

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
Regular Meeting of Council
Agenda

Monday, June 24, 2024, 6:00 p.m.

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

THE MEETING WILL OPEN WITH THE CANADIAN NATIONAL ANTHEM

- 1. CALL TO ORDER**
- 2. DECLARATIONS OF PECUNIARY INTEREST**
- 3. ACCEPT THE AGENDA (Additions/Deletions)**
- 4. ADOPTION OF PREVIOUS MINUTES**
 - a. Regular Meeting of Council - May 27th 2024
- 5. DELEGATION(S)**
- 6. STAFF REPORTS**
 - a. Community Services Department
 1. Modification to ice start-up date
 - b. Treasury Department
 1. Update to the Supplemental Unemployment Benefit Plan
 - c. Planning/Building & By-law Enforcement Department
 1. Zoning By-law Amendment No. Z-04-2024
 2. Zoning By-law Amendment No. Z-05-2024
 3. Zoning By-law Amendment No. Z-06-2024
 4. By-law No. 27-2024 - Appoint AMPS Screening Officer for the AMPS By-law No. 20-2023
 5. By-law No. 28-2024 - Appoint AMPS Hearing Officer for the AMPS By-law No. 20-2023
 6. Road Widening By-law No. 29-2024 – Carr St E, Maxville
 7. Road Widening By-law No. 30-2024 – Kenyon Concession Road 1, Apple Hill
- 7. UNFINISHED BUSINESS**
- 8. CONSENT AGENDA**
 - a. Rural Affairs Committee Meeting - March 14th 2024

b. RRCA Wetland Mapping Information Session

9. NEW BUSINESS

a. Infrastructure Small Rural Municipalities

10. NOTICE OF MOTION

Next Regular Public Meeting of Council

Monday July 22nd 2024 at 6:00 p.m. in the Council Chambers, 3720 County Road 34, Alexandria, Ontario.

Note: Meetings are subject to change or cancellation.

11. QUESTION PERIOD

(limit of one question per person and subsequent question will be at the discretion of the Mayor/Chair).

12. CLOSED SESSION BUSINESS

13. CONFIRMING BY-LAW

a. Confirming By-law 31-2024

14. ADJOURN

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Regular Meeting of Council

Monday, May 27, 2024, 6:00 p.m.

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

PRESENT: Mayor: Jamie MacDonald
Deputy Mayor: Carma Williams
Councillor: Jacques Massie
Councillor: Jeff Manley
Councillor: Michael Madden
Councillor: Brian Caddell
Councillor: Gary Martin

ALSO PRESENT: CAO/Clerk: Sarah Huskinson
Deputy Clerk: Jena Doonan
Director of Community Services: Anne Leduc
Director of the Building/By-law & Planning Services: Jacob Rhéaume
Director of Public Works: Timothy Wright
Treasurer & Director of Finance: Zoe Bougie

Others Present Angela Cullen water work Compliance Officer: Angela Cullen

1. **CALL TO ORDER**
2. **DECLARATIONS OF PECUNIARY INTEREST**
3. **ACCEPT THE AGENDA (Additions/Deletions)**

Resolution No. 1

Moved by: Jacques Massie
Seconded by: Brian Caddell

THAT the Council of the Township of North Glengarry accepts the agenda of the Regular Meeting of Council on Monday May 27th 2024.

Carried

4. **ADOPTION OF PREVIOUS MINUTES**

Resolution No. 2

Moved by: Brian Caddell
Seconded by: Jeff Manley

THAT the minutes of the following meeting(s) be adopted as circulated.

Regular Meeting of Council - April 29th 2024

Carried

5. DELEGATION(S)

- a. The Eastern Ontario ATV Club - Butch Thompson, Vice President

Dan Lalonde, a member of the ATV Club of Eastern Ontario, and Vice President Butch informed Council on the group's current membership and mission. Further detailing the trails on which they are permitted to ride, as well as potential trail expansions, if the application is approved.

6. STAFF REPORTS

- a. Community Services Department

1. CIP Application – 6 Main Street South in Maxville

Resolution No. 3

Moved by: Michael Madden

Seconded by: Jacques Massie

THAT the Council of the Township of North Glengarry receives Staff Report CS-2024-18; CIP Application - 6 Main Street South in Maxville; and

THAT the Council of the Township of North Glengarry approves the Community Improvement Plan Project for 6 Main Street South, Maxville, Ontario, as submitted by the property owners Cheryl and Ronald Latimer.

- Program B – Building Improvement Grant representing a matching grant of 50% up to a maximum of \$7,500.00 for two façades visible from the street.
- Program C - Commercial Signage, Civic Address Signage and Commercial Awning Grant Program for the Commercial Awning component representing a matching grant of 50% up to a maximum of \$2,500.00.
- Program E – Building Permit Grant representing a grant equal to 100% of the eligible building permit fees to a maximum of \$467.40.
- Program G – Municipal Loan Program of \$10,000.00.

Total Grants: \$10,467.40

Total Loan: \$10,000.00

Carried

2. Award Contract for Ice Resurfacer

Resolution No. 4

Moved by: Jeff Manley

Seconded by: Michael Madden

THAT the Council of the Township of North Glengarry receives Staff Report CS-2024-19, Award Contract for Ice Resurfacer; and

THAT the Council of the Township of North Glengarry approves the supply and delivery of one (1) electric Engo Ice Wolf Ice Resurfacer in the amount of \$186,198.00 plus HST;

THAT the Council of the Township of North Glengarry authorizes the Mayor and the CAO to enter into a contract with Engo Equipment Sales Inc. for purchase of this equipment; and

THAT this purchase shall be included and funded through the 2025 Capital Budget.

Carried

b. Treasury Department

1. Levying By-Law for Municipal Drain Maintenance

Resolution No. 5

Moved by: Michael Madden

Seconded by: Brian Caddell

THAT the Council of the Township of North Glengarry receives report DR-2024-02, Levying By-Law for Municipal Drain Maintenance; and

THAT By-Law 24-2024 be read a first, second and third time and enacted in open Council this 27th day of May 2024.

Carried

2. Request for a Minor Improvement on the R.A. McLennan Drain, Real Diotte Branch and Appointment of an Engineer

Resolution No. 6

Moved by: Brian Caddell

Seconded by: Michael Madden

THAT the Council of the Township of North Glengarry receives report DR-2024-03, Request for a Minor Improvement on the R.A. McLennan Drain, Real Diotte Branch and Appointment of an Engineer; and

THAT the Council of the Township of North Glengarry accept the request for a minor improvement on the R.A. McLennan Drain, Real Diotte Branch;

AND THAT Shade Group be appointed as the Drainage Engineer for this project.

Carried

c. Public Works Department

1. Annual Wastewater Systems Reports for Alexandria and Maxville

Resolution No. 7

Moved by: Brian Caddell

Seconded by: Jeff Manley

THAT the Council of the Township of North Glengarry receives Staff Report No. PW 2024-15, Annual Wastewater Systems Reports for Alexandria and Maxville for information purposes only.

Carried

2. Increase to the 2024 CCTV Sewer Budget

Resolution No. 8

Moved by: Jeff Manley

Seconded by: Michael Madden

THAT the Council of the Township of North Glengarry receive report PW 2024-21, Increase to the 2024 CCTV Sewer Budget; and

THAT the Council of the Township of North Glengarry increases the budget for Sewer CCTV and Flushing for 2024 to \$110,000.00.

Carried

7. UNFINISHED BUSINESS

8. CONSENT AGENDA

Resolution No. 9

Moved by: Michael Madden

Seconded by: Jeff Manley

THAT the Council of the Township of North Glengarry received the item(s) from the consent agenda for information purposes only.

Carried

9. NEW BUSINESS

- a. AccessAbility Week

Resolution No. 10

Moved by: Jamie MacDonald

Seconded by: Carma Williams

Whereas, The Accessibility for Ontarians with Disabilities Act, 2005 (AODA) identifies standards that must be followed to ensure all organizations are accessible; and

Whereas, The province of Ontario has set the goal of being fully accessible by 2025; and

Whereas, National AccessAbility Week celebrates the contributions of Canadians with disabilities and recognizes the work being undertaken to remove barriers to accessibility and inclusion; and

Whereas, Removing barriers to inclusion where persons with disabilities can participate in all aspects of society including accessing employment, resources and services, benefits all of society; and

Whereas, The Township of North Glengarry is committed to providing inclusive environments that are accessible and welcoming to staff, residents and visitors.

Now Therefore, The Council of the Township of North Glengarry, hereby proclaims May 26 to June 1, 2024 as AccessAbility Week in the Township of North Glengarry

Carried

- 10. NOTICE OF MOTION
- 11. QUESTION PERIOD
- 12. CLOSED SESSION BUSINESS

Resolution No. 11

Moved by: Brian Caddell
Seconded by: Jeff Manley

Proceed "In Closed Session",

As this matter deals with personal matters about an identifiable individual, including municipal or local board employees they may be discussed in closed session under sections 239 (2)(b) of the *Ontario Municipal Act*)

And to approve the Municipal Closed Session Meeting of Council on April 8th 2024

Carried

Resolution No. 12

Moved by: Jacques Massie
Seconded by: Brian Caddell

THAT we return to the Regular Meeting of Council at 7:08p.m.

Carried

13. CONFIRMING BY-LAW

Resolution No. 13

Moved by: Michael Madden

Seconded by: Brian Caddell

THAT Council of the Township of North Glengarry adopts by-law 26-2024 being a by-law to adopt, confirm and ratify matters dealt with by Resolution; and

THAT By-law 26-2024 be read a first, second, third time and enacted in Open Council this 27th day of May 2024.

Carried

a. By-law No. 26-2024

14. ADJOURN

Resolution No. 14

Moved by: Jacques Massie

Seconded by: Jeff Manley

THERE being no further business to discuss, the meeting was adjourned at 7:11 p.m.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT TO COUNCIL

Report No: CS-2024-21

June 24, 2024

From: Anne Leduc – Director of Community Services

RE: Modification to ice start-up date

Recommended Motion:

THAT Council receives staff report CS-2024-21;

AND THAT Council approves the modified start-up date for ice at the Glengarry Sports Palace of September 3, 2024.

Background / Analysis:

At its April 8, 2024, meeting, Council approved a proposal from staff to delay the ice start up date at the Glengarry Sports Palace to September 13, 2024, in an effort to reduce utilities and staffing costs to keep them in line with the 2024 Operating Budget.

Since that meeting, representatives from the Glengarry Brigade, the Alexandria Minor Hockey Association, and Glengarry Girls Hockey Association have reached out with concerns over the late start date. Staff had discussions with the groups which in turn asked if the date could be reviewed if they brought forward a plan to use ice in the two weeks prior to September 13th.

A further meeting was held in May with representatives from these groups along with the CAO and the Mayor. The group presented a schedule with tentative ice bookings. Ice allocations for the proposed period were still considered to be less than optimal and staff indicated that they would reach out to the adjoining municipalities and organizations to see if there was a desire to book ice during this early ice period.

An early ice request form with a proposed start dated of September 3rd was sent out to North Glengarry users to give them priority to book their preferred ice times.

Currently, the North Glengarry users have booked 25 hours of ice in Week 1 and 29.5 hours of ice in Week 2 for a total of 54.5 hours of use.

Staff plans to reach out to the adjoining municipalities and organizations during the week of June 24th.

Association	Week 1	Week 2	Total per Organization
AMHA		10	10
Broomball	2	2	4
Defense Clinic	5		5
GGHA	13	12	25
Glengarry Brigade	5	4	9
Old Timers		1.5	1.5
	<u>Total Week 1</u>	<u>Total Week 2</u>	<u>TOTAL</u>
	25	29.5	54.5

Alternatives:

Option 1 – Recommended - THAT Council approves the modified early start-up date at the Glengarry Sports Palace of September 3, 2024; and

Option 2 – Not Recommended – THAT Council does not approve the modified early start-up date for the Glengarry Sports Palace and retains the regular start-up date of September 13, 2024.

Financial Implications:

Recreation staff are working diligently to remain within the Council-approved budgetary envelope for each facility.

An early start-up date at the Glengarry Sports Palace may have a significant impact on the utilities and staffing costs as ice-making will occur during what is traditionally the warmest period of the summer. In addition, there may be minimal demand for additional ice from other municipalities and organizations. Both will have negative impacts on the 2024 Operating Budget for this facility.

Attachments & Relevant Legislation:

Attached – Ice Schedules for Weeks 1 and 2

Others Consulted:

Zoe Bougie – Director of Finance
Nicholas Hansen – Facilities Lead Hand
Melissa Dubeau – Community Services Assistant

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

WEEK 1 - September 3 – September 8

	Monday 2 Sep	Tuesday 3 Sep	Wednesday 4 Sep	Thursday 5 Sep	Friday 6 Sep	Saturday 7 Sep	Sunday 8 Sep
5:00 AM							
6:00 AM							
7:00 AM							
8:00 AM							
9:00 AM						P-L SABOURIN DEFENCE CLINIC 1sb	P-L SABOURIN DEFENCE CLINIC 1sb
10:00 AM						GLENGARRY GIRLS HOCKEY ASSOCIATION 1s	GLENGARRY GIRLS HOCKEY ASSOCIATION 1s
11:00 AM						Hockey Practice	Hockey Practice
12:00 PM							
1:00 PM							
2:00 PM							
3:00 PM							
4:00 PM							
5:00 PM							
6:00 PM		P-L SABOURIN DEFENCE CLINIC 1sb	GLENGARRY GIRLS HOCKEY ASSOCIATION 1s				
7:00 PM		GLENGARRY GIRLS HOCKEY ASSOCIATION 1s	Hockey Practice	P-L SABOURIN DEFENCE CLINIC 1sb	P-L SABOURIN DEFENCE CLINIC 1sb		
8:00 PM		Hockey Practice		GLENGARRY BRIGADE 0sb	GLENGARRY BRIGADE 1sb		DECOEUR 1sb
9:00 PM			DECOEUR 1sb	Bregade Game	Bregade Game		
10:00 PM							
11:00 PM							

WEEK 2 – September 9 – September 15

	Monday 9 Sep	Tuesday 10 Sep	Wednesday 11 Sep	Thursday 12 Sep	Friday 13 Sep	Saturday 14 Sep	Sunday 15 Sep
3:00 AM							
6:00 AM							
7:00 AM							
8:00 AM						GLENGARRY GIRLS HOCKEY ASSOCIATION 0s Hockey Practice	
9:00 AM							
10:00 AM							
11:00 AM							
12:00 PM							
1:00 PM							
2:00 PM							GLENGARRY GIRLS HOCKEY ASSOCIATION 0s Hockey Practice
3:00 PM							
4:00 PM							
5:00 PM	ALEXANDRIA MINOR HOCKEY ASSOCIATION 1s AMHA Hockey			ALEXANDRIA MINOR HOCKEY ASSOCIATION 1s AMHA Hockey			
6:00 PM		GLENGARRY GIRLS HOCKEY ASSOCIATION 1s Hockey Practice	GLENGARRY GIRLS HOCKEY ASSOCIATION 1s		ALEXANDRIA MINOR HOCKEY ASSOCIATION 1s AMHA Hockey		
7:00 PM			GLENGARRY BRIGADE 1sb Bregade Game		GLENGARRY BRIGADE 1sb Bregade Game		
8:00 PM							DECOEUR 1sb POIRIER 1sb
9:00 PM	ALEXANDRIA MINOR HOCKEY ASSOCIATION 0s AMHA Hockey		DECOEUR 1sb				Hockey Game
10:00 PM							
11:00 PM							



STAFF REPORT TO COUNCIL

Report No: TR-2024-11

June 24, 2024

From: Zoe Bougie – Director of Finance/Treasurer

RE: Update to the Supplemental Unemployment Benefit Plan

Recommended Motion:

THAT the Council of the Township of North Glengarry receives report TR-2024-11 Update to the Supplement Unemployment Benefit (SUB) Plan;

AND THAT Council passes a resolution to accept the updates to the SUB Plan.

