

THE CORPORATION OF THE TOWNSHIP OF NORTH  
GLENGARRY

Public Meeting of Planning

Monday, April 8, 2024, 5:30 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

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

1. **DISCLOSURE OF CONFLICT OF INTEREST**
2. **ACCEPT THE AGENDA (Additions/Deletions)**
3. **RATIFY MINUTES**
  - a. Public Meeting of Planning Minutes - Feb 26 2024
4. **ZONING AMENDMENTS**
  - a. Z-01-2024
  - b. Z-02-2024
  - c. Z-03-2024
5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **NOTICE OF MOTION**
8. **ADJOURNMENT**

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

**Public Meeting of Planning**

**Monday, February 26, 2024**

**5:00 pm**

**Council Chamber**

**3720 County Road 34**

**Alexandria, On. K0C 1A0**

COUNCIL MEMBERS Mayor: Jamie MacDonald

PRESENT:

Deputy Mayor: Carma Williams  
Councillor (At Large) - Jacques Massie  
Councillor (Kenyon Ward) - Jeff Manley  
Councillor (Alexandria Ward) - Michael Madden  
Councillor: Gary Martin

REGRETS: Councillor: Brian Caddell

MUNICIPAL STAFF CAO/Clerk - Sarah Huskinson

PRESENT:

Director of Building, By-law & Planning - Jacob Rhéaume  
Deputy Clerk: Jena Doonan  
Chantal Lapierre – Planning Services

- 1. DISCLOSURE OF CONFLICT OF INTEREST**
- 2. ACCEPT THE AGENDA (Additions/Deletions)**

**Resolution No. 1**

**Moved By:** Gary Martin  
**Seconded By:** Jeff Manley

**THAT** the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of Monday, February 26th/2024.

**Carried**

- 3. RATIFY MINUTES**

**Resolution No. 2**

**Moved By:** Carma Williams  
**Seconded By:** Jacques Massie

**THAT** the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday, January 29th/2024.

**Carried**

- 4. ZONING AMENDMENT & OP AMENDMENT**

**4.a Z-19-2023 / OP No. 21**

**Owner:** MacEwen Agricentre  
**Location:** 40 Catherine St. West, Maxville

**Presentation from Lindsay Parisien – Senior Planner with the Counties of SDG**

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

**Deputy Mayor: Carma Williams** – The new warehouse should mask the site from the residential area. Where there any questions from the public?

**County Planner: Lindsay Parisien** – There were comments in favor of the expansion but also some concerns regarding lighting, noise and how would it affect daily operations.

**Director of Building, By-law & Planning: Jacob Rhéaume** – Most of the concerns were for noise and lighting and these issues will be addressed through the site plan agreement process. The planning report from Fotenn was sent to anyone looking for additional information and the public seemed satisfied with the details provided.

