

THE CORPORATION OF THE TOWNSHIP OF NORTH
GLENGARRY

Public Meeting of Planning

Monday, February 24, 2025, 5:00pm

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 may be recorded by either the press or any other individuals.

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

3. RATIFY MINUTES

Public Meeting of Planning Minutes- Monday January 13th 2025

4. DELEGATIONS

SDG Counties Road Rationalization Presentation: Director of Transportation Services, Benjamin De Haan.

5. SITE PLAN DEVELOPMENT AGREEMENT & ZONING AMENDMENTS

a. SPDA: Grant Castle Corp

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

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

6. OLD BUSINESS

7. NEW BUSINESS

8. NOTICE OF MOTION

9. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

January 13th, 2025

5:45

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

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

ALSO PRESENT: Director of Building, By-law & Planning - Jacob Rhéaume
Deputy Clerk: Jena Doonan

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Michael Madden

Seconded By: Gary Martin

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

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 December 9, 2024.

Carried

4. ZONING AMENDMENTS

a. Z-11-2024

Owner: Sandra Ann VERNON-NOBLE

Location: 19146 Vernon Road, Apple Hill
Reg Comp PLAN 135, Part Lot 41

Purpose of application:

The purpose of the Zoning By-Law Amendment is to re-zone the severed portion (B-44-24) of the property from Rural (RU) to Rural Special Exception-22 HOLD (RU-22-H) to require the need for the necessary studies/impact assessment report and the application/approval of a septic system permit (conventional or tertiary system) with a detailed site plan to the satisfaction of the Township to ensure the septic system location meets the intent of keeping it as far back (North-East) from the lake as possible while complying to all other applicable law, including the Ontario Building Code Act, and to place a HOLD designation symbol on the property until such studies/impact assessment report is submitted along with the application of a septic system permit and a detailed site plan.

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

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

A member of the public and Council asked questions regarding septic and severance

The Clerk asked two additional times for comments from Council and members of the public. No further comments were received.

b. Z-12-2024

Owner: Sandra Ann VERNON-NOBLE

Location: 19146 Vernon Road, Apple Hill
Reg Comp PLAN 135, Part Lot 41

Purpose of application:

The purpose of the Zoning By-Law Amendment is to re-zone the severed portion (B-45-24) of the property from Rural (RU) to Rural Special Exception-23 HOLD (RU-23-H) to require the need for the necessary studies/impact assessment report and the application/approval of a septic system permit (conventional or tertiary system) with a detailed site plan to the satisfaction of the Township to ensure the septic system location meets the intent of keeping it as far back (North-East) from the lake as possible while complying to all other applicable law, including the Ontario Building Code Act, and to place a HOLD designation symbol on the property until such studies/impact

assessment report is submitted along with the application of a septic system permit and a detailed site plan.

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

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

A member of the public and Council asked questions regarding septic and severance

The Clerk asked two additional times for comments from Council and members of the public. No further comments were received.

c. Z-13-2024

Owner: GRANT CASTLE CORP (MacEwen Petroleum)

Location: 56 Mechanic Street West, Maxville

Parcel Identifier (PIN) 671030378 – Roll No. 011101400064600

Purpose of application:

To re-zone a portion of the property known as 56 Mechanic Street West, Maxville, from Residential Second Density (R2) to General Commercial (CG) and to remove the HOLDING provision, to permit the development of a new two-storey head-office building of 1496m² and an 85-stalls parking lot for MacEwen Petroleum.

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

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

d. Z-14-2024

Owner: Maurice LAFRAMBOISE

Location: 20725 Glen Robertson Road (County Road 10), Alexandria

Lochiel Concession 2, Part Lot 30; RP 14R6668, Parts 1 & 2

Purpose of application:

To re-zone both the severed and retained portion subject to Consent Applications B-19-24 Conditions No. 3 & 4 as follows;

To re-zone the retained portion (41.41 acres) of Consent Application B-19-24 of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-255) to:

- prohibit residential development and;
- acknowledge the deficiency in lot area from the required 74 acres to the proposed 41.41 acres and;

To re-zone the severed portion (2.69 acres) of Consent Application B-19-24 from General Agricultural (AG) to General Agricultural Special Exception (AG-256) to:

- prohibit agricultural uses and;
- acknowledge the deficiency with the road frontage on MacPhee Road from the required 45m to the proposed 11.95m.

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

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

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

Resolution No. 3

Moved By: Gary Martin

Seconded By: Brian Caddell

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 6:23pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



Road Rationalization Study

Draft Findings – Township of North Glengarry



Goals and Objectives

- Investigate classifications of roads to:
 - Ensure they receive the appropriate level of service
 - Ensure they are under jurisdiction of the appropriate authority