Background / Analysis:

A Supplemental Unemployment Benefit (SUB) Plan provides supplemental payments to Employment Insurance (EI) benefits during a period of unemployment due to illness or injury.

The current SUB Plan expires on June 27th, 2024, and must be updated to continue offering these benefits to staff. To maintain the registration of the Township's SUB Plan, an updated copy of the plan must be provided to Employment and Social Development Canada no later than July 15th, 2024.

The only update to the plan is an increase to the maximum number of weeks that the employee may receive this benefit, from 15 weeks to 26 weeks. This is to align with the changes to Employment Insurance.

The duration of the SUB Plan would be from June 28th, 2024, to June 27th, 2029.

Alternatives:

N/A

Financial Implications:

The Township of North Glengarry would be responsible for paying the difference between what an employee would receive from Employment Insurance to 75% of the employee's weekly earnings. This amount is payable through general revenues and staff keep a separate record of the SUB payments.

Attachments & Relevant Legislation:
Supplemental Unemployment Benefit Plan

Others Consulted:

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

**SUPPLEMENTAL UNEMPLOYMENT BENEFIT PLAN
(SUB PLAN)**

1. The following group of employees are covered by the SUB Plan:
 - All full-time employees of the Township of North Glengarry as well as all full-time and part-time unionized employees of the Township of North Glengarry.
 - This plan will not form part of any Collective Agreement.
2. The SUB Plan supplements EI benefits received by workers for unemployment caused by sickness. This includes situations where an employee is sick, injured or in quarantine.
3. Employees must prove that they have applied for and are in receipt of EI benefits to receive payment under this plan.
4. SUB is payable at 75% of the employee's weekly earnings while the employee is serving the one-week EI waiting period.
5. The SUB Plan provides that the EI benefit rate (gross amount) and the SUB payment will equal (not to exceed) 75% of the employee's weekly earnings.
6. The SUB Plan will be paid for a maximum of 26 weeks (while the employee is receiving EI Sickness Benefits only) and an additional one week, if required, when the employee is serving the one week waiting period.
7. The SUB Plan is financed by the general revenues of the Township of North Glengarry.
 - A separate record of the SUB payments will be kept by the Township of North Glengarry.
8. The duration of the SUB Plan is from June 28th, 2024, to June 27th, 2029.
 - The Township will inform Employment and Social Development Canada in writing of any change to the plan within thirty (30) days of the effective date of change.
9. Payments of guaranteed annual remuneration, deferred remuneration, or severance pay will not be reduced or increased by payments received under this plan.
10. This SUB Plan is authorized by the Council of the Township of North Glengarry by Resolution No. _____, dated June 24th, 2024. Signatures of authorized Officers will be the Mayor and CAO/Clerk.

Jamie MacDonald, Mayor

Sarah Huskinson, CAO/Clerk



STAFF REPORT TO COUNCIL

Report No: BP-2024-15

June 24, 2024

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

RE: **ZONING BY-LAW AMENDMENT No. Z-04-2024**

Owner: Michel DESNOYERS

Location: 47 MacDonald Boulevard, Alexandria, ON, K0C 1A0
PLAN 33, North Part Lot 5 - (Roll No. 0111 018 000 58900)

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-04-2024.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on May 27, 2024.

Purpose of application was to rezone the subject lands from Residential First Density (R1) to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands, and to permit a reduction for the lot area minimum in R2 zones from the required 550m² to the proposed (existing) 514.17m², and to permit a reduction for the rear yard minimum setback requirement in R2 zones from the required 7.5m to the proposed 3m, and to permit a reduction for the front yard minimum setback requirement in R2 zones from the required 7.5m to the proposed 6m for the building and 4.5m for the front porches.

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law Z-04-2024
- Public Meeting of Planning Staff report from May 27, 2024

Others Consulted:

n/a

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. Z-04-2024

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 39-2000

WHEREAS By-Law No. 39-2000 regulates the use of land and erection of buildings and structures within the Township of North Glengarry, United Counties of Stormont, Dundas & Glengarry;

AND WHEREAS the Council of the Corporation of the Township of North Glengarry deems it advisable to amend By-Law 39-2000 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. Notwithstanding the provisions of Section 5.2 to the contrary, on the lands described as being Plan 33, Part Lot 5 N (47 MacDonald Blvd., Alexandria, ON) of North Glengarry zoned Residential Second Density - Special Exception 7 (R2-7) on Schedule "A" attached hereto, the following provisions shall apply:
 - i) R2-7 Special Exception: To permit the construction of a semi-detached dwelling on the subject lands.
 - ii) To permit a reduction in the lot area from the required 550m² to 514.17m² (existing).
 - iii) To permit a reduction in the front yard depth and rear yard depth from the required 7.5m to 3m.
2. That Schedule "C" of By-Law 39-2000 is hereby amended by changing the "R1" Zone Symbol on the subject lands to "R2-7" on the Schedule "C" hereto.
3. That Schedule "A" attached hereto is hereby made fully part of the By-Law.

This By-Law shall come into effect on the date of passing hereof subject to the provisions of the Planning Act.

READ a first, second, third time and enacted in Open Council, this 24th day of June 2024.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

I, hereby certify that the forgoing is a true copy of By-Law No. Z-04-2024, duly adopted by the Council of the Township of North Glengarry, on the 24th day of June, 2024.

Date Certified

Clerk / Deputy Clerk

**SCHEDULE "A"
TO BY-LAW NUMBER Z-04-2024**

**Legend
Subject Lands
Zone Change from "R1" to "R2-7"**



**PLAN 33 PART LOT 5 N (47 MACDONALD BLVD., Alexandria, ON)
Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry**

**This is Schedule "A" to By-Law Z-04-2024.
Passed this 24th day of June 2024.**

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

DATE: May 27, 2024

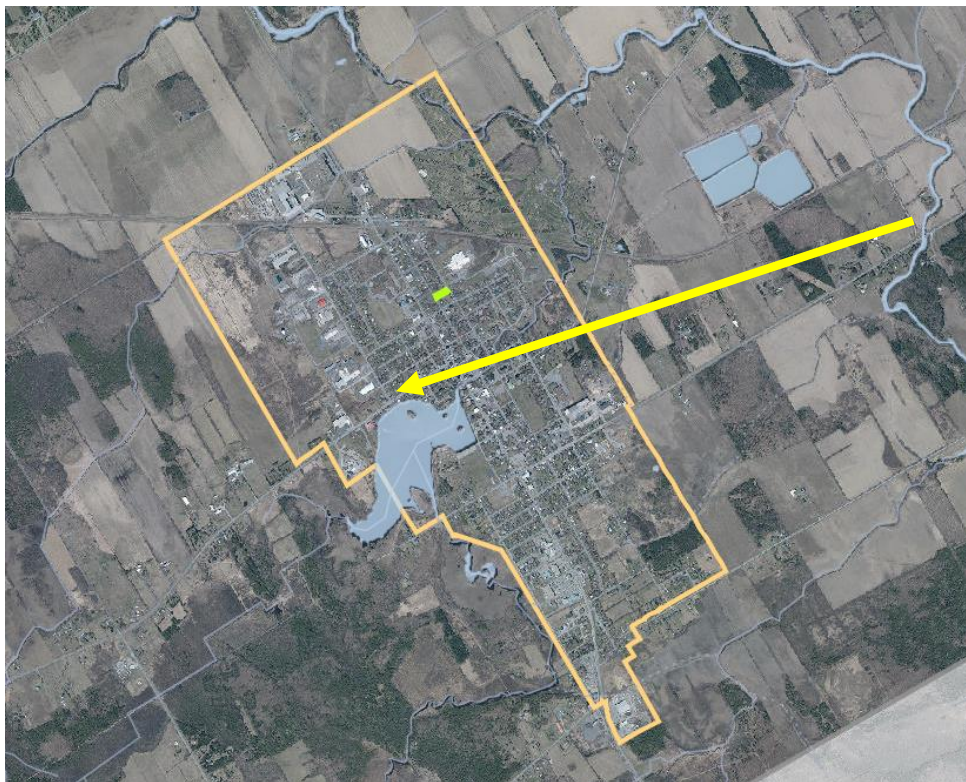
TO: Mayor and Council Members

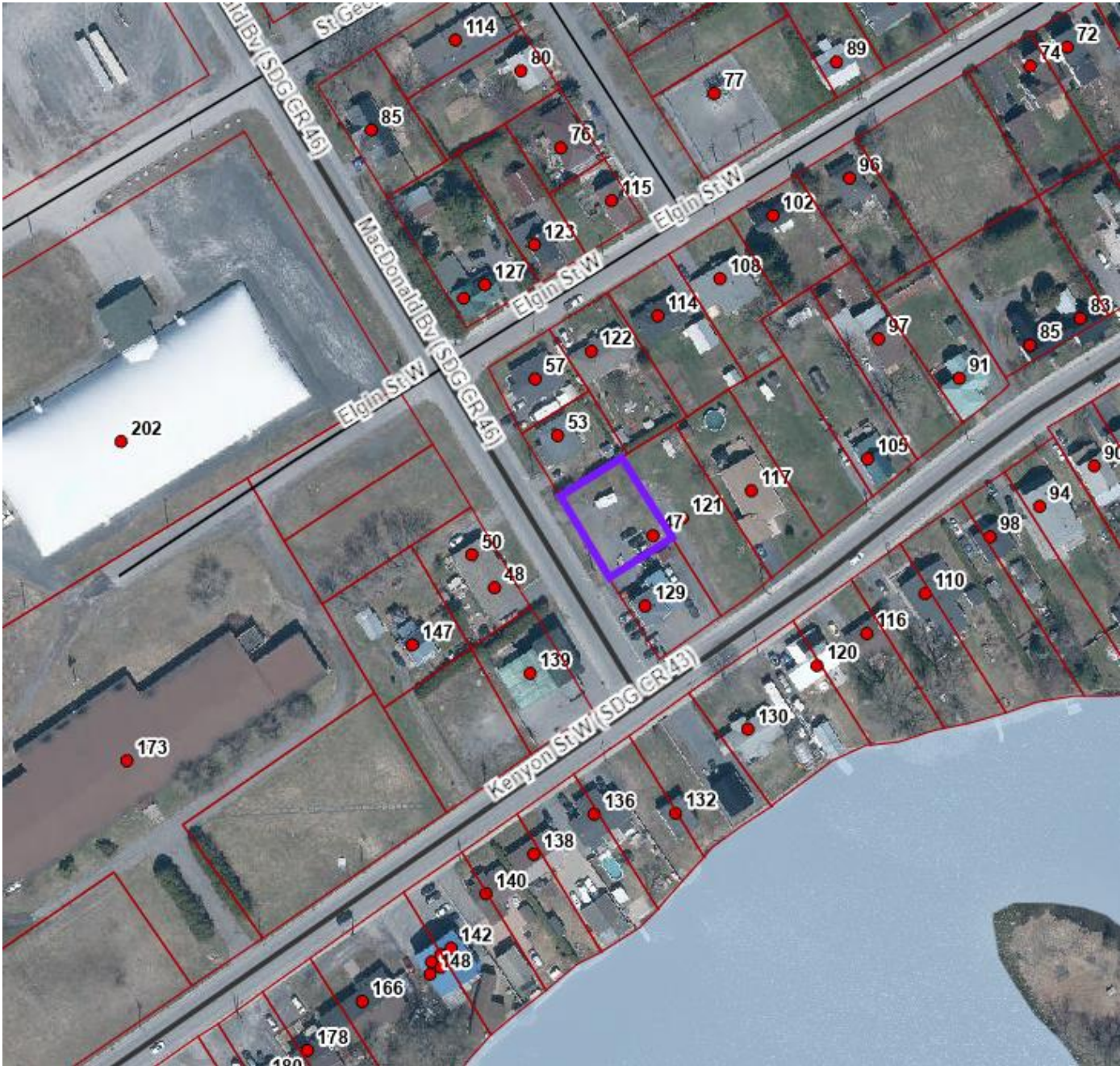
FROM: Jacob Rheume, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-04-2024

Owner: Michel DESNOYERS

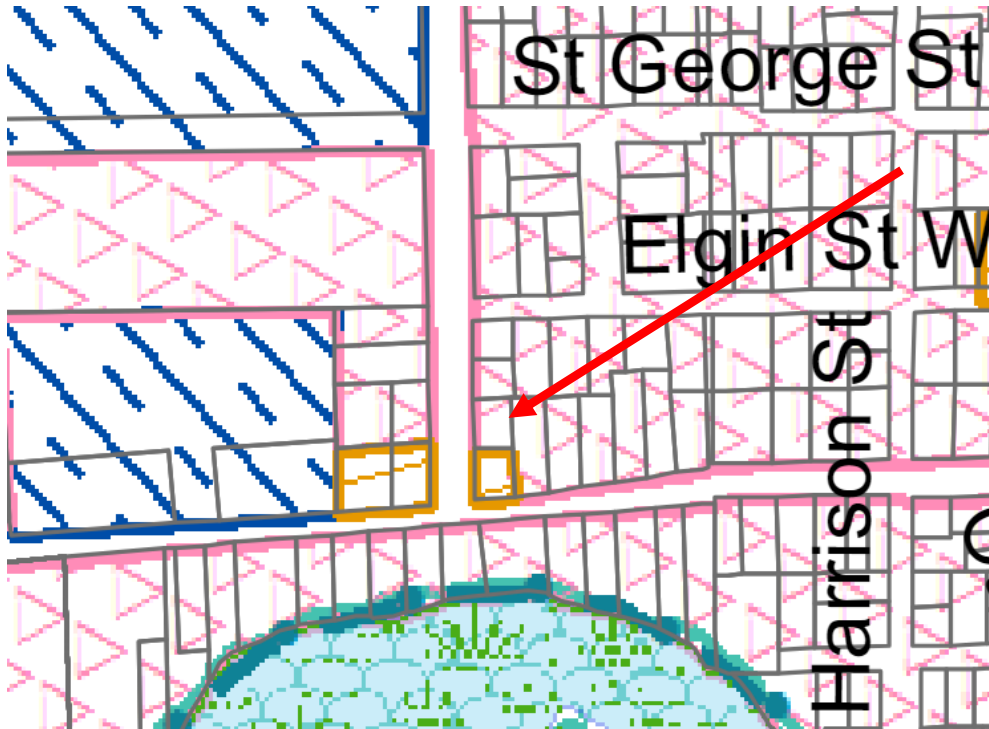
Location: 47 MacDonald Boulevard, Alexandria, ON, K0C 1A0
PLAN 33, North Part Lot 5 - (Roll No. 0111 018 000 58900)