**Councillor (Alexandria Ward) - Michael Madden** – Where does the 70m buffer start?

**County Planner: Lindsay Parisien** – Replied that the 70m buffer begins where the residential properties end.

**Councillor (At Large) - Jacques Massie** – Inquired to see if it was possible to buffer the area with trees.

**County Planner: Lindsay Parisien** – The trees can possibly be addressed through the site plan agreement.

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

**No other comments were received.**

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

**Resolution No. 3**

**Moved By:** Michael Madden

**Seconded By:** Jacques Massie

**THERE** being no further business to discuss, the Public Meeting of Planning was adjourned at 5:15pm.

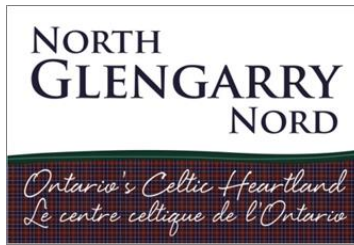
**Carried**

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CAO/Clerk/Deputy Clerk

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Mayor/Deputy Mayor



**STAFF REPORT  
PUBLIC MEETING**

**April 8, 2024**

**TO:** Mayor and Council Members

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

**RE: Zoning By-law Amendment No. Z-01-2024**

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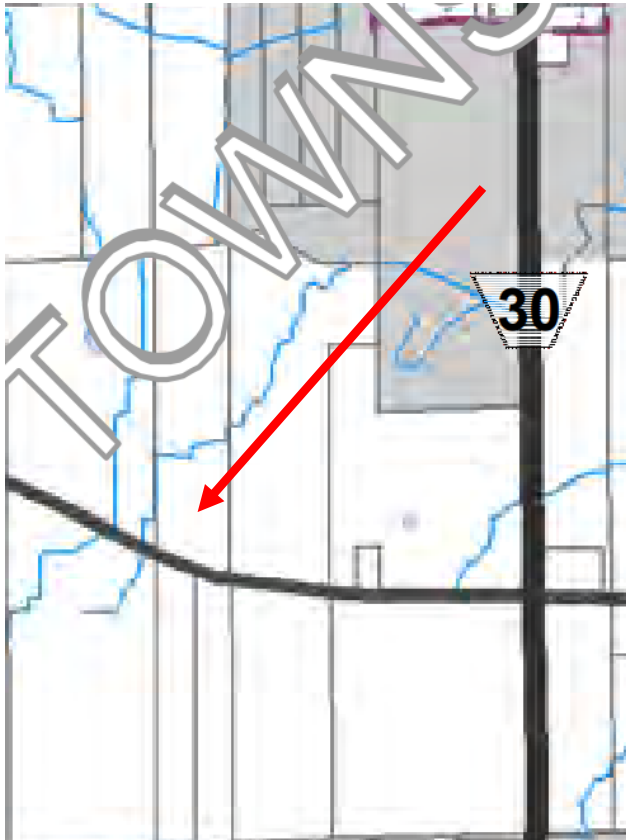
**Owner:** VALDON AG INC  
18995 Kenyon Concession Road 4, Maxville, ON, K0C 1T0  
Kenyon Concession 4, Part Lot 27



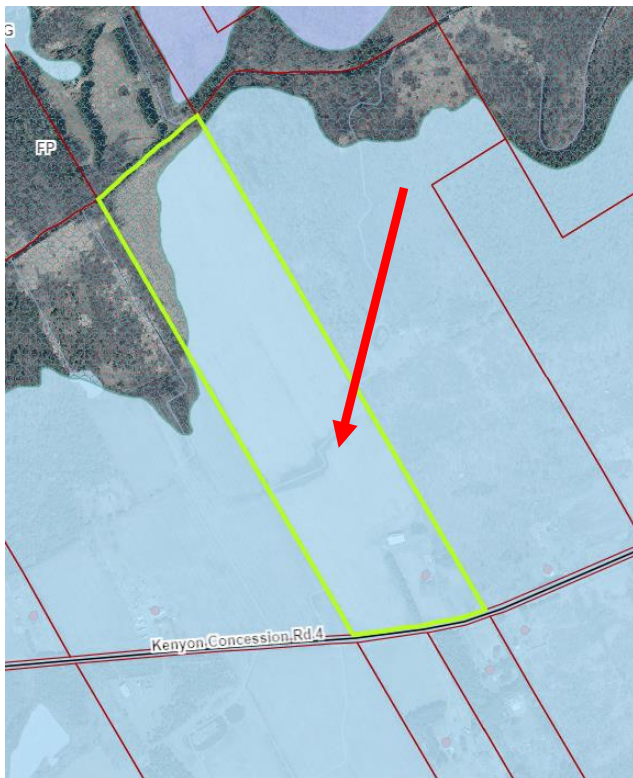




**Official Plan designation:** Agricultural Resource Lands



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



**Purpose of application:** to re-zone both the severed and retained portion subject to Consent Application B-7-23 condition No. 4 & 5 as follows;