Phase 1 – Assessment

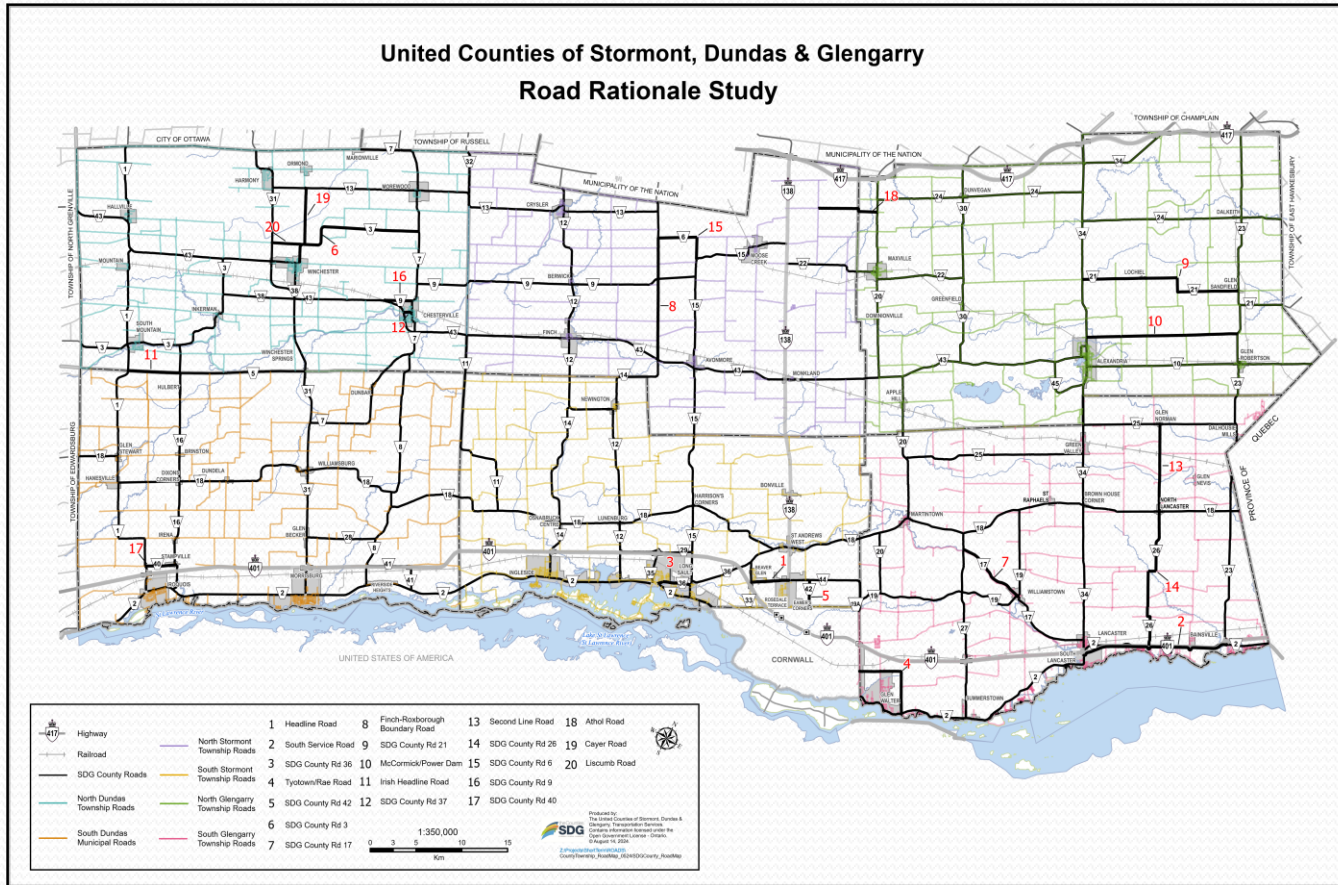
- Identified 20 roads that were assessed against “County Road” Criteria
 1. Settlement Area (Weight = 3)
 2. Provincial Highway/ Upper Tier Connector (Weight = 1)
 3. Boundary Service (Weight = 0.5)
 4. Heavy Industrial/ EDR (Weight = 1)
 5. Barrier Service (Weight = 1)
 6. Resort / Tourism Service (Weight = 1)
 7. Urban Arterial Extension (Weight = 1)
 8. Posted Speed (Weight = 1)
 9. Road Surface (Weight = 0.5)
 10. Traffic Volume (Weight = 1)
 11. Existing Right of Way Width (Weight = 1)
 12. Main Street Criteria (Weight = 1)



