) via a Change-of-Use permit issued under Section 8 of the Ontario Building Code Act.

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

**No questions or comments were received**

Zoning By-law Amendment No. Z-11-2025

**OWNER:** Tiffany DIRICO

**ADDRESS:** 1250 & 1280 Tannery Road, Dalkeith

Lochiel Concession 9, Part Lots 23 & 24; 14R5288 Parts 2, 3, 7 & 8; RP14R1378 Part 10

**PURPOSE:** To re-zone the retained portion of Consent Application No. B-45-25 ( $\pm$  21.3 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-269) to:

- prohibit additional residential development (1 existing single-family dwelling to remain) and,
- acknowledge the deficiency in lot area from the required 74 acres to the proposed  $\pm$  21 acres, and;

To re-zone the severed portion of Consent Application No. B-45-25 ( $\pm$  1.1 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-270) 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**

**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 6:00 pm.

**Carried**

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CAO/Clerk/Deputy Clerk

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Mayor/Deputy Mayor



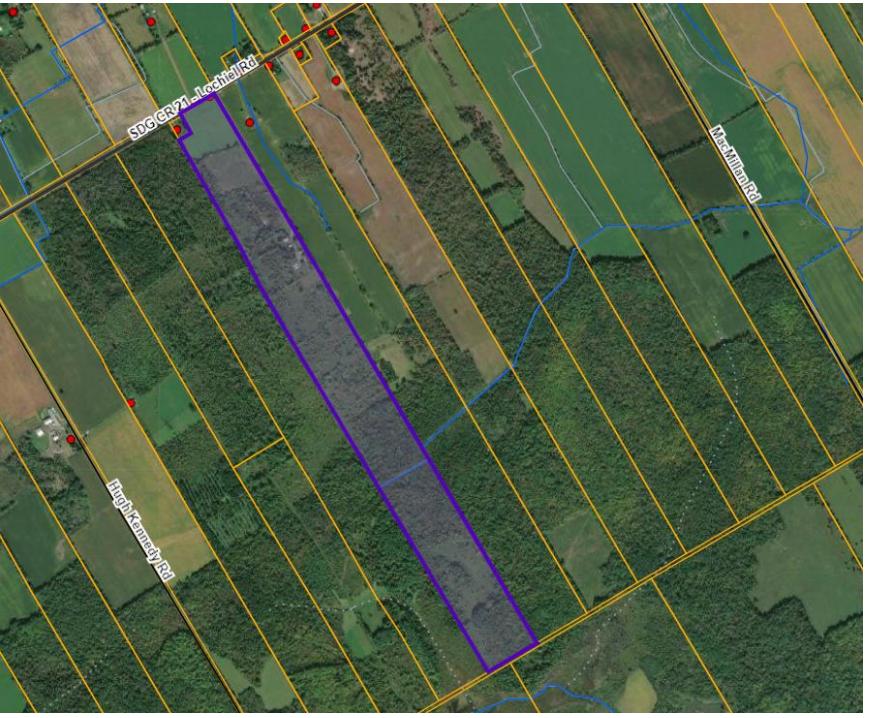
## STAFF REPORT PUBLIC MEETING OF PLANNING