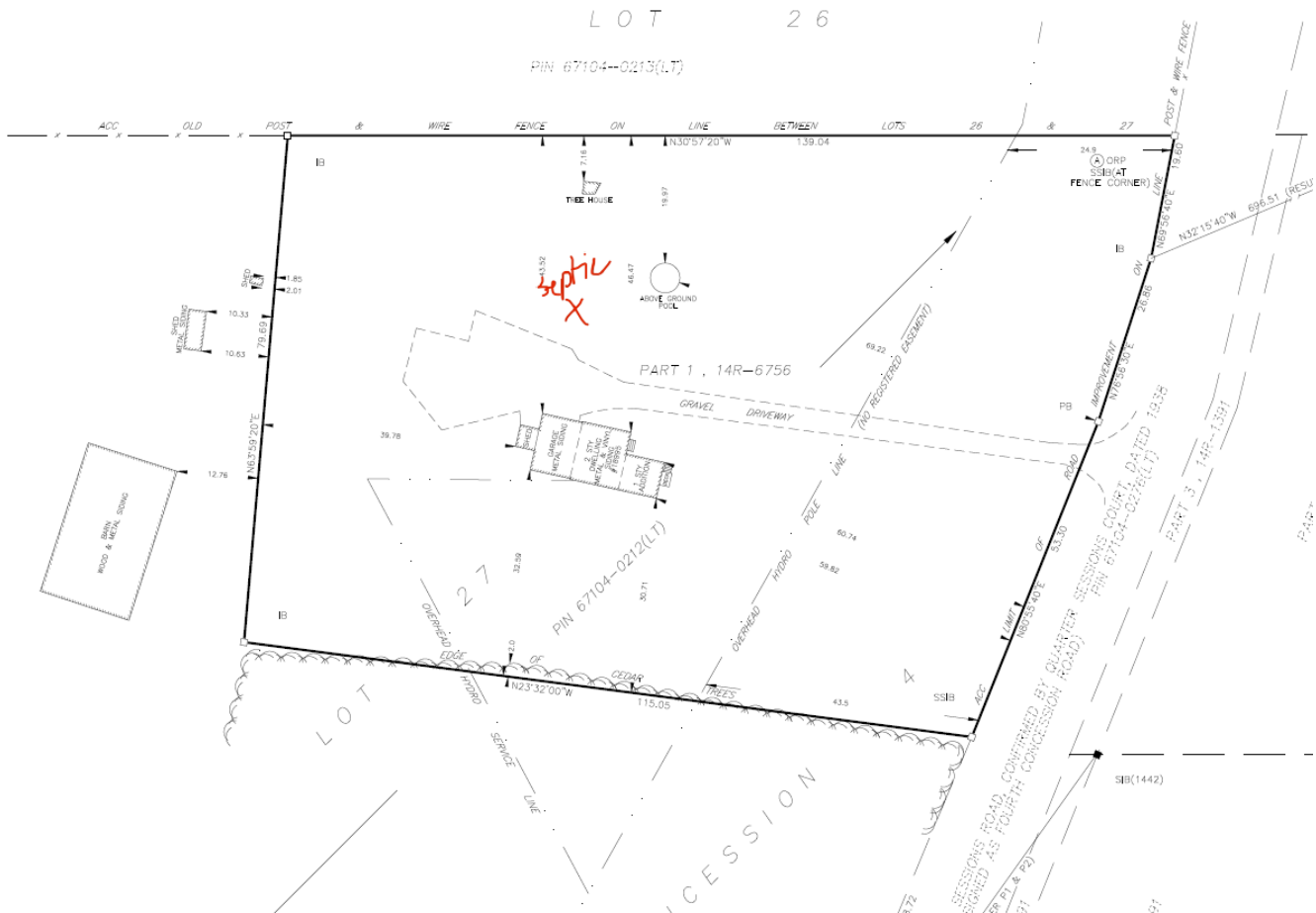
The **retained** portion of the property (36.98 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-242) to:

- Acknowledge the lot area deficiency from the required 74 acres to the proposed 36.98 acres.
- Acknowledge the road frontage deficiency from the required 200m to the proposed 108.72m.
- acknowledge the interior yard setback deficiency from the required 9m to the proposed 1.85m for the "small shed" agricultural accessory storage building and;
- prohibit residential development.

The **severed** portion of the property (2.92 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-243) to:

- prohibit agricultural uses.