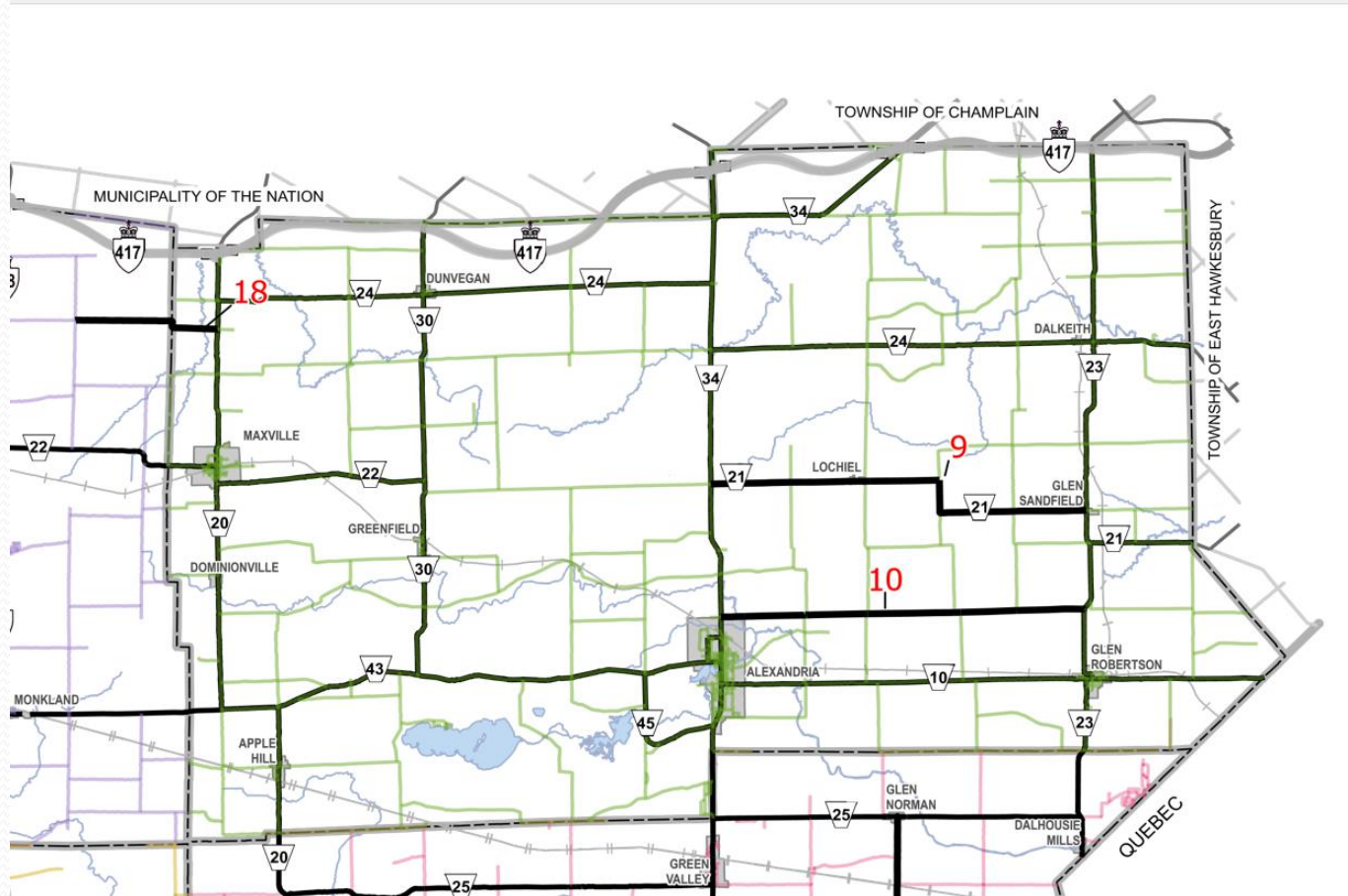
Phase 1 – Assessment

Score of 6.0 and above deemed to
serve “Rgional Purpose”

Phase 1 – Assessment



Phase 1 – Assessment



Phase 1 - Assessment

ROAD CRITERIA EVALUATION RATINGS – FURTHER ANALYSIS REQUIRED											
1	2	3	4	5	6	7	8	9	10	11	12
<ul style="list-style-type: none"> • SDG 40 (SD) • SDG 37 (ND) • SDG 26 (SG) • SDG 9 (ND) • SDG 6 (NS) 				<ul style="list-style-type: none"> • Finch – Roxborough (NS) • SDG 17 (SG) • Power Dam / McCormick Road 				<ul style="list-style-type: none"> • Headline Road (SS) • South Service Road (SG) • Tyotown / Rae Road (SG) 			