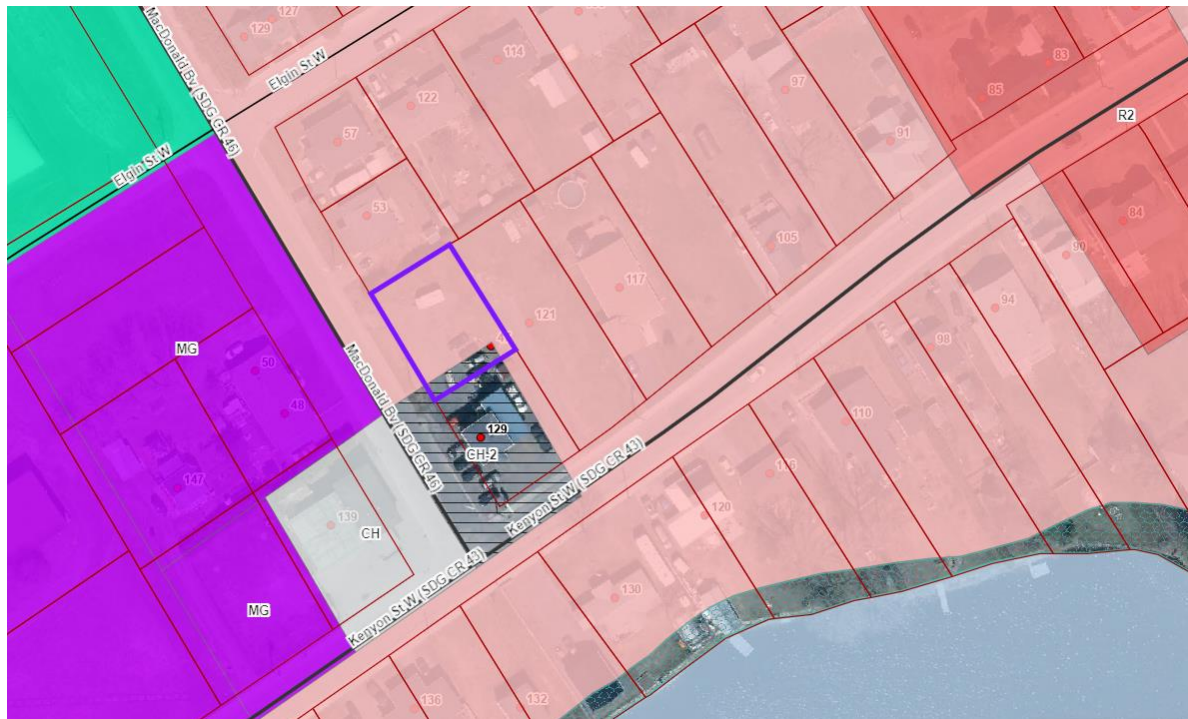




Official Plan designation: Urban Settlement Area (Alexandria) – Residential District



Zoning designation: Residential First Density (R1)













Purpose of application:

- to rezone the subject lands from Residential First Density (R1) to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands, and
- to permit a reduction for the lot area minimum in R2 zones from the required 550m² to the proposed (existing) 514.17m², and
- to permit a reduction for the rear yard minimum setback requirement in R2 zones from the required 7.5m to the proposed 3m and,
- to permit a reduction for the front yard minimum setback requirement in R2 zones from the required 7.5m to the proposed 6m for the building and 4.5m for the front porches.

Discussion: The subject land is approximately 85.61' (26.1m) in lot frontage onto MacDonnell Boulevard x 64.62' (19.7m) in depth, for an approximate area of .13 acre (514.17m²) which requires a reduction acknowledgement for compliance with our Zoning By-law requirements for R2 zoned properties. The Planning Department has received a request from the applicant to

rezone the subject lands from Residential First Density (R1) to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands. The current R1 zoning designation only allows for single family dwellings to be developed.

Permitted Uses	R1 Single Family Group Home Access. Apartment		R2 Duplex Dwellings Semi-Detached Dwellings Any R1 permitted use
Lot Area min (fully serviced lot)	450m2		550m2 (existing 514.17m2)
Lot Frontage	15m		18m
Front Yard & Exterior Side Yard Depth min.	6m		7.5m (proposed 3.6m)
Interior Side Yard Depth min.	1.2 + 0.6m for each storey above first		2.4m
Rear Yard Depth min.	7.5m		7.5m (proposed 3.6m)
Dwelling Area (living) min.	75m2		75m2 per unit
Building Height max.	10.5m		10.5m
Lot Coverage max.	35%		35%
Dwellings per Lot	1		2

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, the 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.

There are no detailed site-plan or architectural plans done for the development at this time. The proposed building would have to be constructed as per all requirements of the Zoning By-law R2 designation such as setbacks, building height, parking, etc. except for the reduction asked within this ZBA. The owner’s plan is to potentially sell the property to 2 different new owners who would own each one side of the semi-detached dwelling, with at least 1 parking space for each unit, but regardless of potential sale or new ownership, the property’s zoning designation would not change hereafter, it would remain R2. There are no additional

restrictions imposed on the property, other than the R2 zone requirements listed in the table above.

The height of adjacent buildings varies from 1, 1½, and 2 storey buildings; however, the maximum height within current zoning, and within the proposed, and most of surrounding properties is 10.5m. The proposed semi-detached building would have to comply with the requirement. The proposed one-and-a-half building will be approximately the same height as a single detached house in the neighborhood. There is also a similar semi-detached building just across the street on the West side of MacDonald Boulevard.

A Site Plan Control Development Agreement will not be required for the development. Only a building permit will have to be obtained, and it shall include elevations and façades. 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 owner will have to get a permit from RRCA as it is located within an Intake Protection Zone (IPZ-1) under the Clean Water Act. The owner will have to submit an application for a “Notice to Engage in an Activity in a Vulnerable Area for a Municipal Drinking Water Supply” as it is located in the buffer for Mill Pond. This is to ensure that the proposed use of the property will not alter the water quality for the Municipal water supply.



The Township’s Public Works

Department did confirm that entrance permits could be granted for a semi-detached building, and that municipal services such as water and sanitary sewer connections could be connected to the new development. Civic numbers could also be issued (47 & 49 MacDonald Boulevard) as per the SDG/Township civic number grid. Staff also reviewed the potential for increased cars to ensure no negative impacts are created with the development and no issues were brought up by either the Township or the Counties.

There currently is an accessory storage building on the property for “residential use” that does not require a permit, but as it is not the main building, it is technically not permitted at this point in time. The owner was made aware that if the new development does not happen within the next 2 years, the building must be demolished or moved as accessory storage buildings can not be on a residential zone property before the main building, in this case the single family or semi-detached dwelling.





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 (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.

It should be noted that within the PPS framework, the subject property is considered to be within a settlement area (Alexandria). Within the PPS, Settlement Areas are those built-up areas where development is concentrated and have a mix of land uses and designated in an official plan for development over the long-term planning horizon. Settlement areas can be in urban or rural settings. Settlement areas shall be the focus of growth and development in the province.

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, 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.

Policy 1.1.3.2. - Land use patterns within "Settlement Areas" shall be based on densities and a mix of land uses which:

- 1. efficiently use land and resources, and*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available.*

The proposed zoning amendment promotes the efficient use of land and is appropriate for the surroundings. It would also make efficient use of infrastructure such as the municipal water and wastewater services.

Within Section 1.1.3 Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently uses land and resources, appropriate infrastructure and public services, and supports active transportation. Appropriate municipal development standards should promote intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Policy 1.1.3.2 - A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

The conversion of the property from Residential First Density (R1) to Residential Second Density (R2) will potentially intensify the use on the subject lands.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (Table 3.1) permits, promotes and encourages residential uses, including a full range of low, medium and high density housing types within the Urban Settlement (Alexandria) – Residential District. Within this designation single, semi-detached dwellings, townhouse, row-house and low-rise multiple units are permitted residential dwelling types.

The Official Plan contains a number of goals and strategic objectives; growth is the goal to direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas. The strategic objective is to encourage infilling, intensification, and development in appropriate locations and with appropriate built form and design.

The Official Plan also seeks to protect and enhance the character of existing urban areas and the stability of existing and well-established residential neighborhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

In conclusion, based on the criteria above, the proposed zoning amendment is compliant with the Township's Zoning By-law and with the intent and purpose of the United Counties of Stormont Dundas and Glengarry's Official Plan. It is also consistent with Provincial Policy Statement, it promotes the efficient use of land, and it is deemed appropriate for urban settlement areas, such as Alexandria.



STAFF REPORT TO COUNCIL

Report No: BP-2024-16

June 24, 2024

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

RE: **ZONING BY-LAW AMENDMENT No. Z-05-2024**

Owner: Wilko FINGER

Location: 20129 Kenyon Concession Road 8, Alexandria

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-05-2024.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on May 27, 2024.

Purpose of application was to re-zone both the severed and retained portion subject to Consent Application B-8-24 condition No. 2 & 3 as follows;

The **retained** portion of the property (48.77 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-246) to acknowledge the deficiency in lot frontage (Kenyon Concession Road 8) from the required 200m to the proposed 179m, and acknowledge the lot area deficiency from the required 74 acres to the proposed 36.98 acres, and to prohibit residential development.

The **severed** portion of the property (2.20 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-247) to acknowledge the deficiency in lot frontage (Laggan-Glenelg Road) from the required 45m to the proposed 6m ("flag" lot) and prohibit agricultural uses.

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law Z-05-2024
- Public Meeting of Planning Staff report from May 27, 2024

Others Consulted:

n/a

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

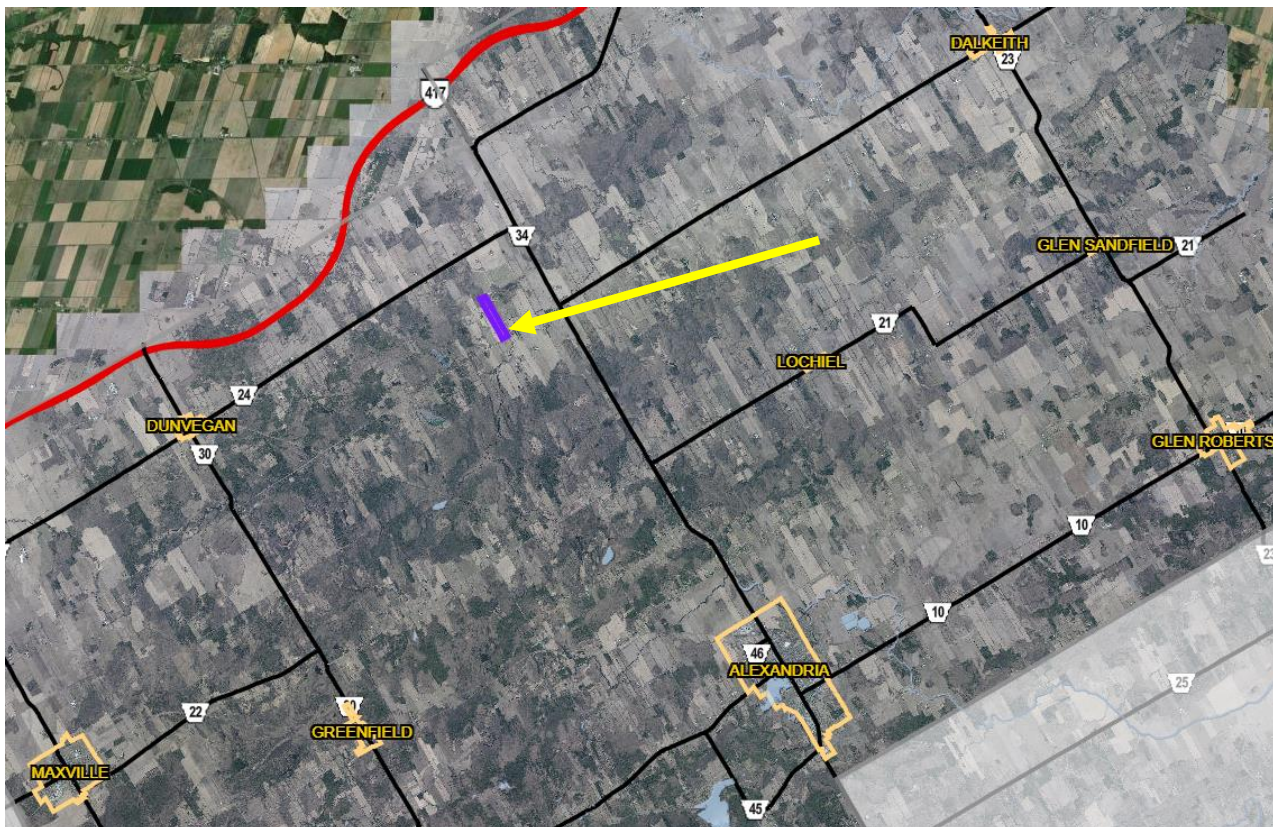
DATE: May 27, 2024

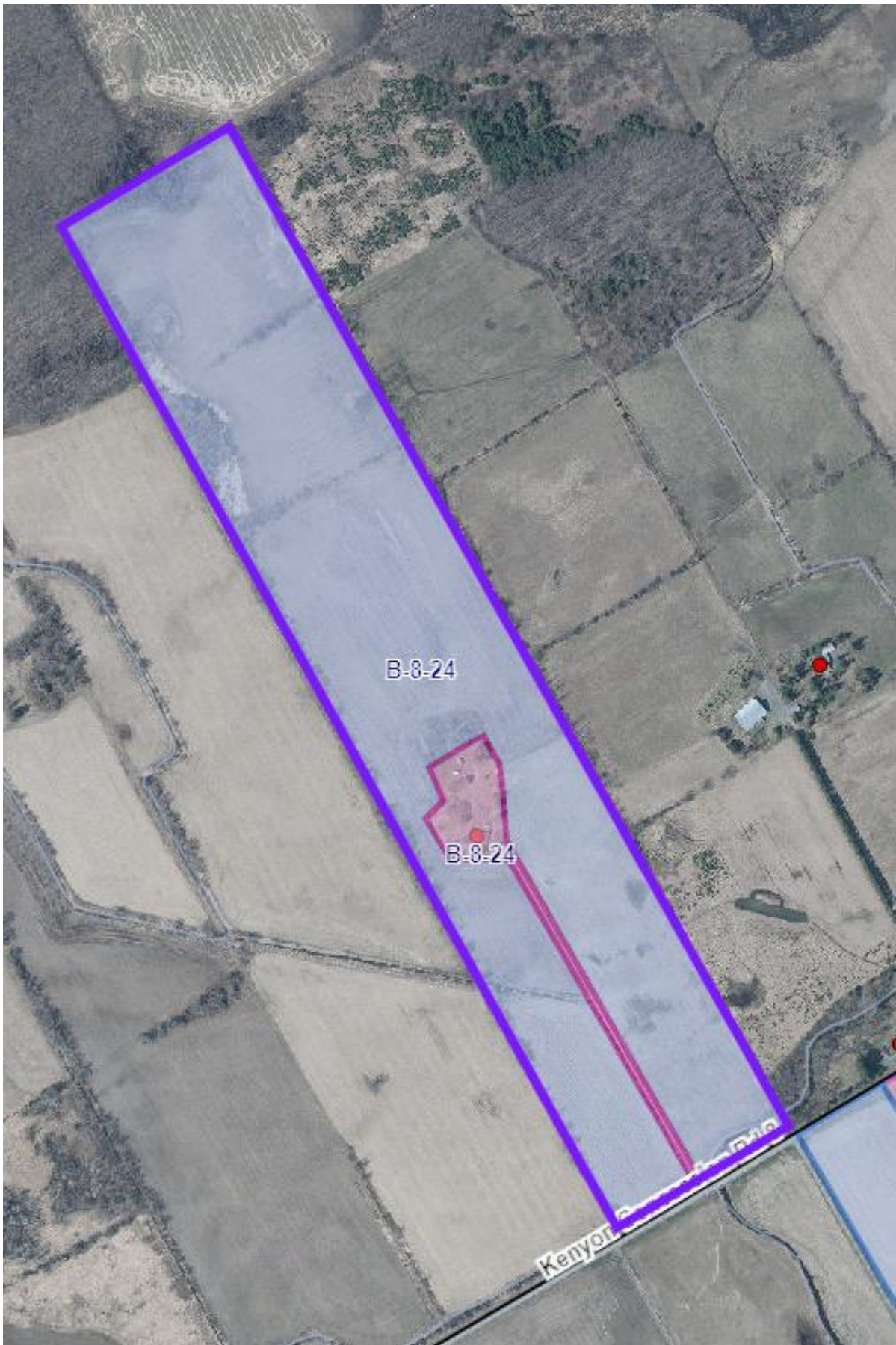
TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-05-2024

