

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

Public Meeting of Planning
Monday, May 12, 2025, 5:30 pm
Council Chambers
3720 County Road 34
Alexandria, On. K0C 1A0

The Council of The Township of North Glengarry would like to advise the public that this meeting is or may be recorded by either the press or any other individuals.

- 1. DISCLOSURE OF CONFLICT OF INTEREST**
- 2. ACCEPT THE AGENDA (Additions/Deletions)**
- 3. RATIFY MINUTES**
 - a. Public Meeting of Planning – Monday February 24, 2025
- 4. ZONING AMENDMENT**
 - a. Zoning By-law Amendment No. Z-03-2025
- 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 24 2025

5:30pm

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: CAO/Clerk - Sarah Huskinson
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: Carma Williams

Seconded By: Jacques Massie

THAT the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of Monday February 24, 2025.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jacques Massie

Seconded By: Jeff Manley

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

Carried

4. SITE PLAN DEVELOPMENT AGREEMENT & ZONING AMENDMENTS

SPDA: By-law No.4

Owner: GRANT CASTLE CORP (MacEwen Petroleum)

56 Mechanic Street West, Maxville

Parcel Identifier (PIN) 671030378 – Roll No. 011101400064600

LT 5 W OF MAIN ST AND N OF RAILWAY BLK D PL 32; LT 6 W OF MAIN ST AND N OF RAILROAD BLK D PL32; LT 7 W OF MAIN ST AND N OF RAILWAY BLK D PL 32; LT 8 W OF MAIN ST AND N OF RAILWAY BLK D PL 32; LT 9 W OF MAIN ST AND N OF RAILWAY BLK D PL 32; LT 10 W OF MAIN ST AND N OF RAILROAD BLK D PL 32; LT 11 W OF MAIN ST AND N OF RAILROAD BLK D PL 32; PT LT 1 W OF MAIN ST AND N OF RAILROAD BLK G PL 32; PT LT 2 W OF MAIN ST AND N OF RAILWAY BLK G PL 32; PT LT 3 W OF MAIN ST AND N OF RAILWAY BLK G PL 32; PT LT 4 W OF MAIN ST AND N OF RAILWAY BLK G PL 32; PT LT 5 W OF MAIN ST AND N OF RAILROAD BLK G PL 32; PT PRINCESS ST PL 32 CLOSED BY AR6696; PT LT 1 W OF MAIN ST AND N OF RAILWAY BLK D PL 32; PT LT 2 W OF MAIN ST AND N OF RAILROAD BLK D PL 32; PT LT 3 W OF MAIN ST AND N OF RAILWAY BLK D PL 32; PT LT 4 W OF MAIN ST AND N OF RAILROAD BLK D PL 32; PT LT 12 W OF MAIN ST AND N OF RAILWAY BLK D PL 32; PT LT 11 CON 17 INDIAN LANDS KENYON PT 1, 2, 14R3366; NORTH GLENGARRY.

Purpose of application: to enter into a Site Plan Control Development Agreement between GRANT CASTLE CORP (MacEwen Petroleum) and the Corporation of the Township of North Glengarry to permit the development of a new two-storey head-office building of 1496m2 and an 85-stalls parking lot for MacEwen Petroleum, located at 56 Mechanic Street West, Maxville, ON.

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

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

b. Z-01-2025: North Glengarry BESS INC

Owner: NORTH GLENGARRY BESS Inc

Location: Skye Road, Dunvegan

Part East ½ Lot 30, Kenyon Concession 9; Part Lot 29 Kenyon Concession 9; Part

West ½ Lot 28, Kenyon Concession 9; 14R24 Part 2 & 4

Parcel Identifier (PIN) 671010176

Purpose of application: To re-zone the subject property from General Agricultural (AG) to General Agricultural Special Exception 257 (AG-257) to add “Battery Energy Storage System

(BESS)” as a permitted use within the General Agricultural (AG) zone to permit a Battery Energy Storage System (BESS) to be constructed on the property, and to add definition of a “Battery Energy Storage System” as

follows: “A system that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, and is directly connected to the electrical grid”. Al to permit the development with a reduced front yard depth from the required 12m to the proposed 5.55m (compound fence line).