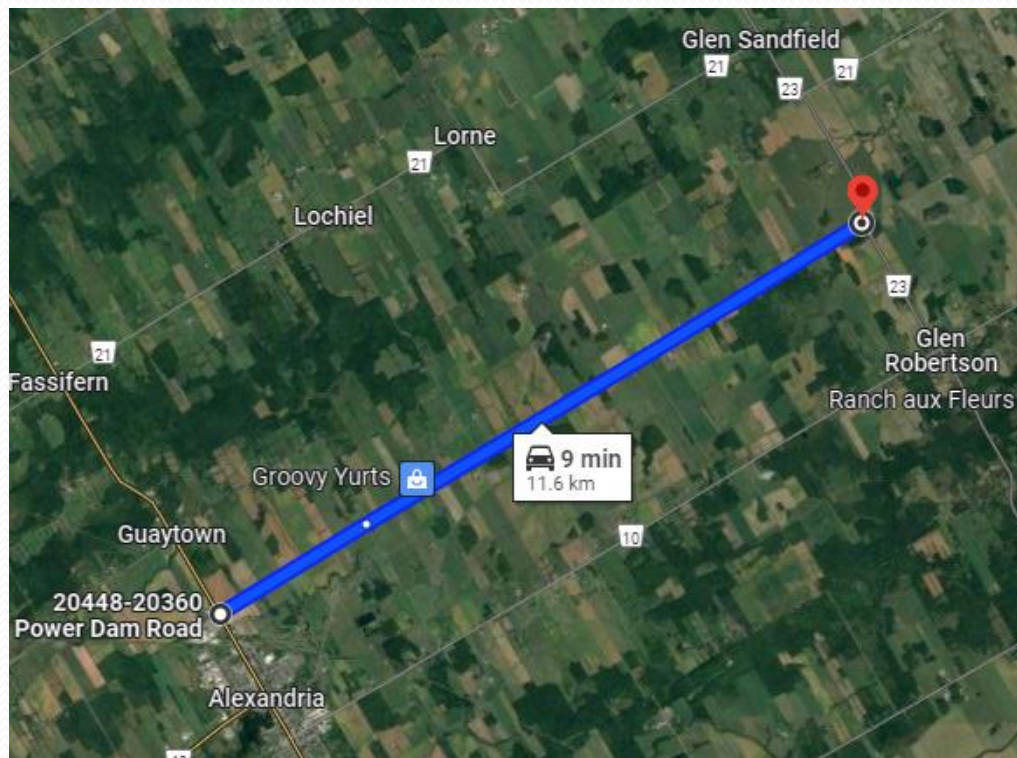
Phase 2: Functional Characteristics

Local Municipal Road		→	County Road
Local	Collector		Arterial
<ul style="list-style-type: none"> - MMS Class 4 or greater - Principal streets in urban villages and/or settlement areas - Primary function is property access. - Lot frontage and allowable entrances promote residential growth. - Provide safe and efficient movement of local traffic. - Allows for street scaping and encourages pedestrian traffic. - Speed limits are generally less the 80km/h. - May have heavy traffic restrictions. - Right-of-way widths less than 26 meters 	<ul style="list-style-type: none"> - MMS Class 3 or greater - Connects urban villages and settlement areas. - Traffic movement and property access are of equal importance. - May act as a connecting link between urban and arterial roads. - Some property access controls. - Speed limits vary from 50 – 80km/h. - Greater accommodation for cyclists due to lower traffic volumes - No alternative parallel routes 		<ul style="list-style-type: none"> - MMS class ≤ 4 - Main function is the effective movement of traffic volumes throughout SDG. - Promotes commercial and economic growth. - No heavy traffic restrictions - Primary speed limits of 80Km/h - Subject to property access controls - Standard right-of-way of twenty-six meters or greater - Meets County design standards. - Conforms with the County Official Plan



Phase 3: Evaluations and Recommendations

- McCormick/ Power Dam Rd.





Phase 4: Implementation Options

1. Do Nothing
2. Re-Direct Traffic
3. Service Agreements
4. Jurisdictional Transfer



Phase 4: Implementation Options

Road	Length	Appropriate Classification	Implementation Option
McCormick/ Power Dam Road	11.6 km	Local Road (no change)	Do Nothing / Re-Direct Traffic



Conclusions

- County Road 17 (SG). Reclassify as a Local Road
- County Road 26 (SG). Reclassify as a Local Road
- County Road 40 (SD). Reclassify as a Local Road
- County Road 9 (ND). Reclassify as a Local Road.
- Finch-Roxborough Boundary Road (NS). Investigate Engineering Options/ Reclassify as a County Road.
- Urban Sections – Create Connecting Links agreements with Local Municipalities
 - SDG 34 Alexandria
 - SDG 34 Lancaster
 - SDG 37 Chesterville
 - SDG 38 Winchester
 - SDG 3 Winchester



Connecting Links Agreement

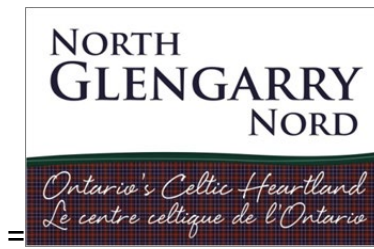
- North Glengarry assumes jurisdiction over “Main Street” with County Road connections on both ends.
- Would permit the Municipality to manage the road based on community/ user needs.
 - County would want to protect against alterations or restrictions which would impede the County Road network.
- The County would ‘fund’ their portion of the infrastructure.