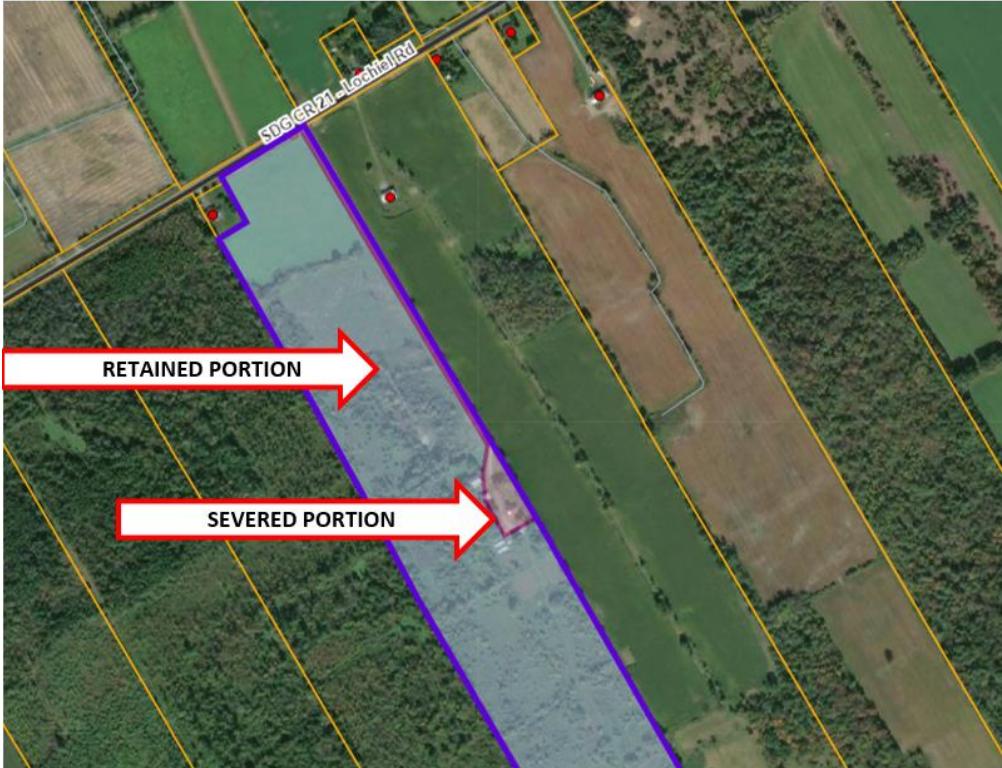
Date: January 26, 2026

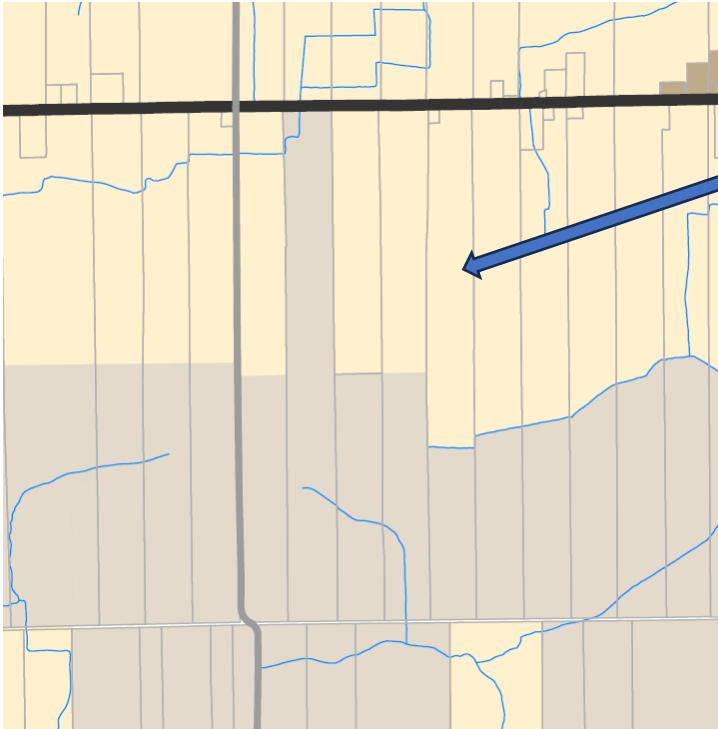
To: Mayor and Council Members

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

File	Zoning By-law Amendment No. Z-12-2025
Owner	Wilko FINGER
Address (Civic & Legal)	20800 Lochiel Road (County Road 21), Dalkeith Lochiel Concession 4, West Part Lot 29 Roll 0111 016 010 02000 PIN 67156-0095
Location	