**Discussion:** The subject land area is approximately 39.90 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on March 20, 2023, to sever approximately 2.92 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, except for the property line North of the proposed residential lot where there is a small steel shed that is closer to the proposed property line than what is permitted in the Agricultural zoning, as it is more than 15m<sup>2</sup> in size, hence the request for reduction for interior yard setback. The other 2 buildings remaining on the agricultural portion named as “BARN WOOD & METAL SIDING” & “SHED METAL SIDING” are setback more than the required 9m from the property line.

The new 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 septic system is located just East of the dwelling and is compliant with Ontario Building Code for all setbacks.

There are currently two entrances on the property, one for the residential portion with the assigned civic number 18995 Kenyon Concession Road 4 for the dwelling, which will remain. There is also an existing entrance to remain for the agricultural portion, located West of the tree line, West of the new proposed property line, with no assigned civic number as of yet. No new entrances are proposed.



The owner will not have to apply for any change-of-use permit for any of the barn/agricultural buildings as they all will remain on the agricultural 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 mostly Agricultural Resource Lands for all adjacent and neighboring properties.

The surrounding zoning is mostly 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 conforms with the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

### **Provincial Policy Statement (2020)**

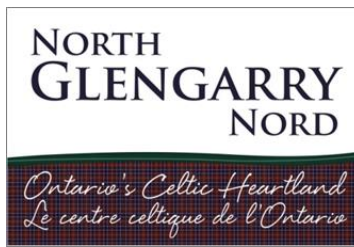
According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that:

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  
PUBLIC MEETING**

**April 8, 2024**

**TO:** Mayor and Council Members

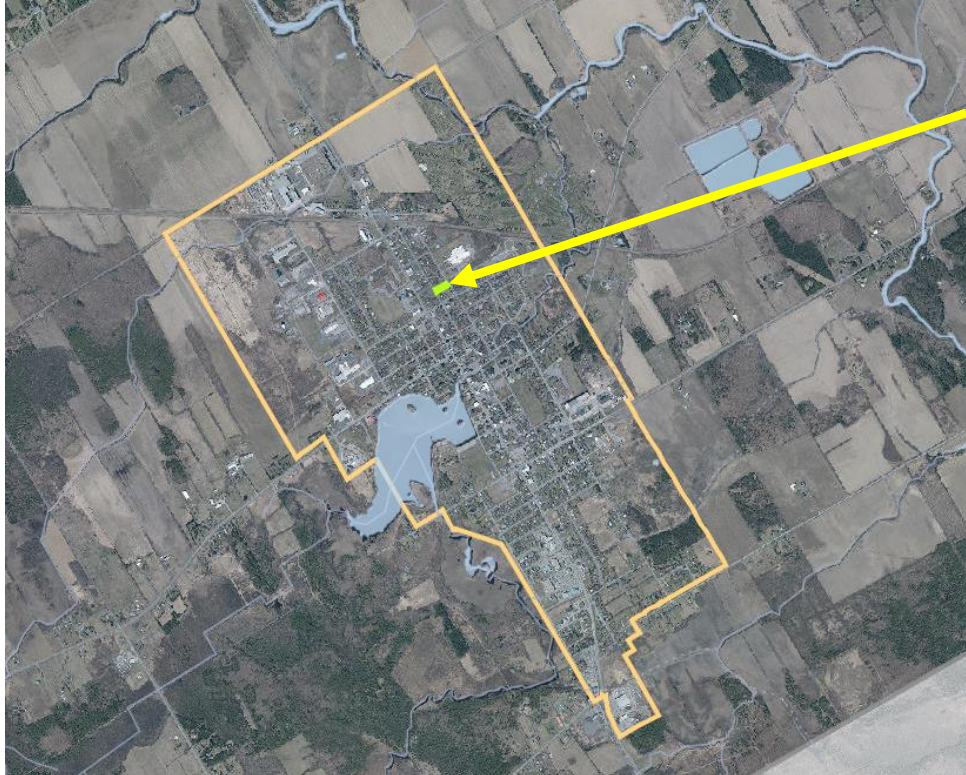
**FROM:** Jacob Rheume, Director of Building, By-law & Planning