Next Steps

- Meeting with Local Councils – solicit input and feedback
 - Questions





**STAFF REPORT
PUBLIC MEETING OF PLANNING**

DATE: February 24, 2025

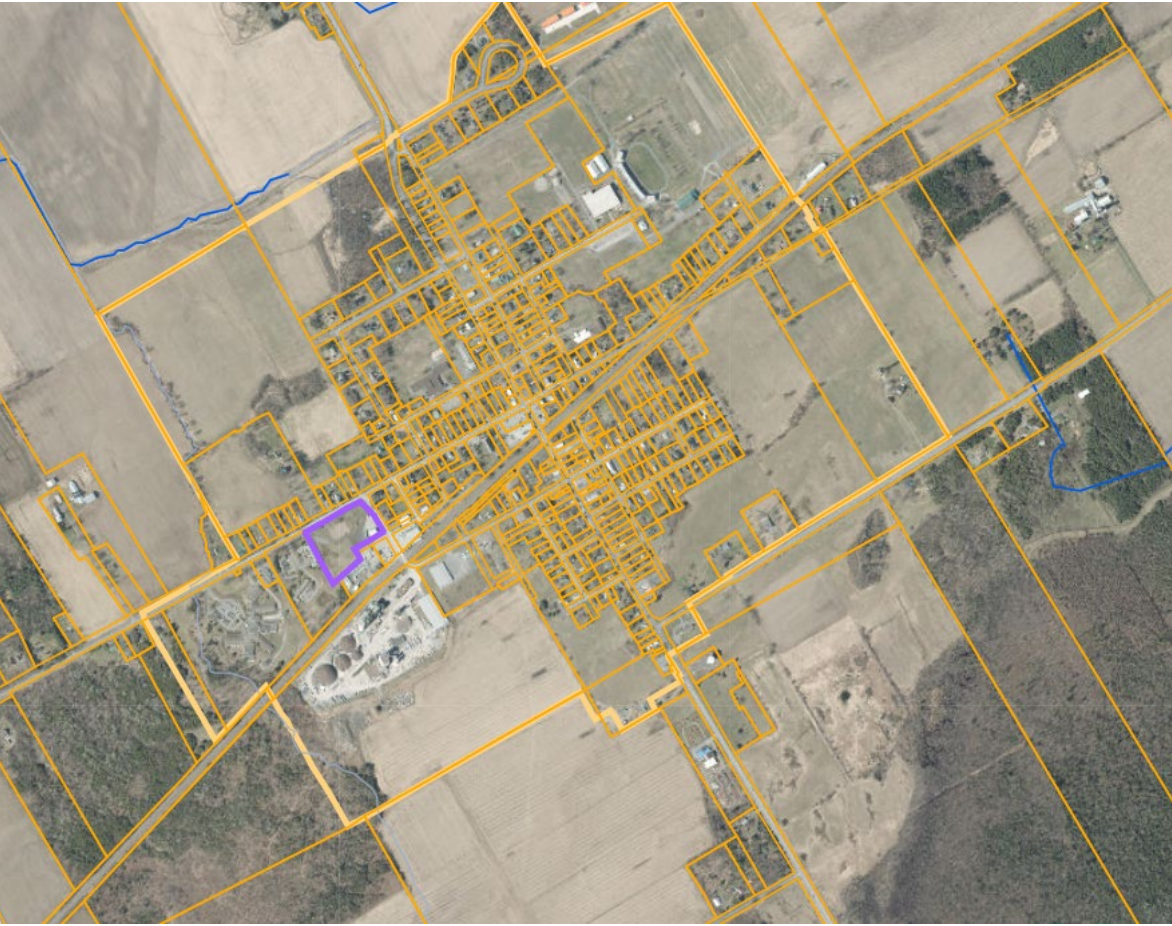
TO: Mayor and Members of Council

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

RE: By-law No. 04-2025 - Site Plan Development Agreement

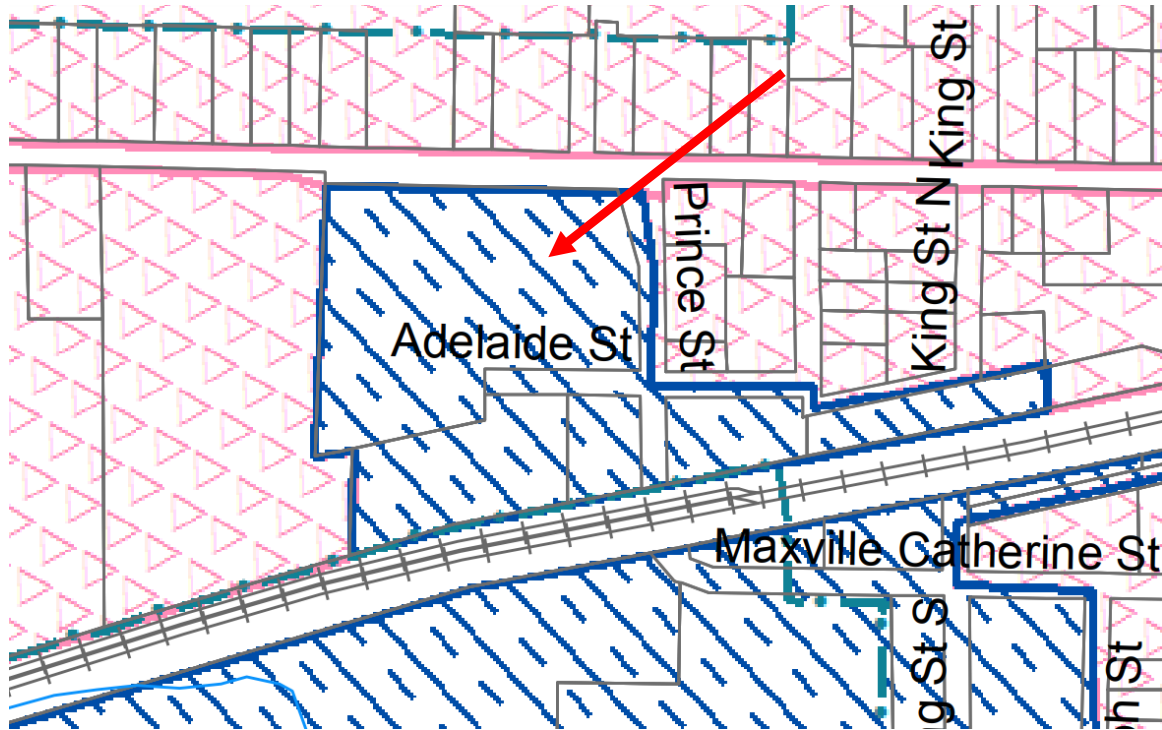
Owner: GRANT CASTLE CORP (MacEwen Petroleum)
56 Mechanic Street West, Maxville
Parcel Identifier (PIN) 671030378 – Roll No. 011101400064600