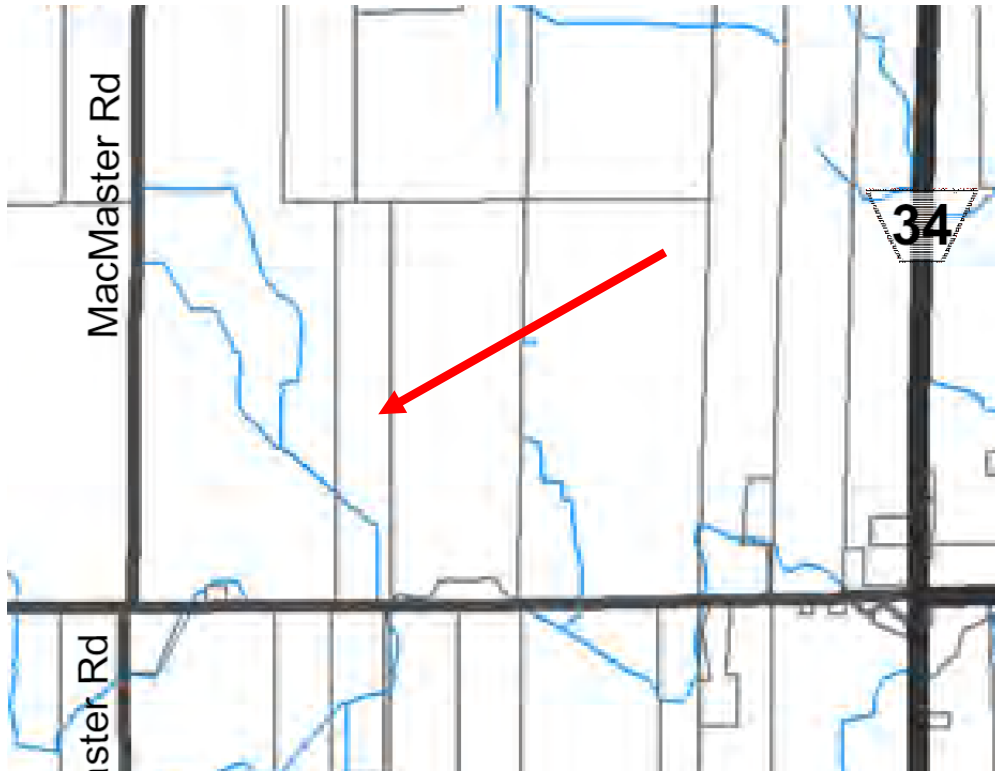
Owner: Wilko FINGER
20129 Kenyon Concession Road 8, Alexandria



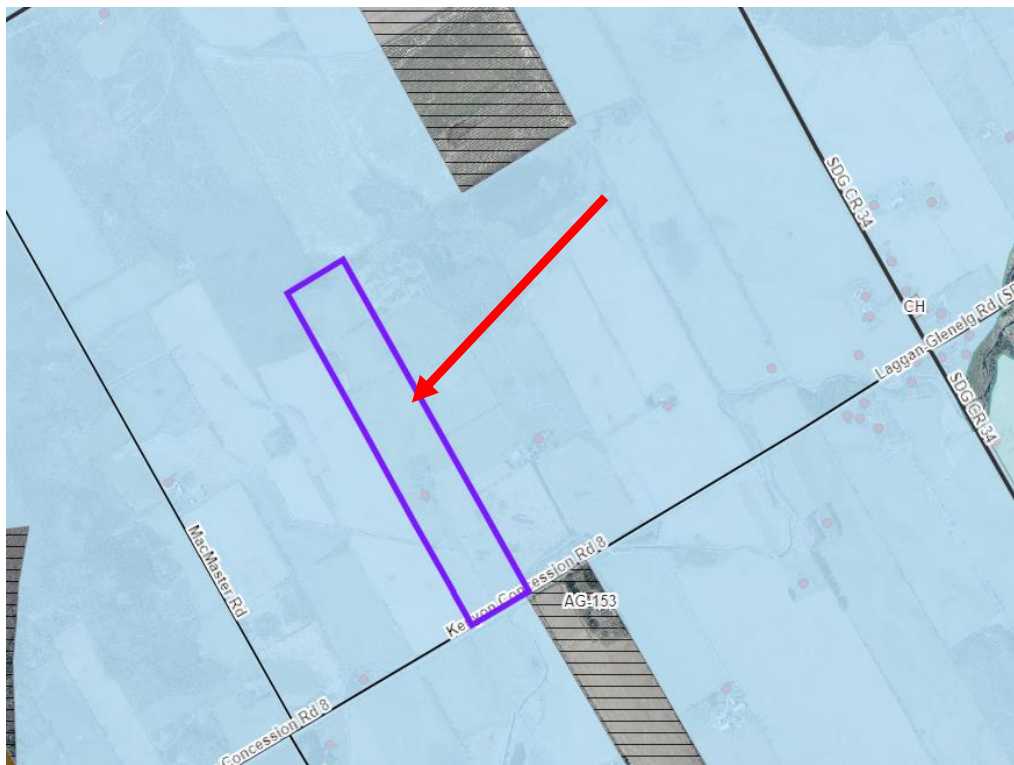




Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG)



Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-8-24 condition No. 2 & 3 as follows;

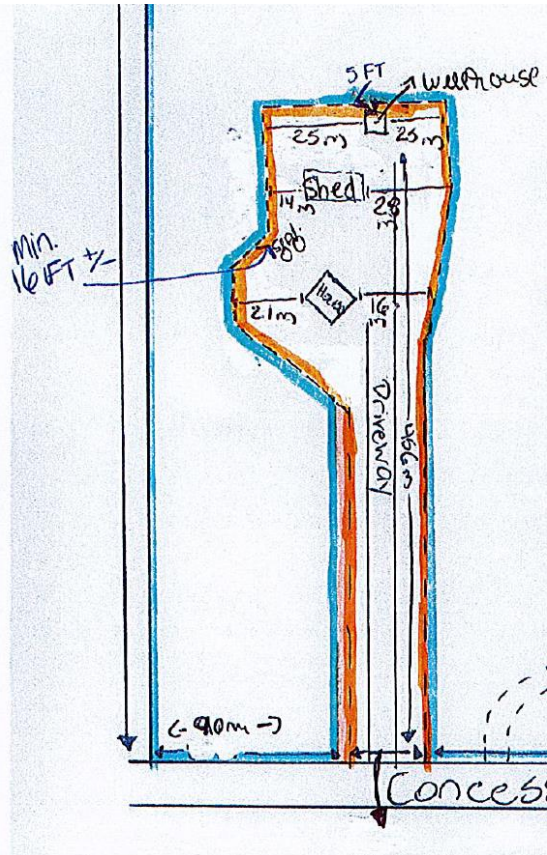
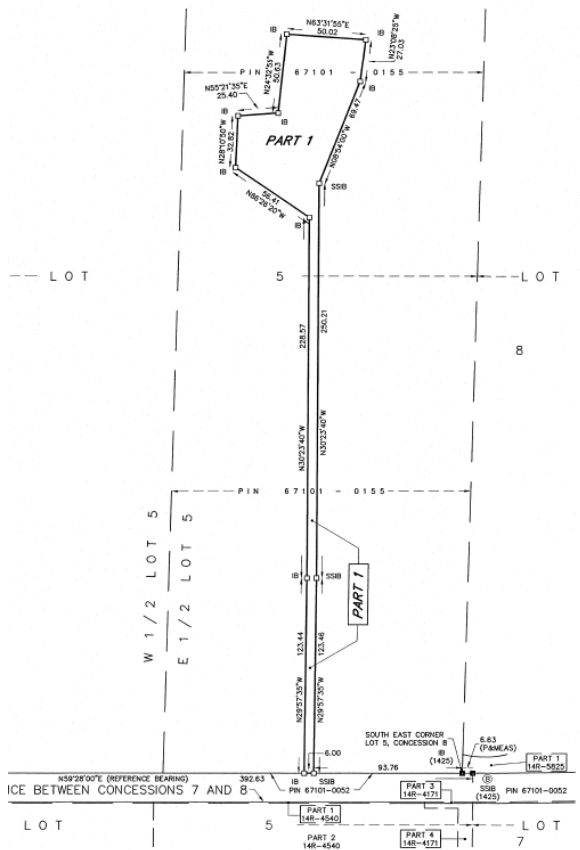
The **retained** portion of the property (48.77 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-246) to:

- acknowledge the deficiency in lot frontage (Kenyon Concession Road 8) from the required 200m to the proposed 179m and;
- Acknowledge the lot area deficiency from the required 74 acres to the proposed 36.98 acres and;
- to prohibit residential development.

The **severed** portion of the property (2.20 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-247) to:

- acknowledge the deficiency in lot frontage (Laggan-Glenelg Road) from the required 45m to the proposed 6m ("flag" lot) and;
- prohibit agricultural uses.

Discussion: The subject land area is approximately 50.97 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on August 21, 2023, to sever approximately 2.20 acres of land deemed surplus to the needs of the farming operation.



The newly created property lines will be created in accordance with the Zoning By-law requirements for both the retained and the severed portions, the setbacks from the accessory storage buildings will be compliant with the interior yard minimum required. The closest point to the property line to either building will be more than 6m. 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 all accessory buildings. Only the lot frontage for both portions are non-compliant for this severance. The lot area is already less than the minimum required 74 acres for agricultural lands so the request for acknowledgement is because it is being made even less after the severance.

The property currently uses the same entrance as 20129, they currently share the same driveway although a new entrance is being constructed to access the agricultural portion. The existing driveway and civic number will be used only for the residential portion. The proposed severance is a “flag” lot type surplus severance, these are permitted severances as surplus dwelling severances. A new civic number could be issued for the agricultural portion of the severance.



The owner will have to apply for a change-of-use permit for the agricultural buildings as they remain on the residential portion of the severance. 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.

The surrounding official plan designation is Agricultural Resource Lands for all adjacent and neighboring properties.

The surrounding zoning is General Agricultural (AG) for all adjacent and neighboring properties.

The surrounding uses includes mostly agricultural cash crop/fields and livestock facilities, with some rural residential properties.





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.

No other agencies, Township departments or members of public expressed concerns or provided any comments regarding this Zoning By-law Amendment.

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 (2020)

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

SDG Counties Official Plan (2018)

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.

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.

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. Z-05-2024

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 39-2000

WHEREAS By-Law No. 39-2000 regulates the use of land and erection of buildings and structures within the Township of North Glengarry, United Counties of Stormont, Dundas & Glengarry;

AND WHEREAS the Council of the Corporation of the Township of North Glengarry deems it advisable to amend By-Law 39-2000 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Conc 8 South, Part lot 5 (20129 Kenyon Conc Road 8, Alexandria, ON) of North Glengarry zoned General Agricultural Special Exception 246 (AG-246) and General Agricultural Special Exception 247 (AG-247) on Schedule “A” attached hereto, the following provisions shall apply:
 - i) AG-246 Special Exception on the **retained** portion to:
 - Prohibit residential development
 - Permit a reduction in the lot frontage from the required 200m to 179m and;
 - Permit a reduction in the lot area from the required 74 acres to 36.98 acres.
 - ii) AG-247 Special Exception on the **severed** portion to:
 - Prohibit agricultural uses and;
 - Permit a reduction in the lot frontage from the required 45m to 6m (flag lot).
2. That Schedule “A” of By-Law 39-2000 is hereby amended by changing the “AG” Zone Symbol on the subject lands to “AG-246” and “AG-247” on the Schedule “A” hereto.
3. That Schedule “A” attached hereto is hereby made fully part of the By-Law.

This By-Law shall come into effect on the date of passing hereof subject to the provisions of the Planning Act.

READ a first, second, third time and enacted in Open Council, this 24th day of June 2024.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

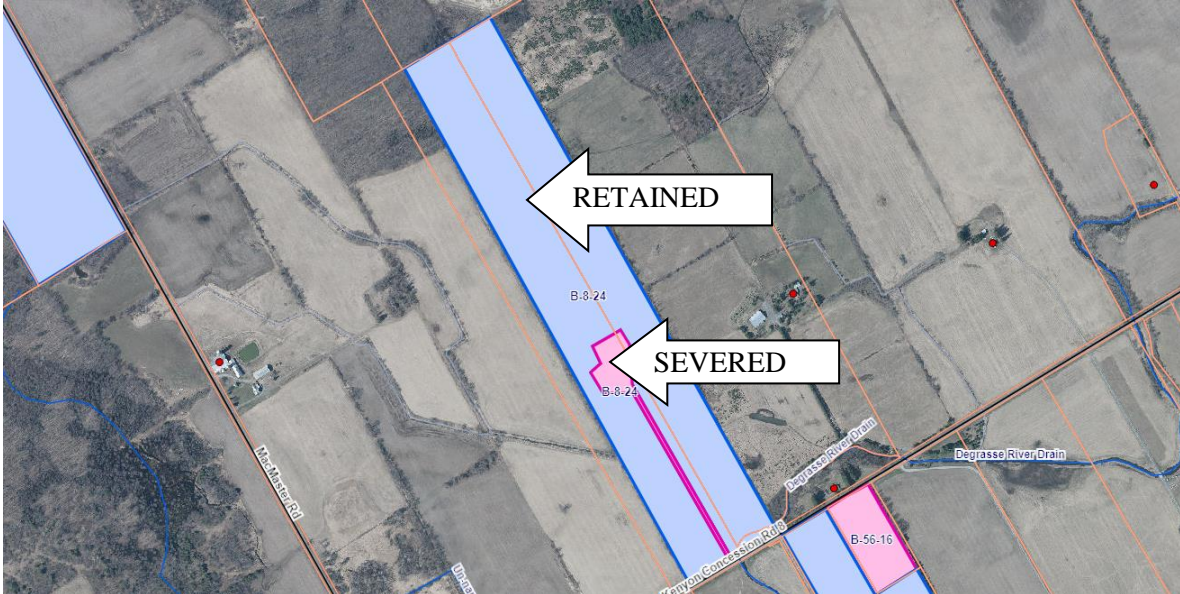
I, hereby certify that the forgoing is a true copy of By-Law No. Z-05-2024, duly adopted by the Council of the Township of North Glengarry, on the 24th day of June, 2024.