<b>Property</b>	
<b>Site</b>	

<b>Purpose of application</b>	<p>THE PURPOSE of the Zoning By-Law Amendment is:</p> <p>To re-zone the retained portion of Consent Application No. B-94-25 (+/- 99 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-271) to:</p> <ul style="list-style-type: none"> <li>- prohibit residential development and;</li> <li>- to acknowledge the deficiency in lot frontage from the required 200m to the proposed +/-143.29m and;</li> </ul> <p>To re-zone the severed portion of Consent Application No. B-94-25 (+/- 2 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-272) to:</p> <ul style="list-style-type: none"> <li>- prohibit agricultural uses and;</li> <li>- to acknowledge the deficiency in lot frontage from the required 45m to the proposed +/-6m (flag lot).</li> </ul> 
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<b>Official Plan &amp; surroundings</b>	<p>Agricultural Resource Lands &amp; Rural District</p> 
<b>Zoning &amp; surroundings</b>	<p>General Agricultural(AG) &amp; Rural (RU)</p> 

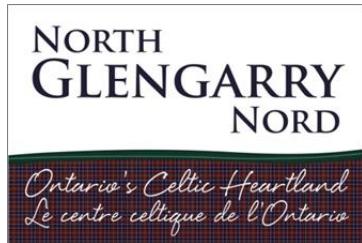
<b>Use</b>	Currently used as residential (dwelling), forestry on the South and fields on the North. No proposed major change after ZBA potentially more agricultural use, clear cut.
<b>Surrounding Uses</b>	North – Mostly cash crop land/fields, rural residential properties East – Mostly cash crop land/fields, rural residential properties South – Mostly cash crop land/fields, rural residential properties West – Mostly cash crop land/fields, rural residential properties
<b>Size/Area</b>	101 acres  Proposed Consent Application No. B-94-25: - retained portion - +/- 99 acres - severed portion - +/- 2 acres.  Both compliant with Zoning By-law.
<b>Frontage</b>	Proposed Consent Application No. B-94-25 - retained portion – +/- 146.29m on County Road 21 - severed portion – +/- 6m on County Road 21.  <b><u>Both non-compliant with Zoning By-law, part of ZBA.</u></b>
<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.  0 agricultural storage buildings to be kept on the agricultural portion, all demolished.  

<b>Building Height</b>	Compliant with Zoning By-law.
<b>Setbacks</b>	Compliant with Zoning By-law.  The survey has been submitted, and all setbacks are compliant with Zoning By-law, accessory being to be confirmed at less than 5m to be at 1.5m from interior side yard property line.
<b>Lot Coverage</b>	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.
<b>Sanitary/Septic</b>	Private Class 4 Septic system located on the North side of the dwelling.
<b>Water/Well</b>	Private Well.
<b>Storm</b>	Storm water dispersed on site.
<b>Entrance/Driveway</b>	1 existing driveway for residential portion off County Road 21, to remain. 1 new driveway for agricultural portion off County Road 21 to be applied for with SDG.  
<b>Civic number</b>	1 existing civic number 20800 to remain for the residential dwelling unit. Currently no civic number for the agricultural portion, could be issued.
<b>SDG</b>	New proposed entranceway on any County Road.  The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on October 31, 2025, for Consent Application B-94-25, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.