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

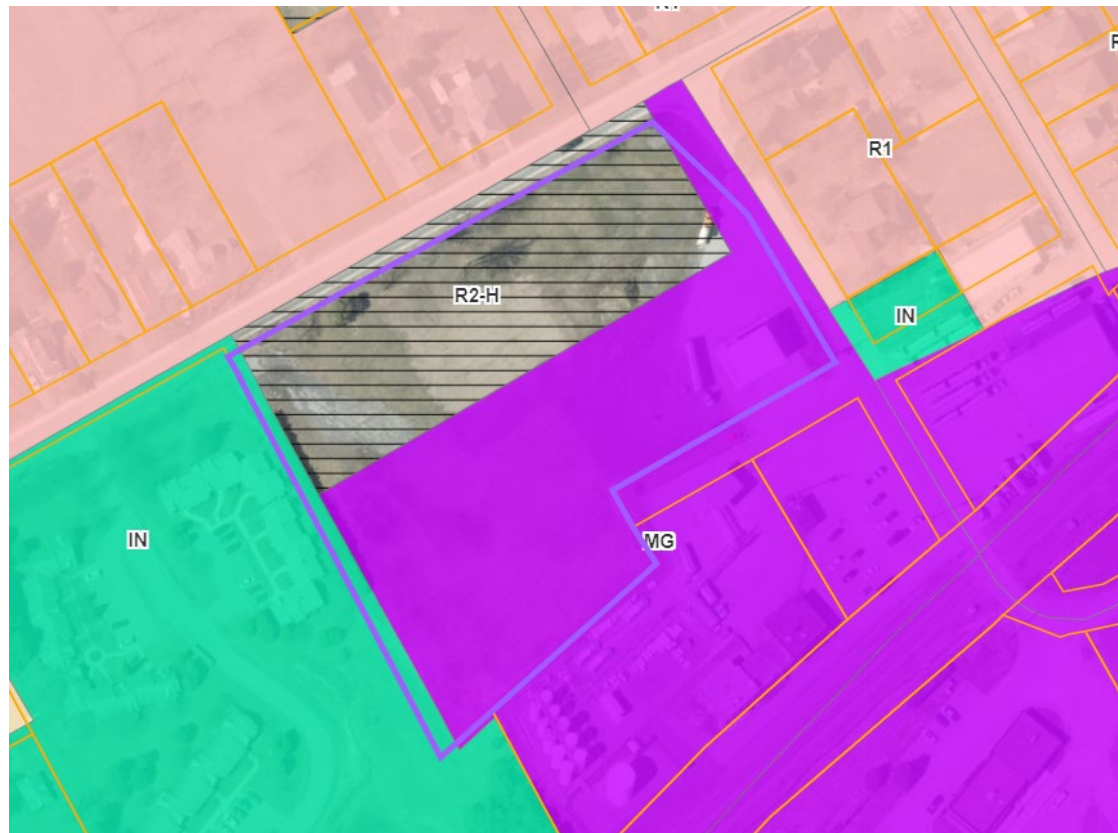




Official Plan designation: Urban Settlement Area (Maxville) – Employment District



Zoning designation: General Commercial (CG) - Zoning By-law Amendment No. Z-13-2024



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

Background/discussion: The Planning Department has received an application for a Site Plan Control Development Agreement for GRANT CASTLE CORP (MacEwen Petroleum) for the development of a new two-storey head-office building of 1496m² and an 85-stalls parking lot for MacEwen Petroleum, located at 56 Mechanic Street West, Maxville, ON.

The applicant submitted a concurrent Zoning By-law Amendment to re-designate and rezone a portion of the property known as 56 Mechanic Street West, Maxville, from Residential Second Density (R2) to General Commercial (CG) and to remove the HOLDING provision (Zoning By-law Amendment No. Z-13-2024), in January 2025.

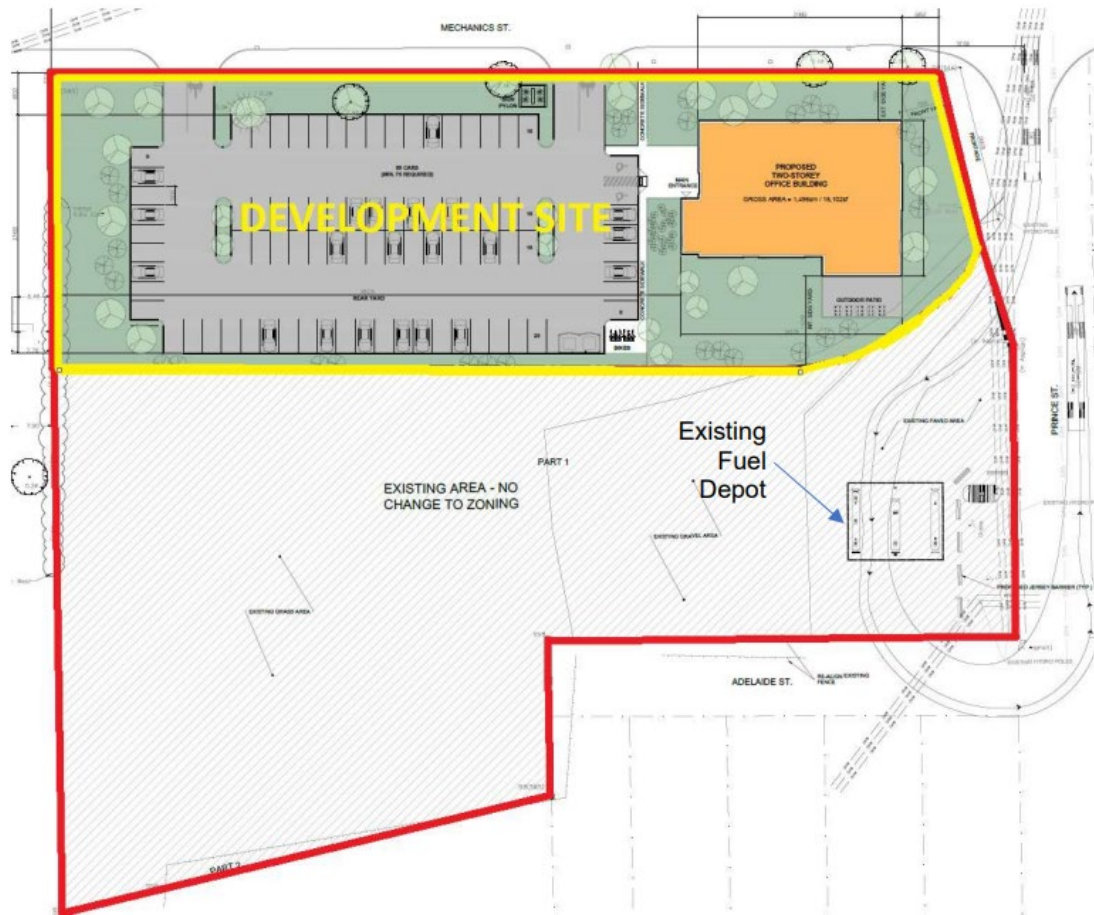
The Subject Property, which was the site of the old Maxville High School, was acquired by Grant Castle in 2014 after laying vacant for a number of years. The purpose of the acquisition was to permit the construction of a fuel depot operation on the southeast portion of the subject property adjacent to Prince Street and Adelaide Street and to further permit the development of residential dwelling units along a portion of the Mechanic Street West frontage.