**RE: Zoning By-law Amendment No. Z-02-2024**

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**Owner:** Natalie COUSINEAU

**Location:** 150 Bishop Street North, Alexandria, ON, K0C 1A0  
PLAN 121, RCP N Part Lot 20 - (Roll No. 0111 018 000 08800)

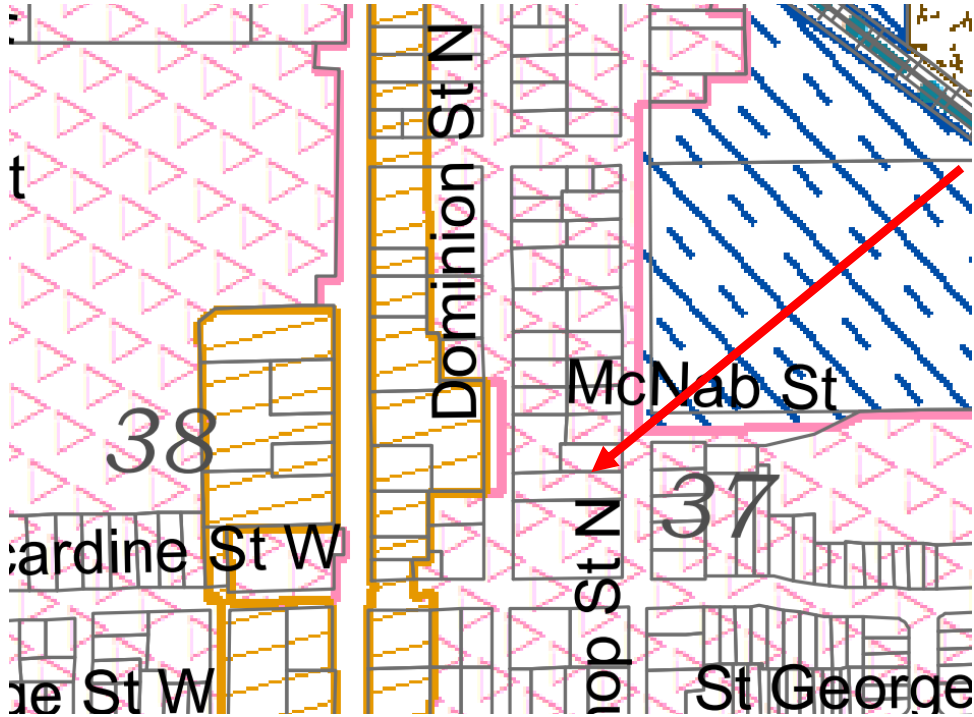




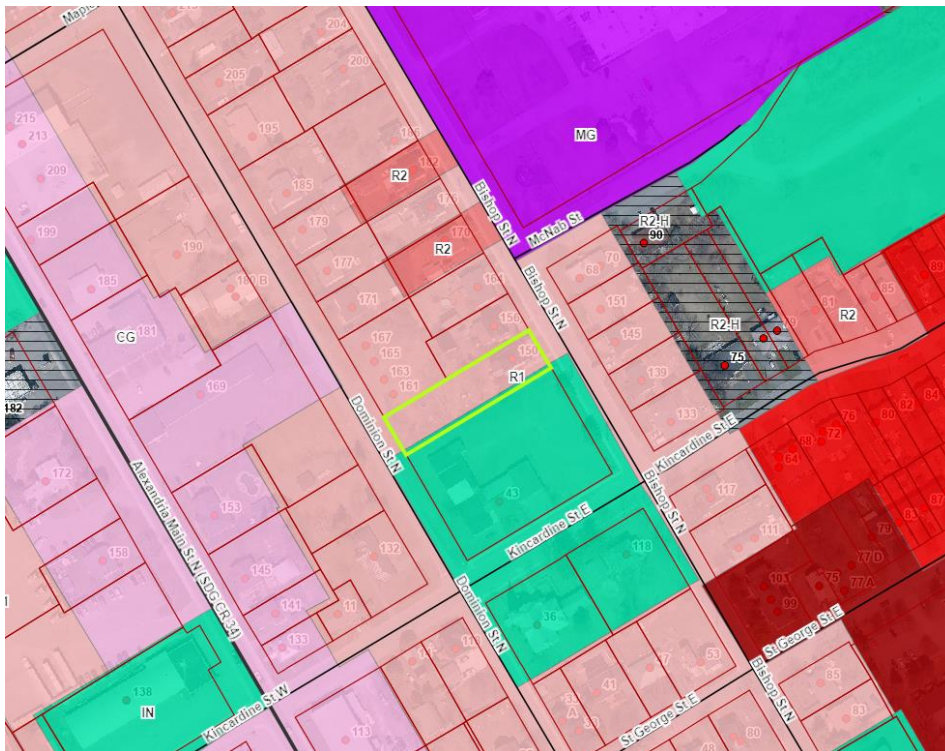


***"Pink" portion to be rezoned.***

**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.

**Discussion:** The owner of the property, Natalie COUSINEAU, is currently in the process of an application to sever her property into 2 lots. The retained portion, which will still have frontage on Bishop Street North (civic number 150) will be approximately 62.5' (19.05m) x 136.5' (41.62m), and the severed portion, which is the portion the owner wishes to re-zone will be approximately 62.5' (19.05m) x 105' (32.01m), making both portions compliant with the R1 zone, and R2 zone, for minimum required lot frontage (18m), and lot area (550m<sup>2</sup>). The retained portion is not part of this application for rezoning, only the severed portion, facing Dominion Street North.

As mentioned above, the subject land is approximately 62.5' (19.05m) in lot frontage onto Dominion Street North x 105' (32.01m) in depth, for an approximate area of .15 acre (609.79m<sup>2</sup>), all compliant 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. The retained portion currently has a single-family dwelling constructed on it and will remain R1.

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

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. The owner's plan is to potentially sell the property to a new owner who would construct a semi-detached dwelling, with at least 2 parking spaces for each unit, with an attached garage, but regardless of potential sale or new ownership, the property's zoning designation would not change, it would remain R2. The proposed Zoning Amendment does not include a requirement for Site Plan Control, and none will be required for the development, 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 will be approximately the same height as a single detached house in the neighborhood.

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 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 (157 & 159 Dominion Street North) 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 are 2 accessory storage buildings on the severed portion of the severance, the portion for which this zoning amendment is applied for. The 2 accessory buildings currently are "residential use" accessory structures and could remain as being accessory "residential use" accessory structures for the new property, or could be moved on another property or demolished. The owner was made aware that if the new development does not happen within the next 2 years, the 2 buildings 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.

Site pictures:





## **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 PUBLIC MEETING

**April 8, 2024**

**TO:** Mayor and Council Members

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

**RE: Zoning By-law Amendment No. Z-03-2024**

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**Owner:** William FRANKLIN  
20870 Lochinvar Road, Alexandria, ON, K0C 1A0  
Lochiel Concession 8, West Part Lot 28