<b>RRCA &amp; SNRCA</b>	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.
<b>EOHU</b>	No comments submitted.
<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> 

<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>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>
<b>Official Plan</b>	<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>
<b>Zoning By-law 39-2000</b>	<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>
<b>Justification</b>	<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.**

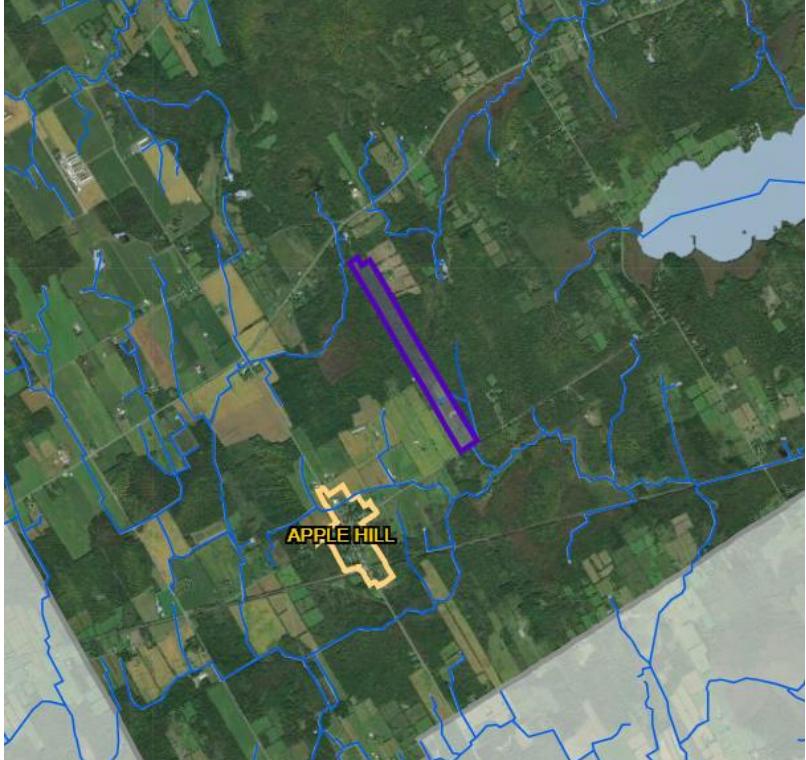


## STAFF REPORT PUBLIC MEETING OF PLANNING

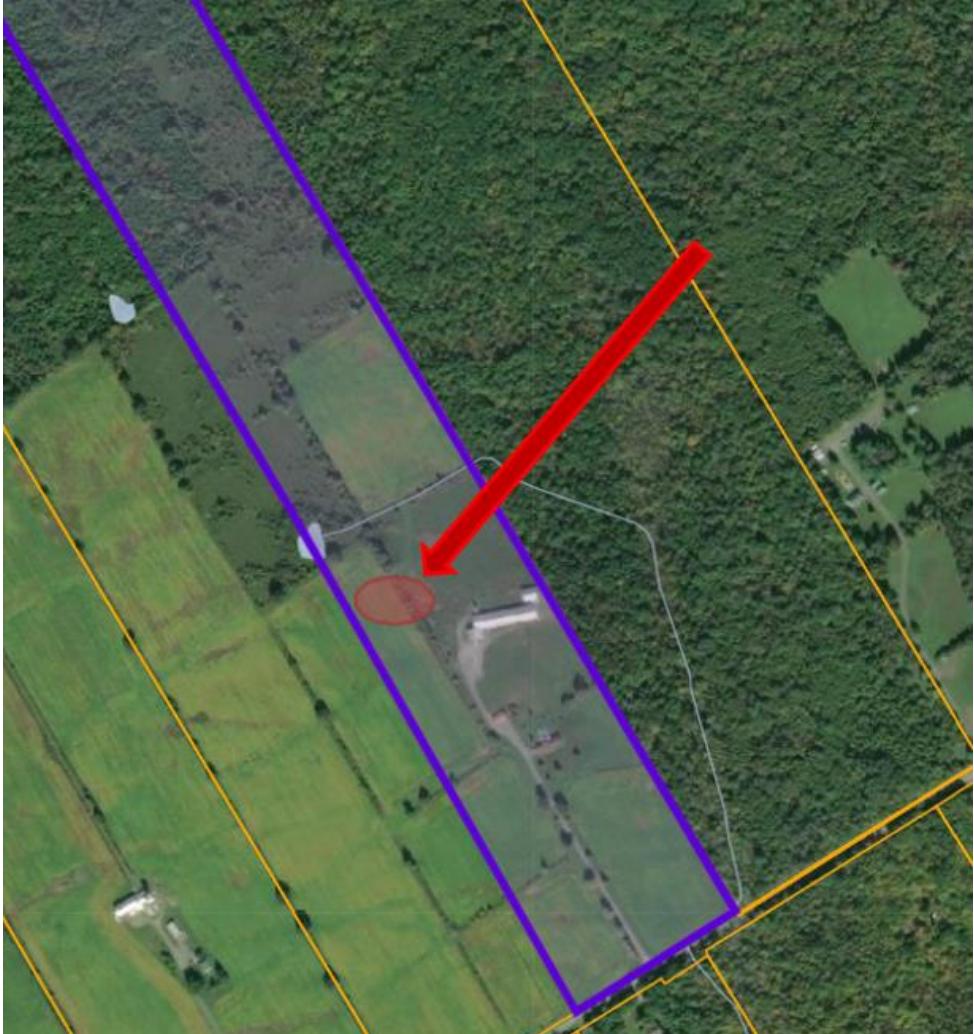
Date: **January 21, 2026**

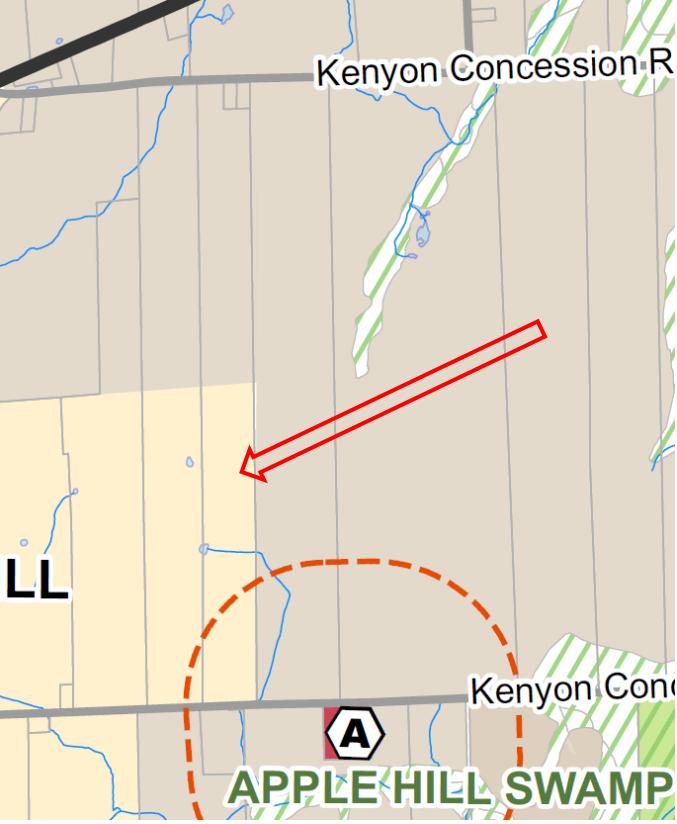
To: **Mayor and Council Members**

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

<b>File</b>	Zoning By-law Amendment No. Z-13-2025
<b>Owner</b>	Manjot SARKARIA
<b>Address (Civic &amp; Legal)</b>	18683 Kenyon Concession Road 2, Apple Hill Kenyon Concession 2, Part Lot 33 Roll 0111 011 005 49000 PIN 67110-0171
<b>Location</b>	

<b>Property</b>	 An aerial photograph showing a property boundary. A thick purple line runs diagonally across the image, representing the property line. Two yellow lines extend from the top and bottom corners of this purple line to the left, creating a trapezoidal shape. A blue line follows the right edge of the property. A road labeled "Kenton Concession Rd 2" runs along the bottom right. A small building is visible near the center of the property.
<b>Site</b>	 An aerial photograph of a site. A yellow line forms a large triangle, enclosing a grassy field and a small cluster of buildings. A blue line follows the right edge of the site. The terrain is a mix of green fields and dark green forested areas.