While the fuel depot, consisting of two pump islands and a canopy, was constructed, the residential development was not constructed. Accordingly, apart from the fuel depot the balance of the Subject Property and the Development Site remain vacant.

MacEwen is now proposing to construct a 1,496m² two-storey building that will serve as the new head office for MacEwen Petroleum on the subject property that is of irregular shape with frontage of approximately 139.2m along Mechanic Street West and 87.5m along Prince Street.

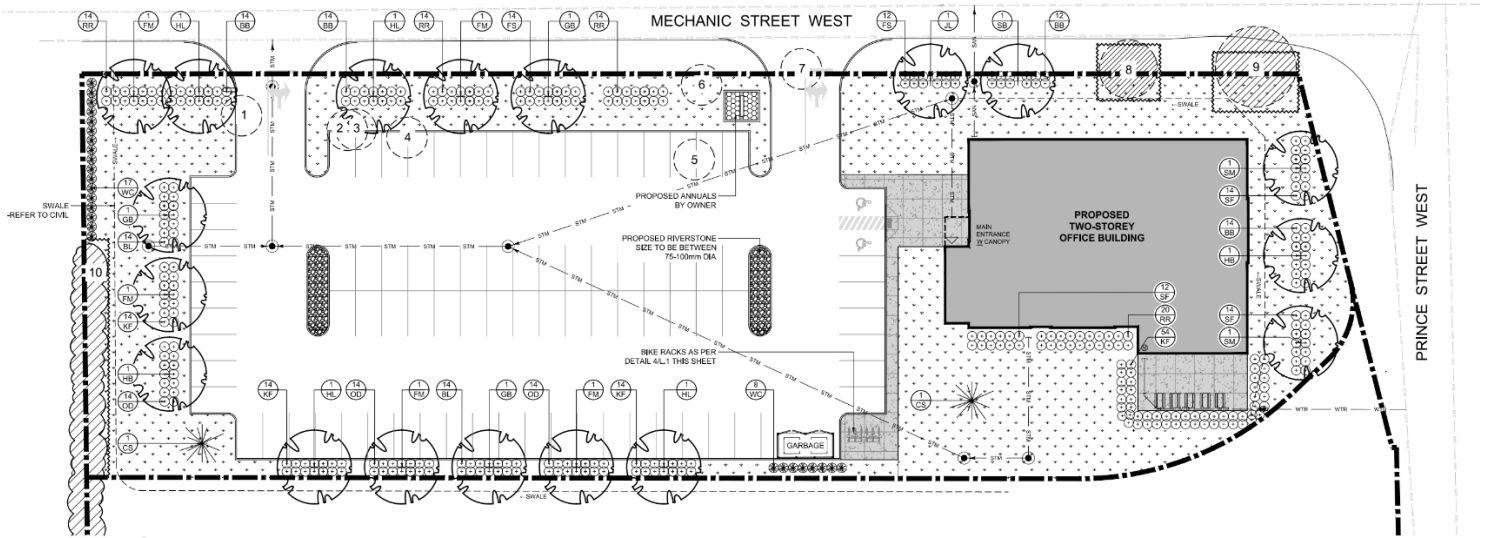
The development site consists of the entirety of the subject property's frontage along the south side of Mechanic Street West but only extends approximately 24.6m along the west side of Prince Street.

The Proposed Development will consist of a two-storey slab on grade office building situated at the northeast corner of the subject property. The building will have a gross floor area of 1,496m² (16,102 ft²) with its main entrance oriented to face the parking lot on its west side. Municipal service connections are available to the building.

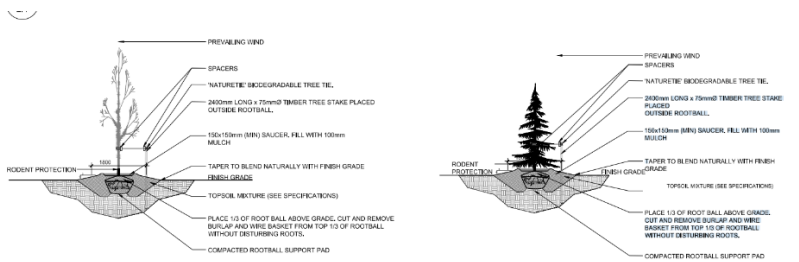


Vehicular access to the proposed development will be from two entrances along Mechanic Street West, one being existing. A concrete sidewalk from Mechanic Street West provides pedestrian access to the building from the village. The site plan contemplates a bicycle rack along the concrete sidewalk. A garbage enclosure is proposed in the southeast corner of the parking lot, adjacent to the bicycle rack.