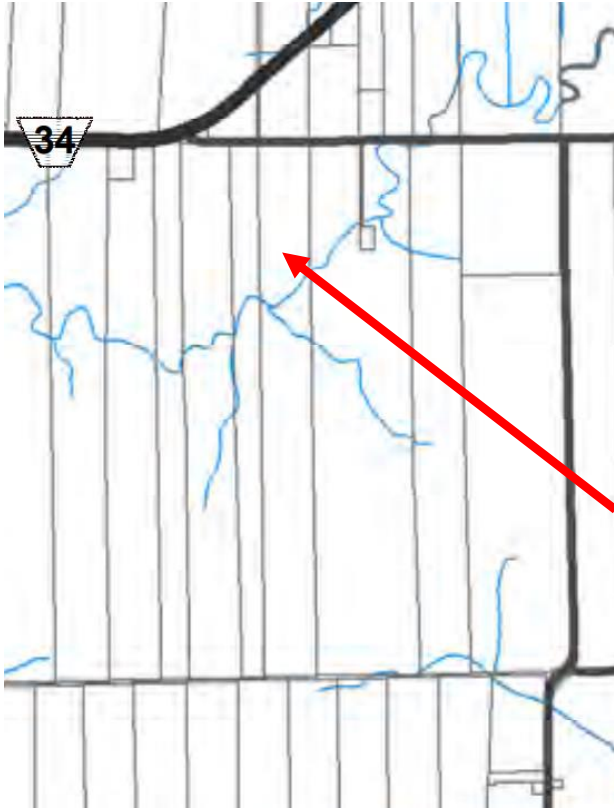




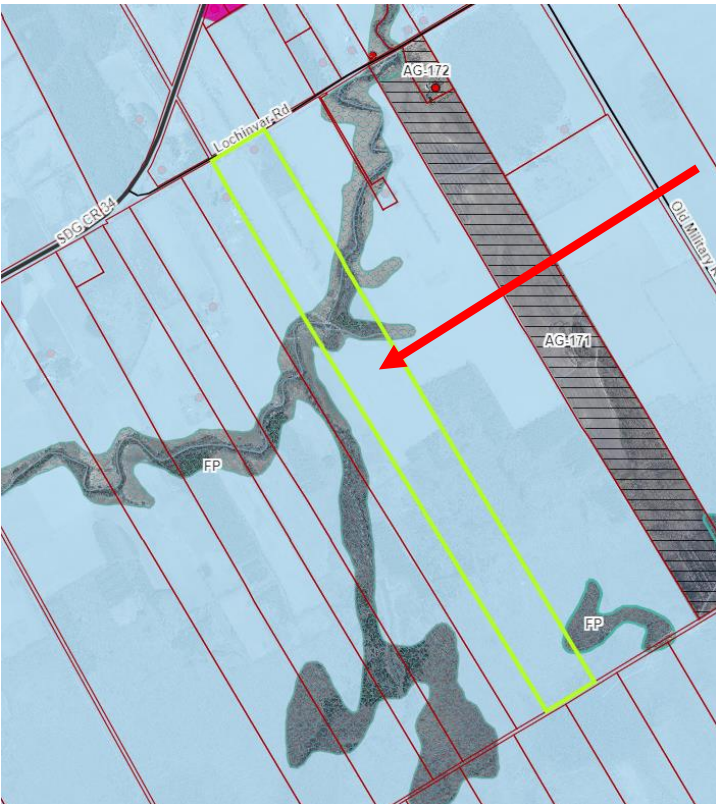




**Official Plan designation: Agricultural Resource Lands**



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



**Purpose of application:** to re-zone both the severed and retained portion subject to Consent Application B-7-24 condition No. 3 & 4 as follows;

The **retained** portion of the property (101.06 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-244) to:

- acknowledge the deficiency in lot frontage (Lochinvar Road) from the required 200m to the proposed 126.79m and;
- prohibit residential development and;

The **severed** portion of the property (1.13 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-245) to:

- prohibit agricultural uses.

**Discussion:** The subject land area is approximately 102.19 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on February 22, 2024, to sever approximately 1.13 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 except for the agricultural portion lot frontage where 200m is required but only 126.79m is proposed, hence the request for a reduction for the lot frontage through this zoning amendment.

The new 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 septic system is located just North of the dwelling and is compliant with Ontario Building Code for all setbacks.

There are currently three entrances on the property, two for the residential portion with the one more East assigned civic number 20870 Lochinvar Road for the dwelling, which will remain. There is also an existing entrance to remain for the agricultural portion, located West of the fence line, West of the new proposed property line, with no assigned civic number as of yet. No new entrances are proposed.



The owner will not have to apply for any change-of-use permit for any buildings as there are no buildings used for agricultural purposes on the newly created residential lot, and there are no buildings on the agricultural portion. 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 mostly Agricultural Resource Lands for all adjacent and neighboring properties.

The surrounding zoning is mostly 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 conforms 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.**