<b>Purpose of application</b>	<p><b>THE PURPOSE</b> of the Zoning By-Law Amendment is to re-zone the General Agricultural (AG) portion of the property (South) from General Agricultural (AG) to General Agricultural Special Exception (AG-273) to permit a secondary dwelling on the subject lands and to permit the secondary dwelling to be a Mobile Home as defined in the Ontario Building Code.</p> 
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<b>Official Plan &amp; surroundings</b>	<p>Agricultural Resource Lands &amp; Rural District</p>  <p>Kenyon Concession R</p> <p>LL</p> <p>A</p> <p>Kenyon Concession</p> <p>APPLE HILL SWAMP</p>
<b>Zoning &amp; surroundings</b>	<p>Agricultural (AG) &amp; Rural (RU)</p>  <p>Kenyon Concession</p> <p>WL</p> <p>WL</p> <p>Kenyon Concession Rd</p> <p>WD</p> <p>AR</p>

<b>Use</b>	<p>Currently used as intensive livestock facility (chicken barn) &amp; residential (dwelling), treed area mostly in the Rural Zoning (North), and fields in the Agricultural Zoning (South).</p> <p>No proposed change after ZBA, additional dwelling to be built close to existing livestock facility.</p>
<b>Surrounding Uses</b>	<p>North – County Road 43, Cash crop land/fields, some forestry</p> <p>East – Mostly forested area, Loch Garry Lake area</p> <p>South – Mostly forested area, closed municipal Apple Hill landfill</p> <p>West – Cash crop land/fields, Rural Settlement Area (Village of Apple Hill)</p>
<b>Size/Area</b>	<p>97.37 acres</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<b>Frontage</b>	<p>190.8m on Kenyon Concession Road 2 &amp; 93.7m on Kenyon Concession Road 3</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<b>Dimensions</b>	<p>Irregular shape, goes from Concession to Concession, eligible for some residential lot creation on the North (Rural Zoning)</p>
<b>Buildings</b>	<p>3 buildings, a single-family dwelling and an accessory residential storage building to remain, and 1 intensive livestock facility building used as a chicken barn.</p> <p>ZBA purpose is to add a secondary dwelling on the subject lands, and to permit the secondary dwelling to be a Mobile Home as defined in the Ontario Building Code.</p> 

<b>Building Height</b>	Compliant with Zoning By-law.
<b>Setbacks</b>	<p>Compliant with Zoning By-law.  The survey has not been submitted at this point in time.</p> <p>New building to be built in compliance with Zoning By-law and Building By-law (OBC), no reductions in setback proposed.</p>
<b>Lot Coverage</b>	<p>Compliant with Zoning By-law.</p> <p>New building to be built in compliance with Zoning By-law, no reductions in minimum lot coverage is proposed.</p>
<b>Sanitary/Septic</b>	<p>Existing private Class 4 Septic system located on the East of the existing dwelling.</p> <p>New Private Class 4 Septic system to be installed for new proposed residential building.</p>
<b>Water/Well</b>	Private Well as per provincial regulations.
<b>Storm</b>	Storm water dispersed on site.
<b>Entrance/Driveway</b>	<p>1 existing driveway accessible from Kenyon Concession Road 2 for dwelling &amp; chicken barn, same driveway to be used for proposed residential building, no new entrances proposed.</p> 
<b>Civic number</b>	<p>1 existing civic number 18683 to remain for the existing dwelling.  New civic numbers could be issued for new residential building.</p>
<b>SDG</b>	<p>No new proposed entranceway on any County Roads.</p> <p>No comments submitted.</p>