Date Certified

Clerk / Deputy Clerk

**SCHEDULE "A"
TO BY-LAW NUMBER Z-05-2024**

**Legend
Subject Lands
Zone Change from "AG" to "AG-246" and "AG-247"**



**CONC 8 S PART LOT 5 (20129 Kenyon Conc Road 8, Alexandria, ON)
Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry**

**This is Schedule "A" to By-Law Z-05-2024.
Passed this 24th day of June 2024.**

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk



STAFF REPORT TO COUNCIL

Report No: BP-2024-17

June 24, 2024

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

RE: **ZONING BY-LAW AMENDMENT No. Z-06-2024**

Owner: Lucas MURRAY

Location: 21750 McCormick Road, Glen Robertson

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-06-2024.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on May 27, 2024.

Purpose of application was to re-zone both the severed and retained portion subject to Consent Application B-126-23 condition No. 2 & 3 as follows;

The retained portion of the property (103.39 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-248) to prohibit residential development. And the severed portion of the property (2.95 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-249) to prohibit agricultural uses.

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law Z-06-2024
- Public Meeting of Planning Staff report from May 27, 2024

Others Consulted:

n/a

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. Z-06-2024

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 39-2000

WHEREAS By-Law No. 39-2000 regulates the use of land and erection of buildings and structures within the Township of North Glengarry, United Counties of Stormont, Dundas & Glengarry;

AND WHEREAS the Council of the Corporation of the Township of North Glengarry deems it advisable to amend By-Law 39-2000 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Conc 2 North, Part lot 11 (21750 McCormick Rd., Glen Robertson, ON) of North Glengarry zoned General Agricultural Special Exception 248 (AG-248) and General Agricultural Special Exception 249 (AG-249) on Schedule “A” attached hereto, the following provisions shall apply:
 - i) AG-248 Special Exception on the **retained** portion to:
 - Prohibit residential development
 - ii) AG-249 Special Exception on the **severed** portion to:
 - Prohibit agricultural uses
2. That Schedule “B” of By-Law 39-2000 is hereby amended by changing the “AG” Zone Symbol on the subject lands to “AG-248” and “AG-249” on the Schedule “B” hereto.
3. That Schedule “A” attached hereto is hereby made fully part of the By-Law.

This By-Law shall come into effect on the date of passing hereof subject to the provisions of the Planning Act.

READ a first, second, third time and enacted in Open Council, this 24th day of June 2024.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

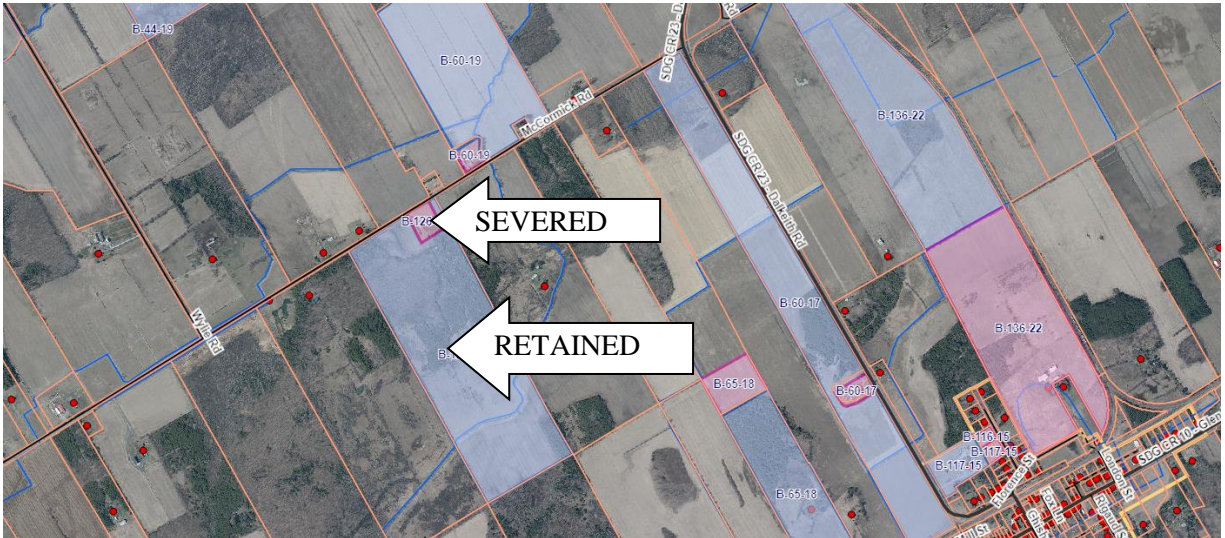
I, hereby certify that the forgoing is a true copy of By-Law No. Z-06-2024, duly adopted by the Council of the Township of North Glengarry, on the 24th day of June, 2024.

Date Certified

Clerk / Deputy Clerk

**SCHEDULE "A"
TO BY-LAW NUMBER Z-06-2024**

**Legend
Subject Lands
Zone Change from "AG" to "AG-248" and "AG-249"**



**CONC 2 N PART LOT 11 (21750 McCormick Rd., Glen Robertson, ON)
Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry**

**This is Schedule "A" to By-Law Z-06-2024.
Passed this 24th day of June 2024.**

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

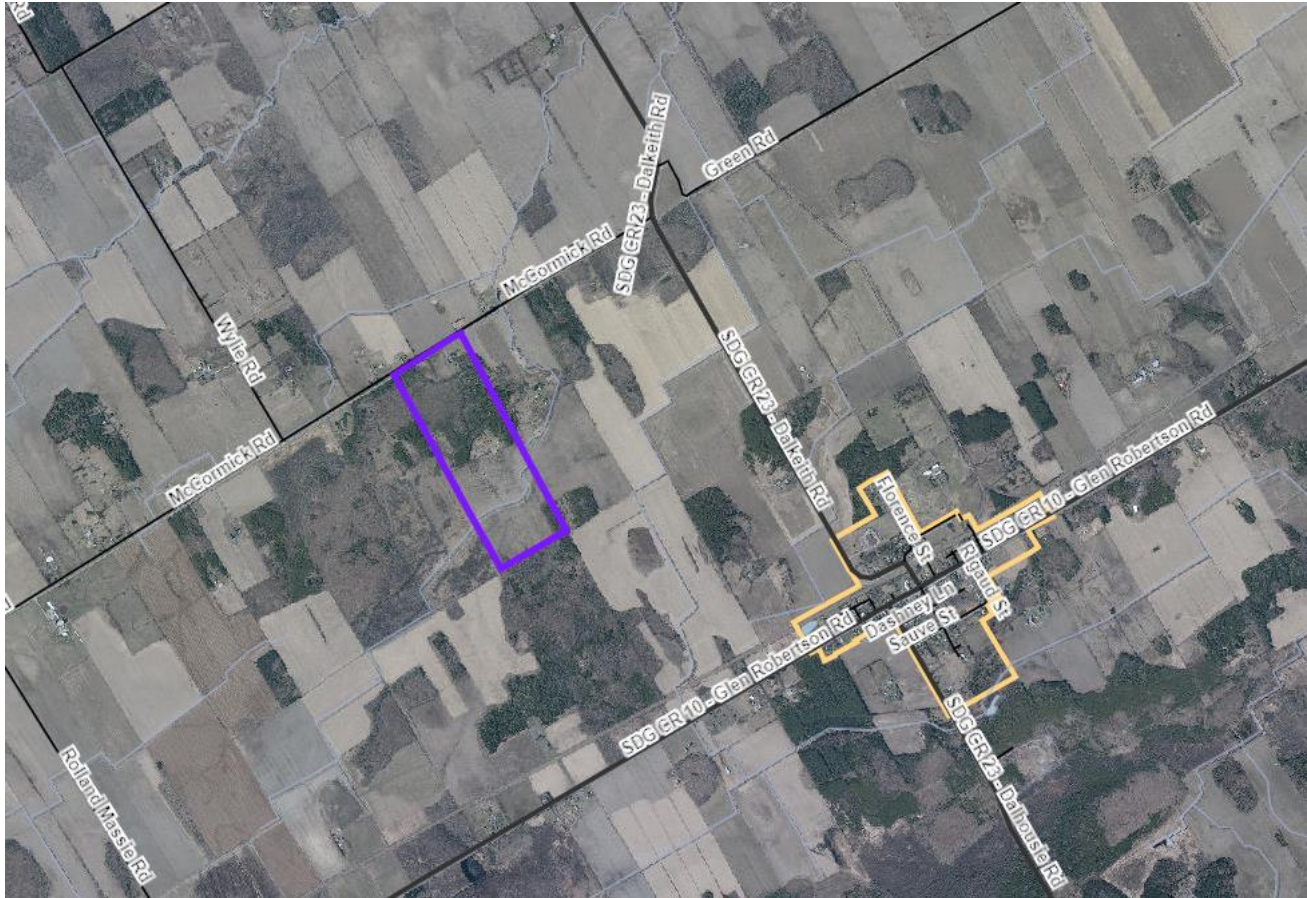
DATE: May 27, 2024

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-06-2024

Owner: Lucas MURRAY
21750 McCormick Road, Glen Robertson





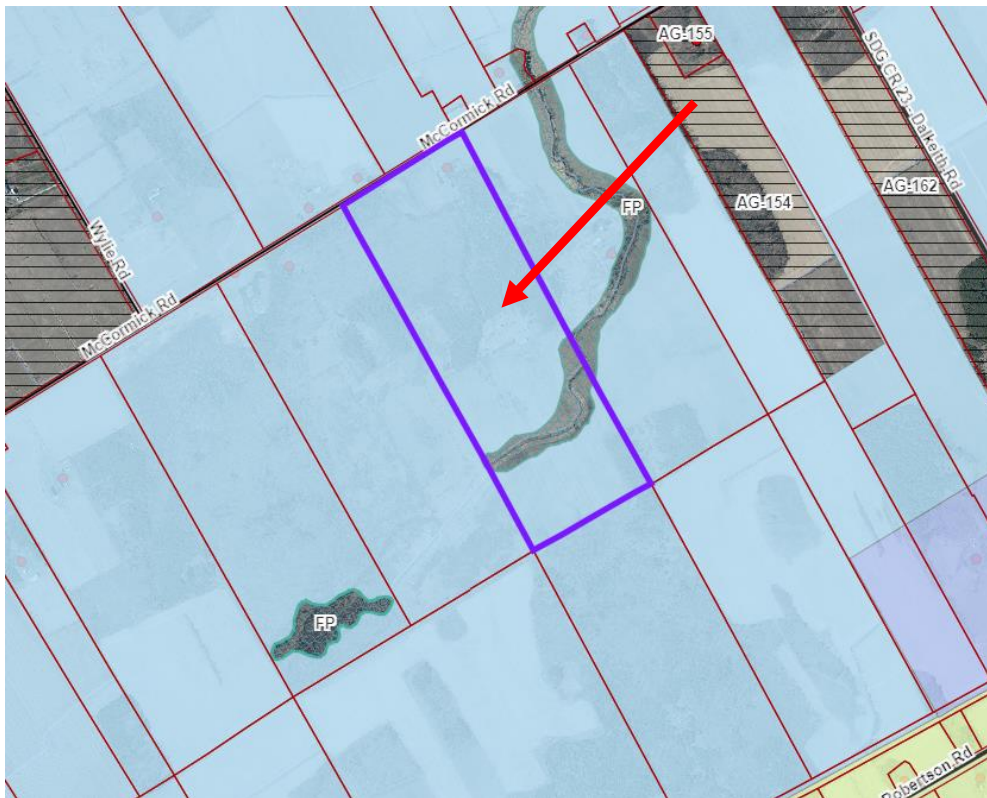
X Q
results for 21750



Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG) & Floodplain (FP)



Purpose of application: to re-zone both the severed and retained portion subject to Consent Application B-126-23 condition No. 2 & 3 as follows;

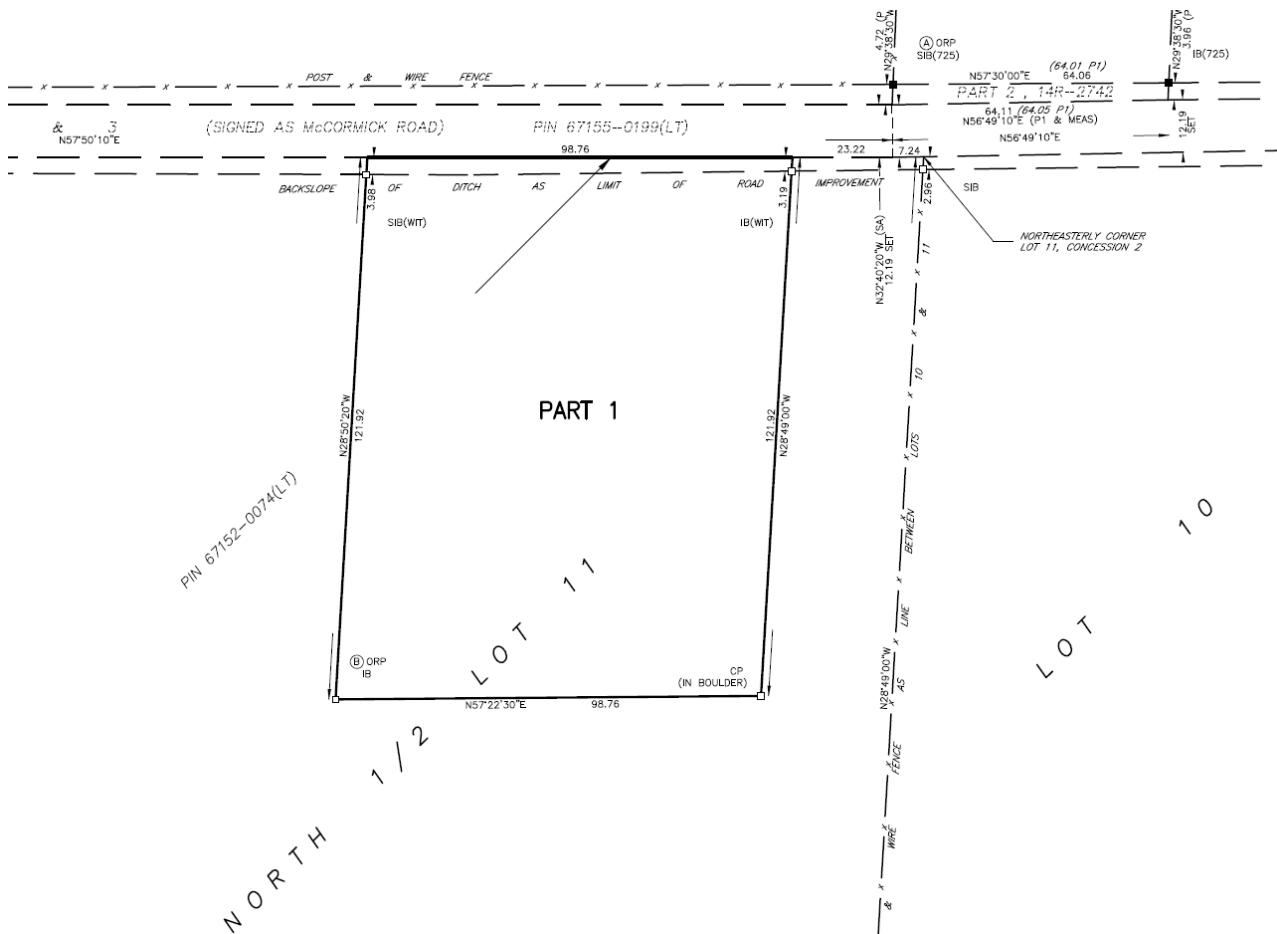
The **retained** portion of the property (103.39 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-248) to:

- to prohibit residential development.

