

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