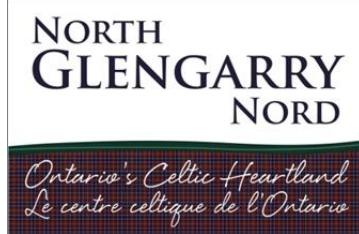
<b>RRCA &amp; SNRCA</b>	No comments submitted.
<b>EOHU</b>	No comments submitted.
<b>MTO</b>	No comments submitted.
<b>CP/CN/Via Rail</b>	Proposed location is outside of the 30m buffer zone, no issues.
<b>OMAFRA</b>	No comments submitted.
<b>Hydro one, OPG, Bell, Enbridge</b>	No comments submitted.
<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>	<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-</p>

	<p>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: January 21, 2026

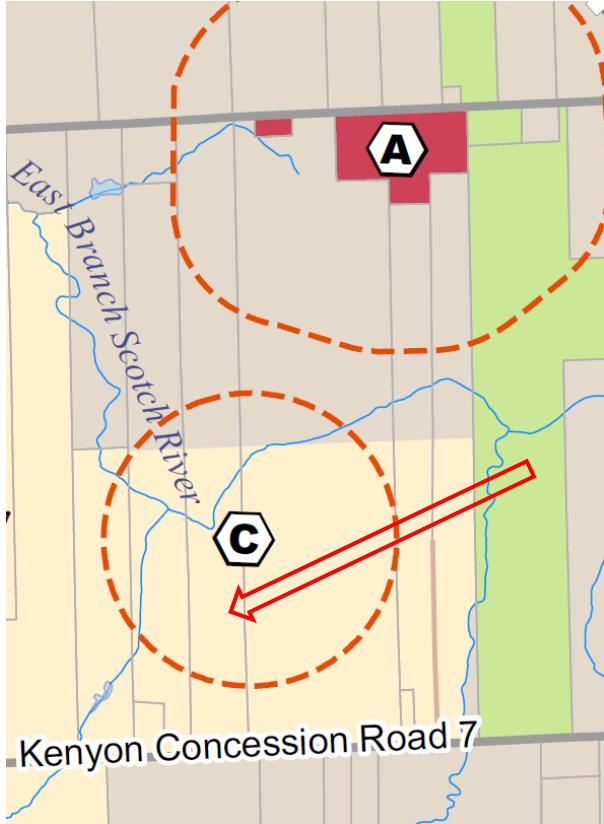
To: Mayor and Council Members

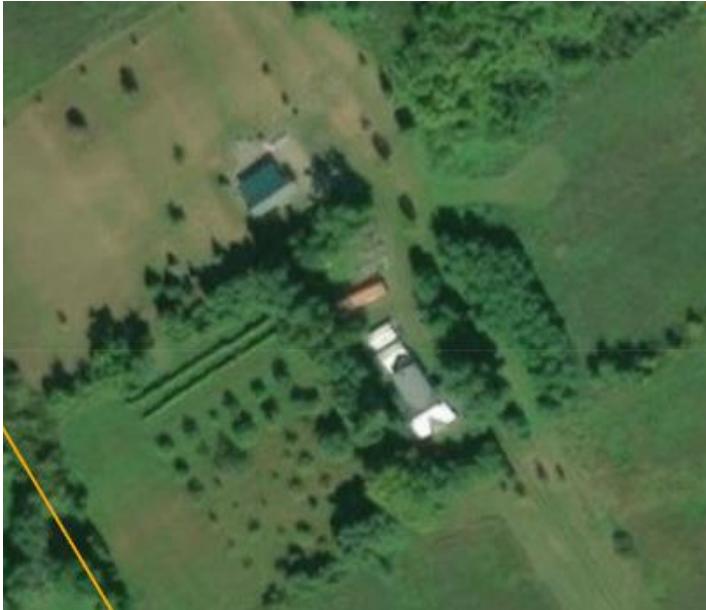
From: Jacob Rheaume, Director of Building, By-law & Planning