The **severed** portion of the property (2.95 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-249) to:

- prohibit agricultural uses.

Discussion: The subject land area is approximately 106.34 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on December 21, 2023, to sever approximately 2.95 acres of land deemed surplus to the needs of the farming operation.



The newly created property lines will be created in accordance with the Zoning By-law requirements for both the retained and the severed portions, the setbacks from the accessory storage buildings will be compliant with the interior yard minimum required. The closest point to the property line to the accessory storage building will be more than 1.5m. 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 all accessory buildings. The strip of land on the East side is being kept with the agricultural lands as it would have made the residential portion too large to be considered a surplus dwelling severance.



The property currently uses the same entrance as 21750, they currently share the same driveway although a new entrance will be constructed to access the agricultural portion. The existing driveway and civic number will be used only for the residential portion. A new civic number could be issued for the agricultural portion of the severance.



The owner will not have to apply for a change-of-use permit for the accessory storage buildings as they remain on the residential portion of the severance, and they are currently used as residential storage buildings. The owner will have to ensure that the property is at least 1.5m from the property line on the West side of the building. There is an older shipping container that will be removed from the property prior to the condition being cleared. 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.

The surrounding official plan designation is Agricultural Resource Lands for all adjacent and neighboring properties.

The surrounding zoning is General Agricultural (AG) for all adjacent and neighboring properties.

The surrounding uses includes mostly agricultural cash crop/fields and livestock facilities, with some rural residential properties.



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.

No other agencies, Township departments or members of public expressed concerns or provided any comments regarding this Zoning By-law Amendment.

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 (2020)

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

SDG Counties Official Plan (2018)

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.

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 TO COUNCIL

Report No: BP-2024-18

June 24, 2024

From: Jacob Rheume – Chief Building Official / Director of Building, By-law & Planning

RE: **By-law No. 27-2024 - AMPS Screening Officer for the AMPS By-law No. 20-2023**

Recommended Motion:

THAT the Council of the Township of North Glengarry receives Staff Report No. BP-2024-18 to appoint a person to act as the Corporation of the Township of North Glengarry's Administrative Monetary Penalty System (AMPS) Screening Officer and to carry out the duties prescribed in Section 6.0 of By-law 20-2023;

AND THAT By-Law No.27-2024 be read a first, second and third time and enacted in open Council this 24th of June, 2024.

Background / Analysis:

The use of Administrative Monetary Penalties (AMPs) in the province of Ontario is an emerging municipal approach to dealing with parking and by-law infractions in a manner that is fair, effective, and efficient. This compliance tool has been adopted by numerous Ontario municipalities and is being used by many municipal law enforcement officers and police services, such as the OPP.

Council adopted the AMPS By-law (By-law No. 20-2023) in 2023 and the By-law Enforcement Officer has been using it since. This By-law is to appoint a person to act as the Corporation of the Township of North Glengarry's Administrative Monetary Penalty System (AMPS) Screening Officer and to carry out the duties prescribed in Section 6.0 of By-law 20-2023. The two staff members selected to be Screening Officers are Jena Doonan, Deputy Clerk, and Zoe Bougie, Director of Finance/Treasurer.

Authorized under section 434.1 of the *Municipal Act*, the AMP process means that fines incurred under the Township's By-laws can now be issued and resolved directly at the municipal level (Township). The purpose of the change is to provide an expedited resolution for by-law violations and reduce the number of minor violations processed through the Provincial Offences Court system.

Administrative monetary penalties systems (AMPS) are a civil (rather than quasi-criminal) mechanism for enforcing compliance with regulatory requirements. They are an effective, quick, clear and tangible way for regulators to respond to infractions of the law. In practice, a monetary penalty is assessed and imposed in the form of a notice with a prescribed date and time for payment. While monetary penalties do not lead to convictions or pose a risk of imprisonment, administrative decisions may still be made (i.e. demerit points, driver license suspensions, etc.) further down the process with the Ministry of Transportation.

Because AMPS are imposed without a court hearing, other protections are put in place (i.e. unbiased decision maker, right to be heard) to ensure that the process for imposing a penalty is fair and in accordance with the principles of natural justice. AMP systems have been upheld by the courts as appropriate for matters under provincial control. Many municipalities and cities have already or are in the process (some in SDG) to implement the AMP program.

The AMP process is similar to the current process for municipal parking infractions:

- Those who are alleged to have contravened the bylaw receive a penalty notice, instead of a Provincial Offences Act ticket.
- They may appeal to a Screening Officer (someone in the Township staff such as the Clerk or Deputy Clerk) that would evaluate the merits of the penalty notice and make their decision to modify, cancel, or affirm penalties.
 - o *** This By-law is to appoint a person to act as the Corporation of the Township of North Glengarry's Administrative Monetary Penalty System (AMPS) Screening Officer and to carry out the duties prescribed in Section 6.0 of By-law 20-2023. The two staff members selected to be Screening Officers are Jena Doonan, Deputy Clerk, and Zoe Bougie, Director of Finance/Treasurer.*
- If not satisfied by the decision, they may take the matter to an external Hearing Officer (someone outside of Township staff, who are unbiased, but with knowledge in "by-law enforcement", such as a by-law enforcement officer from another Township). The decision of the Hearing Officer is final, and there is no further level of appeal.
- The Township also retains the ability to lower the fine or to pull it completely if it is compelled by either the Screening Officer or the Hearing Officer to do so.
- There is also no need for the Township to retain council for this process as it is handled internally for a true cost and time savings.
- The Township also retains all the monetary fines as opposed to splitting it up with the court system.
- There are time and cost savings to the by-law officer, building inspector and/or the Police officers not having to attend court. Once the ticket/penalty is given it is then out of the hands of the Officers.
- Set fines are now granted through Council as opposed to sending it out to a judge to grant permission which saves time as this process may take several months.
- The Township can also, through the AMP program, tier our tickets. i.e. 1st infraction \$40.00, 2nd \$100.00, 3rd \$250.00, which can be a greater deterrent to repeat offenders.

Financial Implications:

No financial implications to the Township.

Attachments & Relevant Legislation:

Proposed By-law 27-2024

Others Consulted:

Todd McDonell - Municipal Enforcement By-law Officer

Jena Doonan - Deputy Clerk

Zoe Bougie - Director of Finance/Treasurer

Reviewed and approved by:
Sarah Huskinson, CAO/Clerk

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

BY-LAW NO. 27-2024

BEING a by-law for the appointment of an Administrative Monetary Penalty System (AMPS) Screening Officer for the Corporation of the Township of North Glengarry.

WHEREAS in accordance with Section 23.2, 23.3 and 23.5 of the *Municipal Act, S.O. 2001, c.25*, authorization of the Township to delegate its administrative and hearing powers; and

WHEREAS Section 2.1 of By-law 20-2023, authorizes Council to appointment a person to act as the Corporation of the Township North Glengarry Administrative Monetary Penalty System (AMPS) Screening Officer and to carry out the duties prescribed in Section 6.0 of By-law 20-2023.

NOW THEREFORE the Corporation of the Township of North Glengarry hereby enacts as follows:

1. That Jena Doonan is hereby appointed to the position of Administrative Monetary Penalty System (AMPS) Screening Officer for the Corporation of the Township of North Glengarry.
2. That Zoe Bougie is hereby appointed to the position of Administrative Monetary Penalty System (AMPS) Screening Officer for the Corporation of the Township of North Glengarry.
3. That should any other existing by-laws, resolutions, policies, or actions of the Corporation of the Township of North Glengarry be deemed to be inconsistent with the provisions of this by-law, the provisions of this by-law shall prevail.
4. This appointment shall become effective on June 24, 2024.

READ a first, second, and third time and enacted in open Council this 24th day of June, 2024.

CAO/Clerk / Deputy Clerk

Mayor / Deputy Mayor

I hereby certify that the foregoing is a true copy of By-law No. 27-2024 duly adopted by the Council of the Township of North Glengarry, on the 24th day of June 2024.

Date Certified

CAO/Clerk / Deputy Clerk



STAFF REPORT TO COUNCIL

Report No: BP-2024-19

June 24, 2024

From: Jacob Rheume – Chief Building Official / Director of Building, By-law & Planning

RE: **By-law No. 28-2024 - AMPS Screening Officer for the AMPS By-law No. 20-2023**

Recommended Motion:

THAT the Council of the Township of North Glengarry receives Staff Report No. BP-2024-19 to appoint a person to act as the Corporation of the Township of North Glengarry's Administrative Monetary Penalty System (AMPS) Hearing Officer and to carry out the duties prescribed in Section 7.0 of By-law 20-2023;

AND THAT By-Law No. 28-2024 be read a first, second and third time and enacted in open Council this 24th of June, 2024.

Background / Analysis:

The use of Administrative Monetary Penalties (AMPs) in the province of Ontario is an emerging municipal approach to dealing with parking and by-law infractions in a manner that is fair, effective, and efficient. This compliance tool has been adopted by numerous Ontario municipalities and is being used by many municipal law enforcement officers and police services, such as OPP.

North Glengarry Council adopted the AMPS By-law No. 20-2023 in 2023 and the By-law Enforcement Officer has been using it since then. This By-law is to appoint a person to act as the Corporation of the Township of North Glengarry's Administrative Monetary Penalty System (AMPS) Hearing Officer and to carry out the duties prescribed in Section 7.0 of By-law 20-2023. The person selected to be the Hearing Officer is Marc Carrière, from North Glengarry.

Authorized under section 434.1 of the *Municipal Act*, the AMP process means that fines that under the Township's Bylaws can now be issued and resolved directly at the municipal level (Township). The purpose of the change is to provide an expedited resolution for bylaw violations and reduce the number of minor violations processed through the Provincial Offences Court system.

Administrative monetary penalties systems (**AMPS**) are a civil (rather than quasi-criminal) mechanism for enforcing compliance with regulatory requirements. They are an effective, quick, clear and tangible way for regulators to respond to infractions of the law. In practice, a monetary penalty is assessed and imposed in the form of a notice with a prescribed date and time for payment. While monetary penalties do not lead to convictions or pose a risk of imprisonment, administrative decisions may still be made (i.e. demerit points, driver license suspensions, etc.) further down the process with the Ministry of Transportation.

Because AMPS are imposed without a court hearing, other protections are put in place (i.e. unbiased decision maker, right to be heard) to ensure that the process for imposing a penalty is fair and in accordance with the principles of natural justice. AMP systems have been upheld by the courts as appropriate for matters under provincial control. Many municipalities and cities have already or are in the process (some in SDG) to implement the AMP program.

The AMP process is similar to the current process for municipal parking infractions:

- Those who are alleged to have contravened the bylaw receive a penalty notice, instead of a Provincial Offences Act ticket.
- They may appeal to a Screening Officer (someone in the Township staff such as the Clerk or Deputy Clerk) that would evaluate the merits of the penalty notice and make their decision to modify, cancel, or affirm penalties.
- If not satisfied by the decision, they may take the matter to an external Hearing Officer (someone not in the Township staff, unbiased, but with knowledge in the “by-law enforcement”, such as a by-law enforcement officer from another Township). The decision of the Hearing Officer is final, and there is no further level of appeal.
 - o *** This By-law is to appoint a person to act as the Corporation of the Township North Glengarry Administrative Monetary Penalty System (AMPS) Hearing Officer and to carry out the duties prescribed in Section 7.0 of By-law 20-2023. The person selected to be Hearing Officer is Marc Carrière, from North Glengarry.*
- The Township also retains the ability to lower the fine or to pull it completely if it is compelled by either the Screening Officer or the Hearing Officer to do so.
- There is also no need for the Township to retain council for this process as it is all handled internally for a true cost and time savings.
- The Township also retains all the monetary fines as opposed to splitting it up with the court system.
- Time and cost savings to either the bylaw officer, building inspector and/or the Police officers not having to attend court. Once the ticket/penalty is given it is then out of the hands of the Officers.
- Set fines are now granted through Council as opposed to sending it out to a judge to grant permission which saves time because this process may take several months.
- We can also, through the AMP program, tier our tickets. i.e. 1st infraction \$40.00, 2nd \$100.00, 3rd \$250.00, which can be a greater deterrent to repeat offenders.

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

Proposed By-law 28-2024

Others Consulted:

Todd McDonell - Municipal Enforcement By-law Officer
Marc Carrière

Reviewed and approved by:
Sarah Huskinson, CAO/Clerk

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

BY-LAW NO. 28-2024

BEING a by-law for the appointment of an Administrative Monetary Penalty System (AMPS) Hearing Officer for the Corporation of the Township of North Glengarry.

WHEREAS in accordance with Section 23.2, 23.3 and 23.5 of the *Municipal Act, S.O. 2001, c.25*, authorization of the Township to delegate its administrative and hearing powers; and

WHEREAS Section 2.1 of By-law 20-2023, authorizes Council to appointment a person to act as the Corporation of the Township North Glengarry Administrative Monetary Penalty System (AMPS) Hearing Officer and to carry out the duties prescribed in Section 7.0 of By-law 20-2023.

NOW THEREFORE the Corporation of the Township of North Glengarry hereby enacts as follows:

1. That Marc Carrière is hereby appointed to the position of Administrative Monetary Penalty System (AMPS) Hearing Officer for the Corporation of the Township of North Glengarry.
2. That should any other existing by-laws, resolutions, policies, or actions of the Corporation of the Township of North Glengarry be deemed to be inconsistent with the provisions of this by-law, the provisions of this by-law shall prevail.
3. This appointment shall become effective on June 24, 2024.

READ a first, second, and third time and enacted in open Council this 24th day of June, 2024.

CAO/Clerk / Deputy Clerk

Mayor / Deputy Mayor

I hereby certify that the foregoing is a true copy of By-law No. 28-2024 duly adopted by the Council of the Township of North Glengarry, on the 24th day of June 2024.

Date Certified

CAO/Clerk / Deputy Clerk



STAFF REPORT TO COUNCIL

Report No: BP-2024-20

June 24, 2024

From: Chantal Lapierre – Planning Department

RE: Road Widening By-law No. 29-2024 – CARR STREET EAST MAXVILLE

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt by law No. 29-2024 being a by law to acquire and dedicate a portion of a property for road widening purposes.

Background / Analysis: This office has received a request from the Law office of Robert Tolhurst regarding a road widening by law and adoption of same by the Township on the property known as being Concession 17, Indian Lands, Part of Lots 6 and 7 on Reference Plan number 14R-6755 Part 3, Carr Street East, Maxville in the Township of North Glengarry.