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

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

c. Z-02-2025: H&I Enterprises

Owner: H & I ENTERPRISES (HERBS TRAVEL PLAZA)

Location: 21160 Service Road, Vankleek Hill

Parcel Identifier (PIN) 67162-0082 – Roll No. 0111 016 019 56500

Lochiel Concession 9, Part Lots 22 & 23; 14R2633 Part 1; 14R529 Part 1

Purpose of application: Purpose of application: to re-zone the subject property from General Agricultural (AG) to

General Agricultural Special Exception 258 (AG-258) to add the following permitted uses within the General Agricultural (AG) zone to permit the expansion of H & I ENTREPRISES - Herbs Travel Plaza Service Center:

- Accessory Dwelling (s)
- Automobile Sales Establishment
- Automobile Service Center
- Car & Truck Wash Facility
- Catering Establishment
- Commercial Garage
- Convenience Store
- Electric Vehicle Charging Stations
- Gas & Deisel Fueling Stations
- Hotel & Tourist Lodging
- Parking Lot
- Restaurant
- Secure Storage Compound

- Service Outlets

- Transportation Depot

The purpose of the Zoning

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: Carma Williams

Seconded By: Jeff Manley

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 5:53 pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

May 12, 2025

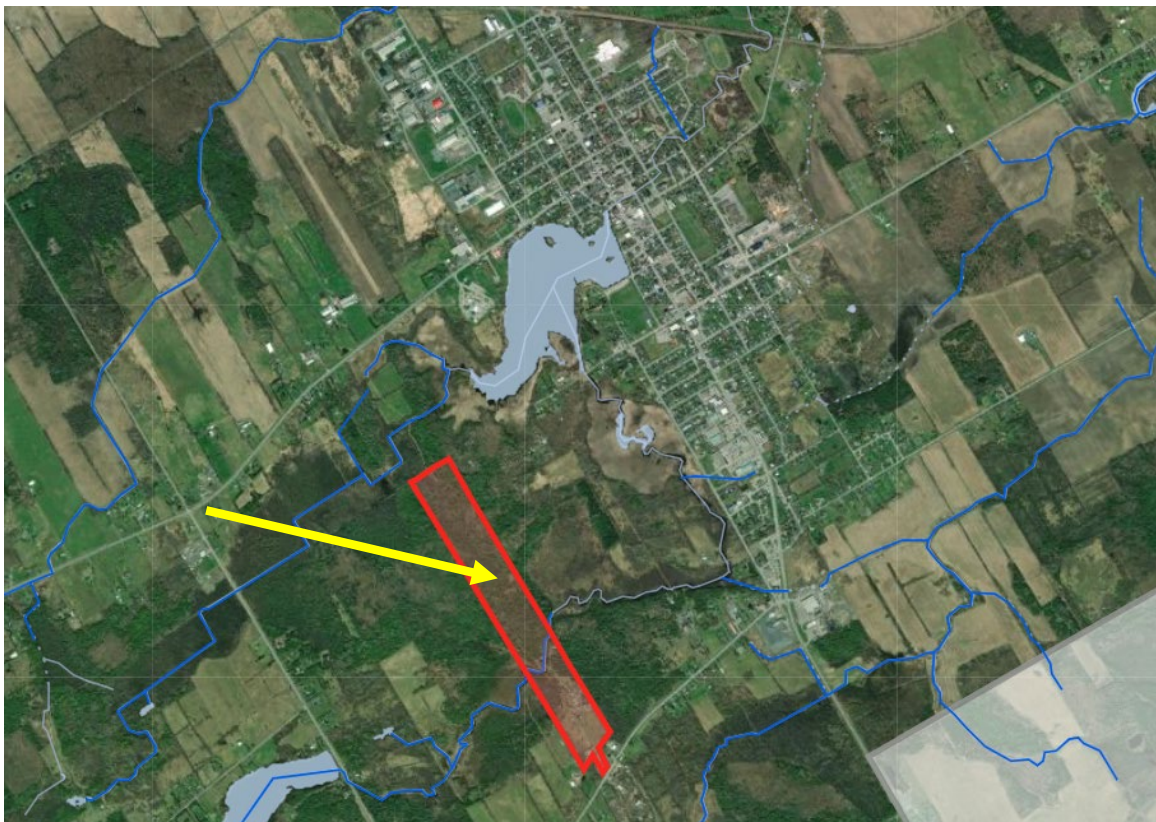
TO: Mayor and Council Members

FROM: Jacob Rheame, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-03-2025

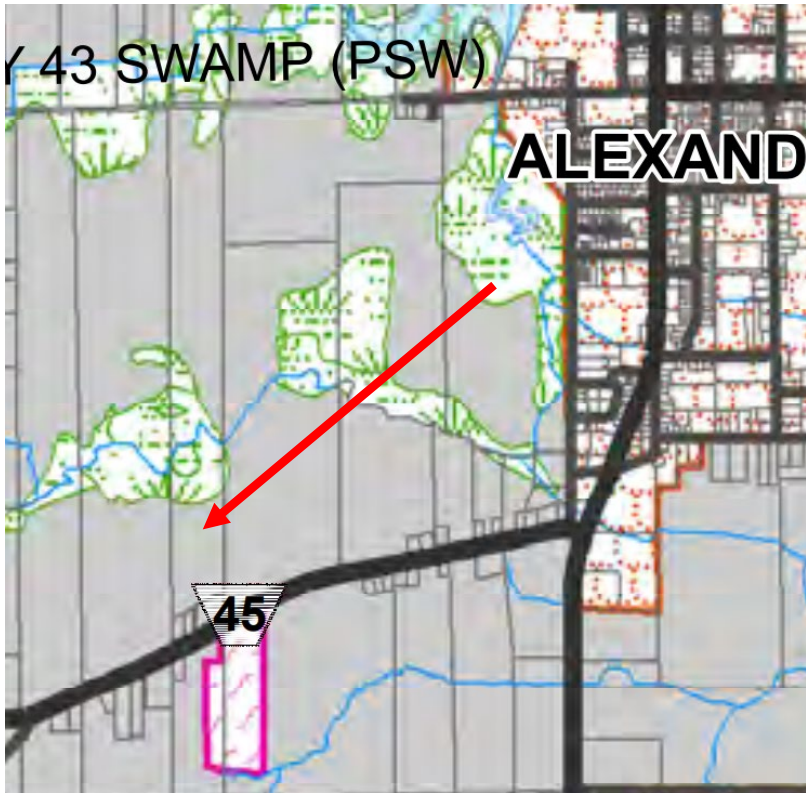
Owner: Carole JOANETTE

Location: 3805 County Road 45, Alexandria, ON, K0C 1A0
Kenyon Con 2, East Part Lot 4

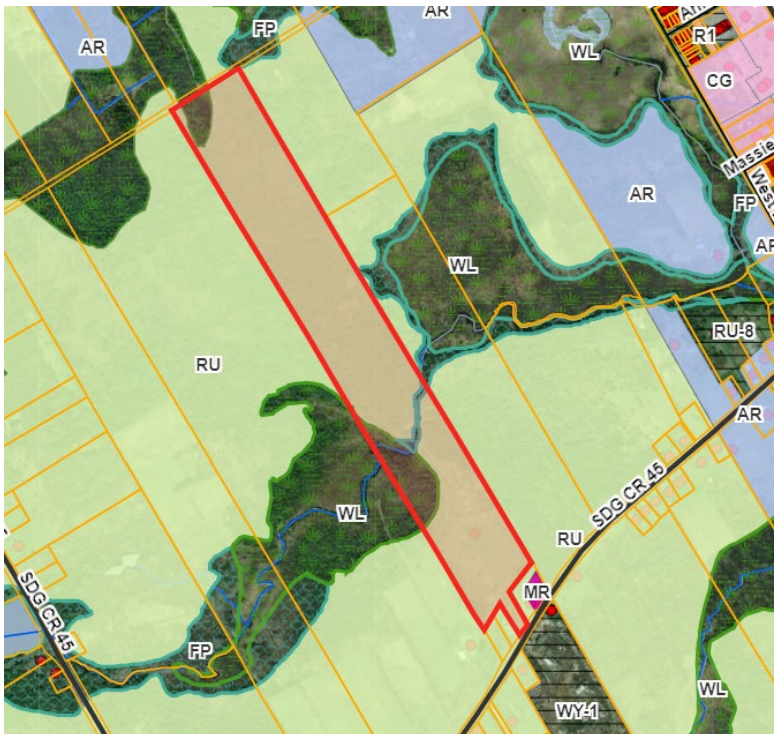




Official Plan designation: Rural District and Provincially Significant Wetland (PSW)