File	Zoning By-law Amendment No. Z-14-2025
Owner	Robert CAUCCI & Antonella DE MARTE
Address (Civic & Legal)	19209 Kenyon Concession Road 7, Alexandria Kenyon Concession 7, West Part Lot 22 Roll 0111 011 011 74000 PIN 67102-0106
Location	

<b>Property</b>	
<b>Site</b>	

<b>Purpose of application</b>	<p><b>THE PURPOSE</b> of the Zoning By-Law Amendment is to re-zone the property from General Agricultural Temporary Exception (AG-129-T) to General Agricultural Special Exception (AG-274) to permit a secondary dwelling on the subject lands and to permit the secondary dwelling to be a Mobile Home as defined in the Ontario Building Code.</p> 
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<b>Official Plan &amp; surroundings</b>	<p>Agricultural Resource Lands &amp; Rural District</p> 
<b>Zoning &amp; surroundings</b>	<p>General Agricultural Temporary Exception (AG-129-T) &amp; Wetlands (WL)</p> 

<b>Use</b>	<p>Currently used as residential (dwelling), treed area mostly in the Rural Zoning (North), and fields in the Agricultural Zoning (South).</p> <p>No proposed change after ZBA, existing additional dwelling to become “permanent”.</p>
<b>Surrounding Uses</b>	<p>North – Mostly forested area with closed township landfills</p> <p>East – Mostly forested area, rural residential properties</p> <p>South – Mostly forested area</p> <p>West – Mostly forested area, cash crop land/fields</p>
<b>Size/Area</b>	<p>103.94 acres</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<b>Frontage</b>	<p>198m on Kenyon Concession Road 7 &amp; on Kenyon Concession Road 8</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<b>Dimensions</b>	<p>198m x 2,154.3m, goes from Concession to Concession, potentially eligible for a residential lot creation on the North pending landfill setback (Rural Zoning).</p>
<b>Buildings</b>	<p>3 buildings, 2 single-family dwellings and 1 accessory residential storage building to remain.</p> <p>One of the residential dwellings is to be renovated and brought to OBC requirement, the owners were given a temporary zoning for the secondary home in 2015.</p> <p>ZBA purpose is to add a secondary dwelling on the subject lands as a permitted use permanently, and to permit the secondary dwelling to be a Mobile Home as defined in the Ontario Building Code.</p> 

<b>Building Height</b>	Compliant with Zoning By-law.
<b>Setbacks</b>	<p>Compliant with Zoning By-law.  The survey has not been submitted at this point in time.</p> <p>New building to be built in compliance with Zoning By-law and Building By-law (OBC), no reductions in setback proposed.</p>
<b>Lot Coverage</b>	<p>Compliant with Zoning By-law.</p> <p>New building to be built in compliance with Zoning By-law, no reductions in minimum lot coverage is proposed.</p>
<b>Sanitary/Septic</b>	Existing private Class 4 Septic systems.
<b>Water/Well</b>	Private wells as per provincial regulations.
<b>Storm</b>	Storm water dispersed on site.
<b>Entrance/Driveway</b>	<p>1 existing driveway accessible from Kenyon Concession Road 7 for both dwellings, no new entrances proposed.</p> 
<b>Civic number</b>	<p>1 existing civic number 19209 to remain for the existing dwelling.  New civic numbers could be issued for new residential building.</p>
<b>SDG</b>	<p>No new proposed entranceway on any County Roads.</p> <p>No comments submitted.</p>
<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>	<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</p>

	<p>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 but as a “temporary” by-law was used, it will expire after 10 years of it’s passing.</p> <p>Proposed By-law Amendment is to make the secondary dwelling, a Mobile Home as defined in the Ontario Building Code, permanent.</p> <p>Proposed building is 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.**