The request relates to severance application B-131-22. This application was conditionally approved on December 20th, 2022. One of the conditions was to allow for a widening of Carr Street East, where the applicant was to dedicate a portion of the road frontage to be transferred to the Township for this purpose.

The requirement for road widening is often imposed where the adjacent road does not meet the minimum standard width.

To correct this on title, a By Law to confirm the acquisition of certain lands and to dedicate the same as part of the public highways is being presented to Council for consideration and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications: No financial implications to the Township

Attachments & Relevant Legislation:

By-Law No. 29-2024

Plan 14R-6755

Others consulted:

- The office of Robert Tolhurst

Reviewed and Approved by
Sarah Huskinson – CAO/Clerk

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	Part of 6 & 7	17 Indian Lands	Part of 67103-0670
2	Part of 7		
3	Part of 6		

PLAN 14R-6755

Received and deposited

December 15th, 2023

Monica Canas

Representative for the
Land Registrar for the
Land Titles Division of
Glengarry (No.14)

PLAN OF SURVEY OF

**PART OF LOTS 6 AND 7
CONCESSION 17, INDIAN LANDS
(Geographic Township of Kenyon)
TOWNSHIP OF NORTH GLENGARRY
COUNTY OF GLENGARRY**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 750



The intended plot size of this plan is 610 mm in width by 610 mm in height when plotted at a scale of 1:750.

Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

Surveyor's Certificate

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, the Land Titles Act and the regulations made under them.
- The survey was completed on August 11, 2023.

December 12, 2023
Date

Tyler J. Allison
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission form number: V-43947.

Notes & Legend

- Denotes Survey Monument Planted
- Denotes Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- (WIT) Witness
- (AOG) Annis, O'Sullivan, Vollebakk Ltd.
- Meas. Measured
- (P1) Plan 14R-6344
- (P2) Plan 14R-974
- (P3) Plan 14R-1977
- (P4) Surveyor's Real Property Report by L.P. Stitwill Dated February 22, 1994
- (P5) Field Notes by Hazen Meldrum Limited Dated July 20, 1979
- (P6) Registered Plan 20
- (P7) Field Notes by Hazen Meldrum Limited Dated September 26, 1985
- (P8) Plan 14R-1380
- (P9) Plan 14R-6377
- (P10) Plan 14R-967

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 1.00002.

Bearings are grid, derived from Can-Net Real Time Network GPS observations and are referred to the Central Meridian of MTM Zone 8 NAD-83 (CSRS) (2010.0).

For bearing comparisons, a rotation of 1°04'00" clockwise was applied to bearings on Plan (P1) and (P10).

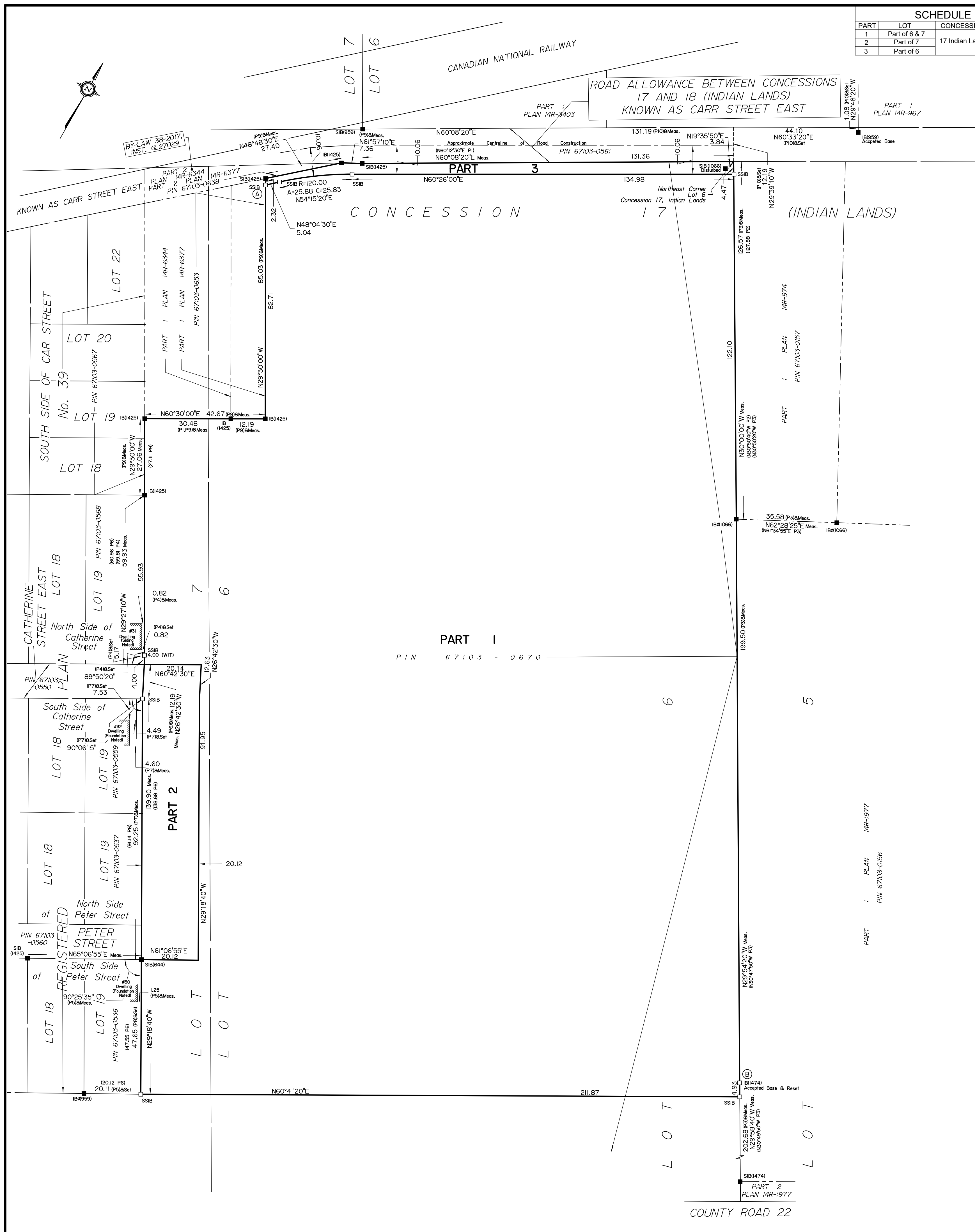
Coordinates are derived from Can-Net Real Time Network GPS observations and are referred to the Central Meridian of MTM Zone 8 NAD-83 (CSRS) (2010.0).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

Point A Northing 5017591.47 Easting 198827.33
Point B Northing 5017397.87 Easting 199129.96

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
165 Bay Street
Embrun, Ont. K0A 1W1
Phone: (613) 443-3364
Email: Embrun@aovltd.com
Ontario Land Surveyors Job No. E-3161-23 I.A.M.



THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW No. 29-2024

A BY-LAW TO CONFIRM THE ACQUISITION OF CERTAIN LANDS AND TO DEDICATE THE SAME AS PART OF THE PUBLIC HIGHWAYS TO BE KNOWN AS CARR STREET EAST.

- REF.: a) *The Municipal Act 2001, S.O. 2001, c. 25 Section 31 and amendments thereto;*
 b) *The Public Transportation and Highway Improvement Act, R.S.O. 1990, Chapter P. 50, Section 44, Subsection 4 and amendments thereto;*

WHEREAS the Corporation deems it expedient to acquire those parts of PIN 67103-0670 being Concession 17, Indian Lands, Part Lots 6 and 7 on Reference Plan number 14R-6755 Part 3 for the purpose of future widening of Carr Street East.

AND WHEREAS the Corporation of the Township of North Glengarry deems it expedient that the acquisition be confirmed and that the said lands be assumed and dedicated as part of the public highway.

NOW THEREFORE the Council of the Corporation of the Township of North Glengarry **HEREBY ENACTS AS FOLLOWS:**

That the acquisition by The Corporation of the Township of North Glengarry of those parts of PIN 67103-0670 being Concession 17, Indian Lands, Part Lots 6 and 7 on Reference Plan number 14R-6755 Part 3 for the purpose of future widening of Carr Street East is hereby authorized and confirmed.

- 1) That the said lands acquired, more particularly described in paragraph (1) of this By-Law be and are hereby dedicated as parts of the public highway to be known as Carr Street East.
- 2) That the Mayor and Clerk of the Corporation of the Township of North Glengarry be and they are hereby authorized to execute all documents and take whatever steps Council for the said Corporation may advise and as may be required to give effect to these presents.

READ A First, Second and Third Time and duly enacted this 24th day of June 2024.

CAO/Clerk / Deputy Clerk

Mayor / Deputy Mayor

I, hereby certify that the forgoing is a true copy of By-Law No. 29-2024, duly adopted by the Council of the Township of North Glengarry on the 24th day of June, 2024.

Date Certified

CAO/Clerk / Deputy Clerk



STAFF REPORT TO COUNCIL

Report No: BP-2024-21

June 24, 2024

From: Chantal Lapierre – Planning Department

RE: Road Widening By-law No. 30-2024 – KENYON CONCESSION RD 1 APPLE HILL

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt by law No. 30-2024 being a by law to acquire and dedicate a portion of a property for road widening purposes.

Background / Analysis: This office has received a request from the Law office of Judith Wilcox (Klodine Bourdon) regarding a road widening by law and adoption of same by the Township on the property known as being Concession 1 Kenyon, Part of Lot 22 on Reference Plan number 14R-1462 Part 3, Kenyon Concession Rd 1, Apple Hill in the Township of North Glengarry.

The request relates to a deed that was done in 1979 but has never been registered on title. To rectify the matter, a by-law for road widening purposes is required to enable the registration process.

The requirement for road widening is often imposed where the adjacent road does not meet the minimum standard width.

To correct this on title, a By Law to confirm the acquisition of certain lands and to dedicate the same as part of the public highways is being presented to Council for consideration and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications: No financial implications to the Township

Attachments & Relevant Legislation:

By-Law No. 30-2024
Plan 14R-1462

Others consulted:

- The office of Judith Wilcox (Klodine Bourdon)

Reviewed and Approved by
Sarah Huskinson – CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW No. 30-2024

A BY-LAW TO CONFIRM THE ACQUISITION OF CERTAIN LANDS AND TO DEDICATE THE SAME AS PART OF THE PUBLIC HIGHWAYS TO BE KNOWN AS CARR STREET EAST.

- REF.: a) *The Municipal Act 2001, S.O. 2001, c. 25 Section 31 and amendments thereto;*
 b) *The Public Transportation and Highway Improvement Act, R.S.O. 1990, Chapter P. 50, Section 44, Subsection 4 and amendments thereto;*

WHEREAS the Corporation deems it expedient to acquire those parts of PIN 67109-0052 being Concession 1 Kenyon, Part Lot 22 on Reference Plan number 14R-1462 Part 3 for the purpose of future widening of Kenyon Concession Road 1.

AND WHEREAS the Corporation of the Township of North Glengarry deems it expedient that the acquisition be confirmed and that the said lands be assumed and dedicated as part of the public highway.

NOW THEREFORE the Council of the Corporation of the Township of North Glengarry **HEREBY ENACTS AS FOLLOWS:**

That the acquisition by The Corporation of the Township of North Glengarry of those parts of PIN 67109-0052 being Concession 1 Kenyon, Part Lot 22 on Reference Plan number 14R-1462 Part 3 for the purpose of future widening of Kenyon Concession Road 1 is hereby authorized and confirmed.

- 1) That the said lands acquired, more particularly described in paragraph (1) of this By-Law be and are hereby dedicated as parts of the public highway to be known as Kenyon Concession Road 1.
- 2) That the Mayor and Clerk of the Corporation of the Township of North Glengarry be and they are hereby authorized to execute all documents and take whatever steps Council for the said Corporation may advise and as may be required to give effect to these presents.

READ A First, Second and Third Time and duly enacted this 24th day of June 2024.

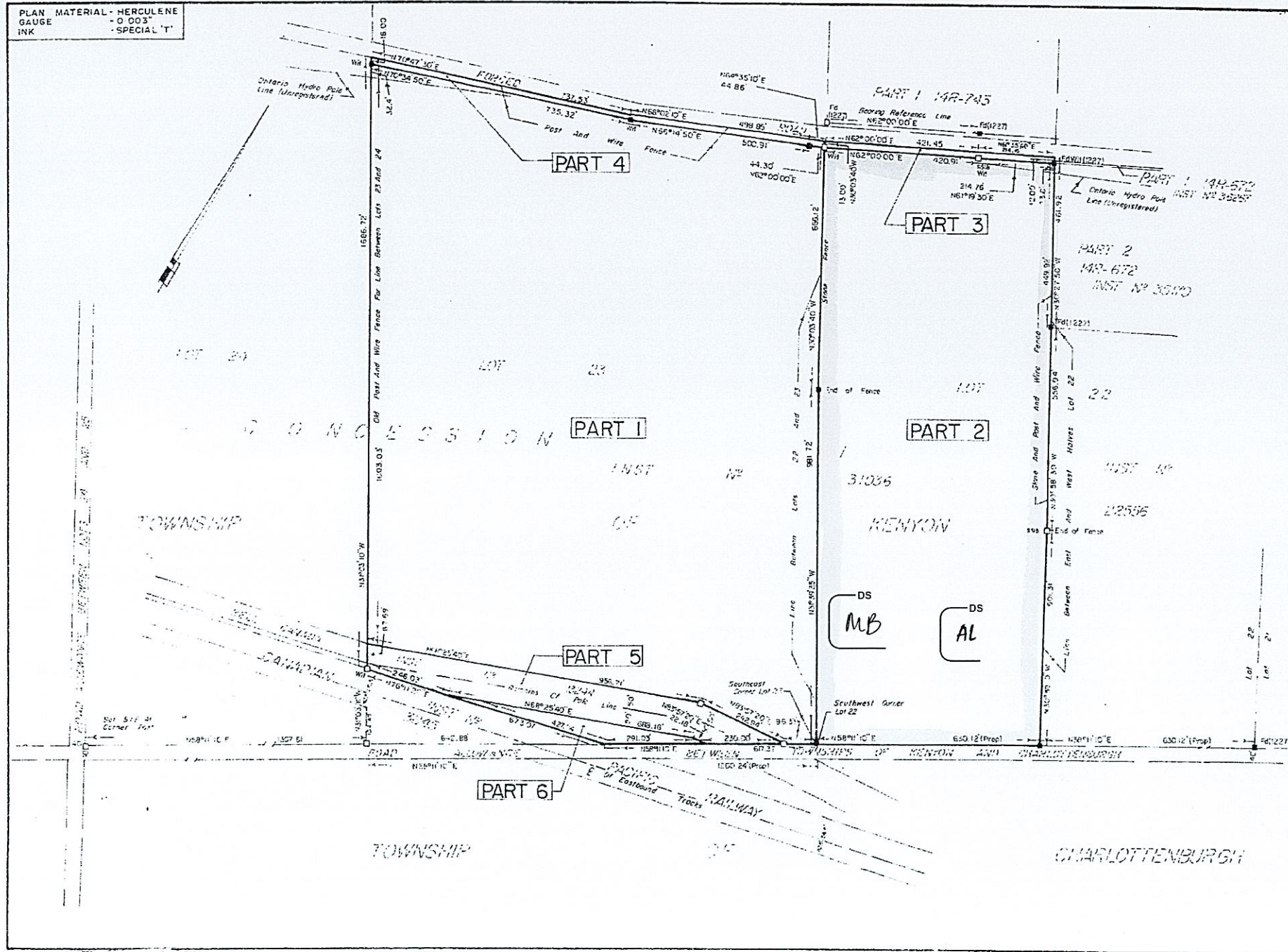
CAO/Clerk / Deputy Clerk

Mayor / Deputy Mayor

I, hereby certify that the forgoing is a true copy of By-Law No. 30-2024, duly adopted by the Council of the Township of North Glengarry on the 24th day of June, 2024.