Zoning designation: Rural (RU) Floodplain (FP) and Wetland (WL) – Garry River / Mill Pond





Purpose of application:

THE PURPOSE of the Zoning By-Law Amendment is to re-zone the “rural-portion” of property from Rural (RU) to Rural Special Exception (RU-24) to permit a secondary dwelling (semi-detached dwelling) on the subject lands.

Discussion: the subject lands have frontage of approximately 32m on County Road 45 and a depth of approximately 1600m, of irregular shape widening behind neighboring properties, with an area of 80.54 acres. The Planning Department received a request from the applicant to rezone the property from Rural (RU) to Rural Special Exception (RU-24) to permit a secondary dwelling by way of a semi-detached building on the subject lands.

The current Rural Zoning permits only one (1) single detached dwelling and an accessory apartment, secondary dwellings are currently not permitted. As Council knows, these types of Zoning By-law Amendment are encouraged by the province’s new “Cutting Red Tape to Build More Homes Act” to increase the number of housing units everywhere in the province. In fact, Township’s staff is in the process of drafting a new comprehensive Zoning By-law which will increase the number of residential units that could be built on a residential property such as that one, meaning that in the near future, such a proposal would not require a ZBA.

The proposed semi-detached building would have an approximate ground floor area of 900 square feet per unit. There are no detailed site-plan or architectural plans done for the development at this time. The proposed dwelling will comply with the required setbacks in the zoning by-law for the Rural (RU) zone: front yard depth: 10m, interior side yard depth: 6m, and rear yard depth: 10m.

The new semi-detached would be constructed in the same location as the existing single family dwelling that will be demolished as it was destroyed by fire. As there is 100m setback required from the Wrecking Yard property line the existing location is compliant with setbacks from both the wetlands/river (15m) and the wrecking yard. The existing driveway is approximately 275m long.



The exact location for the new semi-detached dwelling and septic system are to be determined later. It would have its own private septic system and private water supply (existing). Both are of no concern from a planning, geological, environmental, nuisance, or building code standpoint. They will also use the same driveway and civic number.

The owner is aware the semi-detached building will not be eligible for any type of consent application to separate the ownership of the dwellings, they will always have to remain together on the same property.



Designs for the new dwelling have not been finalized at this time as the owners want to confirm the construction is allowed before investing in architectural/structural drawings, and septic designs. The new semi-detached dwelling will comply with our current Zoning By-law and will have to comply with the Ontario Building Code requiring a building permit.

A Site Plan Control Development Agreement will not be required for the development. Only a building permit will have to be obtained. 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.

The SDG Counties engineer confirmed that access/entranceway to the secondary dwelling through the existing residential driveway on County Road 45 is deemed adequate.

We have received no comments or concerns from any agencies or members of the public, RRCA will have to be involved at the building permit stage to ensure the Wetlands/Floodplains setback and building location are compliant with their regulations.

The surrounding official plan designations include mostly Rural District with some PSW due to the proximity of Gary River crossing the property.

The surrounding zoning consists mostly of Rural (RU) zoning with mainly rural residential properties all around, with some Wetlands and Floodplains along Gary River. There is a mechanical garage (Rural Industrial) just East of the subject property and a wrecking yard (Gator Metals) South for which all required minimum setbacks will have to be complied with.

The surrounding uses includes mostly rural residential properties all around, plus the mechanical garage and the wrecking yard.



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 conforms with the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Provincial Policy Statement (2020)

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.

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.

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

Secondary dwelling units in agricultural areas are consistent with the Provincial Policy Statement 2020.

SDG Counties Official Plan (2024)

The SDG Counties Official Plan permits dwellings and secondary dwellings in Agricultural Resource Lands. SDG Counties planning Staff have confirmed the application conforms to the SDG Counties Official Plan. They were notified of the proposed Zoning Amendment and offered no comments or concerns regarding the proposed application.

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. It also promotes the efficient use of land, and it is deemed appropriate for the subject lands.