Date Certified

CAO/Clerk / Deputy Clerk



REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT
 DATE August 23, 1979

PLAN 14R-1462
 RECEIVED AND DEPOSITED
 DATE 23 August 1979

John H. Kennedy
 JOHN H. KENNEDY
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF GLENGARRY (No 14)

SCHEDULE

Part	Lot	Concession	Inst No	Area	Remarks
1	23	1	31036	46.72 Ac.	
2	22	1	31036	23.77 Ac.	
3	22	1	31036	0.42 Ac.	
4	23	1	31036	0.19 Ac.	
5	23	1	31036	2.37 Ac.	WATER TREATMENT BASIN
6	23	1	31036	0.49 Ac.	

PLAN OF SURVEY OF
 PART OF LOTS 22 AND 23
 CONCESSION 1
 TOWNSHIP OF KENYON
 COUNTY OF GLENGARRY
 SCALE: 1 INCH = 200 FEET
 JOHN H. KENNEDY, O.L.S. 1979.

- NOTES
- BEARINGS HEREON ARE ASTRONOMIC AND ARE DERIVED FROM THE BEARING N62°00'00"E AS SHOWN FOR THE NORTHERLY LIMIT OF PART 1 ON PLAN 14R-743
- DENOTES STANDARD IRON BAR
 - DENOTES IRON BAR
 - (S) DENOTES SHORT STANDARD IRON BAR
 - DENOTES ROUND IRON BAR
 - ⊕ DENOTES CUT CROSS
 - CM DENOTES CONCRETE MONUMENT
 - ⊙ DENOTES TRAVERSE HUB
 - ⊙ (S) DENOTES SURVEY MONUMENT FOUND
 - ∠ DENOTES SHUT ANGLE
 - WT DENOTES WITNESS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE PREPARED IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 23RD DAY OF AUGUST 1979.

DATE August 23, 1979
 John H. Kennedy
 JOHN H. KENNEDY
 ONTARIO LAND SURVEYOR

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

John H. Kennedy Ltd.
 Ontario Land Surveyors
 Kemptville PH 205-3029
 ORANISHAW PH 543-7492
 REG. NO. 10 1257



Minutes

Thursday, March 14, 2024 at 6:30 pm

In-Person in the Council Chambers at the Township Main Office
3720 County Road 34 R.R.2, Alexandria ON K0C 1A0

Present: Jacques Massie, Chair
Sarah Huskinson, CAO/Clerk
Brian Caddell, Councillor
Jeff Manley, Councillor
Pete Bock, Community representative
Duncan Ferguson, Community representative
Ken Turnbull, Community representative
Jena Doonan, Deputy Clerk/Recording Secretary
Craig MacMillan, Community representative
Timothy Wright, Director of Public Works

Regrets: Andrew MacMillan, Community representative
Jack Fraser, Community representative

CALL TO ORDER

- Meeting was called to order at 6:30 p.m.

DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

- None

ADDITIONS, DELETIONS OR AMENDMENTS

Agenda Item B) Tree Planting Sub-committee.

ADOPTION OF THE AGENDA

Moved By: Jeff Manley

Seconded By: Duncan Ferguson

THAT the agenda for the Rural Affairs Committee Meeting of Thursday March 14th 2024 be adopted as amended.

Carried

ADOPTION OF PREVIOUS MINUTES

Moved By: Ken Tunbull

Seconded By: Brian Caddell

THAT the minutes for the Rural Affairs Committee Meeting of Thursday October 23rd 2023 be adopted as presented.

Carried

BUSINESS ARISING FROM THE MINUTES

- None

DELEGATIONS

-None

AGENDA ITEMS

A) Unopened road allowances

Chair Massie discussed the origins of the issue, stating that he received multiple questions regarding this matter. After which, he met with CAO Sarah Huskinson to discuss the creation of a by-law to be recommend to Council in response to resident inquiries and concerns. Chair Massie further stated that he would like to speak with the committee about what should be outlined in the By-law.

Public Works Director Timothy Wright introduced himself, provided a brief explanation of unopened road allowances, referenced to Sections 26 (4) 27,30, 30(4) and 35 of the Municipal Act and referred to the unopened road allowances in North Glengarry Township (See attached map) Tim further explained that these road allowances are owned by the Township and that the municipality has the authority to pass laws regarding them, however, they are put out by the Crown Surveyors that are located in the municipality .

He then spoke to the level of service of the roads: * review attached map*

- Orange being hard top roads – Higher level of Service as per Minimum Maintenance Standards
- Yellow bring Gravel roads- lower level of Service as per Minimum Maintenance Standards
- Green roads being the least maintained but still maintained.

Tim commented on the difference between green roads and unopened allowances, which is even though unopened road allowance can be traveled on, the township is not required to maintain them unless opened by By-law. He further explained that they are essentially gaps in between parcels of land and that public has the common law right of passage over road allowances, unless restricted by the municipality.

Chair Massie then opened the floor for questions and discussion. A discussion arose regarding who is responsible for the cost of survey and maintenance to open the road allowance, what would happen if two properties butted against each other. What should be allowed to be done with the land that the unopened road allowance is on. Who should a resident speak to if they have a complaint, grandfathering properties which currently have a road allowance in place. What the process can be for applying. And that these applications be accepted on a case-by-case basis. And this

Chair Massie again spoke about creating a policy and application to permit clear/improve these road allowance which would be detailed in a By-law regarding the matter. The Committee agreed that the following be included in the by-law to be brought forth to Council.

- Definitions, Maps, what is permitted to be done on passageways, the party responsible for costs. Resident to speak to The Rural Affairs Committee if there is a complaint.

Next step - CAO Sarah Huskinson and The Director of Public Works Timothy Wright to meet and draft a by-law which the committee will review.

B) Tree Planting Sub Committee

A Committee Member raised the question about creating a tree planting Sub Committee, as was uncertain of the progression of the tree planting program. Chair Massie explained that he had selected two plots for the trees to be planted in, South Nations Conservation Authority was approached for suggestions on where to plant. Chair Massie further mentioned that he spoke with the Raisin Region Conservations Authority and confirmed the trees will be planted this spring. He suggested that he and the committee member to discuss plans for future dates.

PENDING BUSINESS

- None

CORRESPONDENCE/INFORMATION ITEMS

- None

NEXT MEETING -

Thursday May 2nd at 6:30p.m.

ADJOURNMENT

Moved by: Jeff Manley

Seconded By: Ken Turnbull

With no further business to discuss, the meeting was adjourned at 7:44 p.m.

Carried



MEMORANDUM

To: Township of North Glengarry Council, CAO and Clerk
From: Alison McDonald, General Manager
Date: June 19, 2024
Subject: **Draft Wetland Mapping Information Session**

Ontario’s conservation authorities are required to regulate development within natural hazard areas, such as floodplains and unstable slopes, as well as wetlands, watercourses, and shorelines (section 28 of the *Conservation Authorities Act*). Since 2006, the Raisin Region Conservation Authority (RRCA) has implemented regulations policies through *Ontario Regulation 170/06*.

On April 1, 2024, the Government of Ontario replaced individual conservation authority regulations with *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits*. The goal of the new regulation is to streamline approvals and establish a standardized approach.

In response to these legislative changes, conservation authorities are updating their existing development activity policies and procedures that guide development under the *Conservation Authorities Act* and *Ontario Regulation 41/24*.

Updated mapping of regulated areas is available for review and includes the addition of Locally Significant Wetlands and a reduction to the regulated area surrounding wetlands (from 120 m to 30 m) where development activities require a permit.

The RRCA and South Nation Conservation (SNC) are hosting a joint information session on **Thursday, June 27, 2024 between 3:00 pm and 8:00 pm, at the SNC Administrative Office, located at 38 Victoria Street, Finch, ON**. Planning and Regulations staff will be available one-on-one (i.e. drop-in format) to answer any questions, and review property-specific details. Residents who are unable to attend the information session may schedule a meeting with RRCA staff.

RRCA board members and municipal staff have been informed of the legislative and regulatory changes. Meetings are also being organized with local agricultural organizations throughout June 2024 to provide additional opportunities for stakeholder input.

Existing development rights for lots of record within the newly regulated wetlands are proposed to be grandfathered, but still subject to RRCA permitting requirements.

Wetlands provide significant ecosystem services and benefits including flood attenuation, erosion protection, groundwater recharge, filtration of drinking water supplies, wildlife refuge, and forest cover, as well as recreational, educational, and research opportunities. Wetlands are also usually associated with unstable, organic soils and may not be suited to development.

Should you have any questions, please contact Phil Barnes, RRCA Team Lead, Watershed Management at phil.barnes@rrca.on.ca or 613-938-3611 ext. 240.



Thursday June 13, 2024

The Right Honourable Justin Trudeau, Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON
K1A 0A2

Dear Prime Minister Trudeau,

Re: Infrastructure Small Rural Municipalities

Please be advised that at their last Regular Meeting of Council on Thursday, June 6, 2024, the Council for the Corporation of the Township of North Dundas supported the following resolution:

Resolution #2024-138

Moved By: Councillor Uhrig

Seconded By: Councillor Lennox

THAT the Council of the Township of North Dundas supports resolution number C-2024-165 from the Township of Georgian Bay dated May 13, 2024 regarding the implementation of sustainable infrastructure funding for small rural municipalities and actions to address the impending debt dilemma facing small rural municipalities;

AND THAT a copy of this resolution be sent to the Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada; Michel Tremblay Acting President and CEO, Canada Mortgage and Housing Corporation; The Honourable Doug Ford, Premier of Ontario; The Honourable Kinga Surma, Ontario Minister of Infrastructure; The Honourable Paul Calandra, Ontario Minister of Municipal Affairs and Housing; MP Eric Duncan, Stormont-Dundas-South Glengarry; MPP Nolan Quinn, Stormont-Dundas-South Glengarry, AMO, ROMA, FCM, Eastern Ontario Wardens' Caucus and all Municipalities of Ontario.

Result: Carried.

A copy of the resolution from the Township of Georgian Bay is attached.

Yours Sincerely,

Nancy Johnston, MBA
Director of Corporate Services/Clerk
Encl. (2)



**The Township of Georgian Bay
Resolutions
Council - 13 May 2024**

Item 12.(a)

Date: May 13, 2024

C-2024-165

Moved by Councillor Stephen Jarvis
Seconded by Councillor Peter Cooper

WHEREAS Ontario's small rural municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets including roads and bridges and water wastewater and municipally owned buildings including recreational facilities and libraries ;

WHEREAS in 2018, the Ontario government mandated all Ontario municipalities to develop capital asset management plans with the stipulation that they be considered in the development of the annual budget;

WHEREAS small rural municipalities (of 10,000 people or less) are facing monumental infrastructure deficits that cannot be adequately addressed through property tax revenue alone;

WHEREAS the only application approved through the recently awarded Housing Accelerator Fund to a small rural municipality was to Marathon Ontario, who received an allocation of \$1.9 million dollars while over \$1.369 billion going to Ontario's large urban centres, resulting in a 0.2% investment in rural Ontario;

WHEREAS the Ontario Government has committed \$9.1 billion to Toronto alone to assist with operating deficits and the repatriation of the Don Valley and Gardner Expressway;

WHEREAS small rural Ontario cannot keep pace with the capital investments required over the next 20 years unless both the Provincial and Federal Governments come forward with new sustainable infrastructure funding;

WHEREAS it is apparent that both the Federal and Ontario Governments have neglected to recognize the needs of small rural Ontario;

NOW THEREFORE BE IT RESOLVED THAT the Township of Georgian Bay call on the Ontario and Federal Government to implement sustainable infrastructure funding for small rural municipalities;

AND THAT small rural municipalities are not overlooked and disregarded on future applications for funding;

AND THAT both the Federal and Ontario Governments begin by acknowledging that there is an insurmountable debt facing small rural municipalities;

AND THAT both the Federal and Ontario Governments immediately commission a Working Group that includes a member of the Eastern Ontario Wardens Caucus, to develop a plan on how to deal with the impending debt dilemma;

AND FINALLY THAT this resolution be forwarded to The Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada; Michel Tremblay Acting President and CEO, Canada Mortgage and Housing Corporation; The Honourable Doug Ford, Premier of Ontario; The Honourable Kinga Surma, Ontario Minister of Infrastructure; The Honourable Paul Calandra, Ontario Minister of Municipal Affairs and Housing; MP Shelby Kramp-Neuman, Hastings-Lennox Addington; MPP Ric Bresee Hastings-Lennox Addington, AMO, ROMA, FCM, Eastern Ontario Wardens' Caucus and all Municipalities in Ontario.

Carried Defeated Recorded Vote Referred Deferred

Recorded Vote:

	For	Against	Absent
Councillor Brian Bocek			
Councillor Peter Cooper			
Councillor Kristian Graziano			
Councillor Allan Hazelton			
Councillor Stephen Jarvis			
Councillor Steven Predko			
Mayor Peter Koetsier			

Peter Koetsier, Mayor

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

**BY-LAW 31-2024
FOR THE YEAR 2024**

BEING A BY-LAW TO ADOPT, CONFIRM AND RATIFY MATTERS DEALT WITH BY RESOLUTION.

WHEREAS s. 5(3) of the *Municipal Act, 2001*, provides that the powers of municipal corporation are to be exercised by its Council by by-law; and

WHEREAS it is deemed expedient that the proceedings, decisions and votes of the Council of the Corporation of the Township of North Glengarry at this meeting be confirmed and adopted by by-law;

THEREFORE, the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. **THAT** the action of the Council at its regular meeting of June 24th 2024, in respect to each motion passed and taken by the Council at its meetings, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law and;
2. **THAT** the Mayor and the proper officers of the Township of North Glengarry are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, The Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. **THAT** if due to the inclusion of a particular resolution or resolutions this By-law would be deemed invalid by a court of competent jurisdiction then Section 1 to this By-law shall be deemed to apply to all motions passed except those that would make this By-law invalid.
4. **THAT** where a “Confirming By-law” conflicts with other by-laws the other by-laws shall take precedence. Where a “Confirming By-Law” conflicts with another “Confirming By-law” the most recent by-law shall take precedence.

READ a first, second and third time, passed, signed and sealed in Open Council this 24th day of June 2024.

CAO/Clerk / Deputy Clerk

Mayor / Deputy Mayor

I, hereby certify that the forgoing is a true copy of By-Law No. 31-2024, duly adopted by the Council of the Township of North Glengarry on the 24th day of June 2024.

Date Certified

CAO/Clerk / Deputy Clerk