The asphalt parking lot will contain 85 stalls including 2 accessible spaces directly in front of the main entrance to the building, making the number of parking spaces compliant with the Township's zoning by-law. A patio on the south side of the building will provide outdoor amenity space for employees. A pylon sign, surrounded by a landscaped bed, is proposed along Mechanic Street West, in between the two vehicular entrances.



The subject property and the development site are not subject to any constraints related to natural hazards/features, significant woodlands, natural heritage systems, source water protection or geology.



EXISTING TREE LIST								QTY	KEY
KEY	SY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS	
1	1	Acer rubrum	Red Maple	440mm DBH	GOOD	To be removed	10 Ashboro St.	Conflicting with new parking entrance	
2	1	Pinus strobus	Scots Pine	270mm DBH	GOOD	To be removed	10 Ashboro St.	Conflicting with new parking lot	
3	1	Pinus strobus	Scots Pine	200mm DBH	GOOD	To be removed	10 Ashboro St.	Conflicting with new parking lot	
4	1	Populus deltoides	Eastern Cottonwood	200mm DBH	GOOD	To be removed	10 Ashboro St.	Conflicting with new parking lot	
5	1	Populus deltoides	Eastern Cottonwood	100mm DBH	GOOD	To be removed	10 Ashboro St.	Conflicting with new parking lot	
6	1	Acer rubrum	Red Maple	800mm DBH	GOOD	To be removed	10 Ashboro St.	Conflicting with new parking entrance	
7	1	Acer rubrum	Red Maple	100mm DBH	GOOD	To be removed	Team of Masville	Conflicting with new parking entrance	
8	1	Prunus virginiana	Sweetgum	100mm DBH	GOOD	To remain	Team of Masville	Protect with tree protection fencing	
9	1	Acer rubrum	Red Maple	100mm DBH	GOOD	To remain	Team of Masville	Protect with tree protection fencing	
10	1	Thuja occidentalis	White Cedar Hedge	150-200mm DBH	GOOD	To remain	88 Mechanic St. W	Protect with tree protection fencing	

PROPOSED PLANT LIST								QTY	KEY
KEY	SY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS			
TREES									
CS	2	Pinus pungens	Colorado Spruce	2.0m HL	850				
FM	5	Acer x freemanii	Freeman's Maple	60mm e	850				
GB	3	Ginkgo biloba	Male/Fair Tree	60mm e	850			Male tree	
HB	2	Calla occidentalis	Hamamelis	60mm e	850				
HL	4	Chelidonium majus	Honey Locust	60mm e	850				
JL	1	Styrax miltlandii	Japanese Tree Lilac	60mm e	850				
AM	1	Ambrosia artemisiifolia	Serviceweed	60mm e	850			Single leader	
SM	2	Acer saccharum	Sugar Maple	60mm e	850				
SHRUBS									
BB	54	Eurotyum alatus 'Compactus'	Dwarf Burning Bush	600mm HL	Planted		Space 1200mm O.C.		
RS	26	Rhus aromatica	Fragrant Sumac	600mm HL	Planted		Space 1000mm O.C.		
RS	60	Rosa rugosa	Rosa rugosa	600mm HL	Planted		Space 1000mm O.C.		
SF	54	Sorbaria sorbifolia 'Sem'	Sem False Spirea	600mm HL	Planted		Space 1000mm O.C.		
WC	26	Thuja occidentalis 'Clumps'	White Cedar Clumps	1.8m HL	Planted		Space 800mm O.C.		
PERENNIALS & ORNAMENTAL GRASSES									
RL	28	Lovynus serotinus 'Blue Dune'	Blue Lyme Grass	250mm pot	Planted		Space 800mm O.C.		
RF	96	Calamagrostis 'Karl Foerster'	Feather Reed Grass	250mm pot	Planted		Space 1000mm O.C.		
OD	42	Calamagrostis 'Overcast'	Overcast Grass	250mm pot	Planted		Space 800mm O.C.		

The preliminary design of the building, as shown below, features stone and brick facades with plentiful glazing. The proposed traditional building style will be compatible with the surrounding residential and commercial uses in the immediate vicinity. Furthermore, the placement of the building on the development site allows for efficient land use and serves to define the street edges and creates a focal point of visual interest at the intersection of Mechanic Street West and Prince Street. As a result of adherence to these principles of urban design, the asphalt parking lot is screened from view and the architectural features of the building are able to enhance the character of the street edge.



Architect's Rendering of the north and west facades of the building



Architect's Rendering of the south and east facades of the building

The Proposed Development is a conforming land use and based on our review of the site plan, it will comply with the performance provisions of the CG Zone.

Mechanism	Required	Provided	Compliance
Lot area (minimum)	450.0 m ²	6,356.6 m ²	Yes
Lot frontage (minimum)	15.0 m	24.6 m	Yes
Front yard depth (minimum)	7.5 m	7.5 m	Yes
Exterior side yard width (minimum)	7.5 m	7.5 m	Yes
Interior side yard width (minimum)	3.0 m	14.4 m	Yes
Rear yard depth (minimum)	6.0 m	98.3 m	Yes
Building height (maximum)	12.0 m	9.96 m	Yes
Lot coverage (maximum)	40%	11.8%	Yes

- Access:** Vehicular access to the proposed development will be from two entrances along Mechanic Street West, one being existing. A concrete sidewalk from Mechanic Street West provides pedestrian access to the building from the village. The site plan contemplates a bicycle rack along the concrete sidewalk. A garbage enclosure is proposed in the southeast corner of the parking lot, adjacent to the bicycle rack.

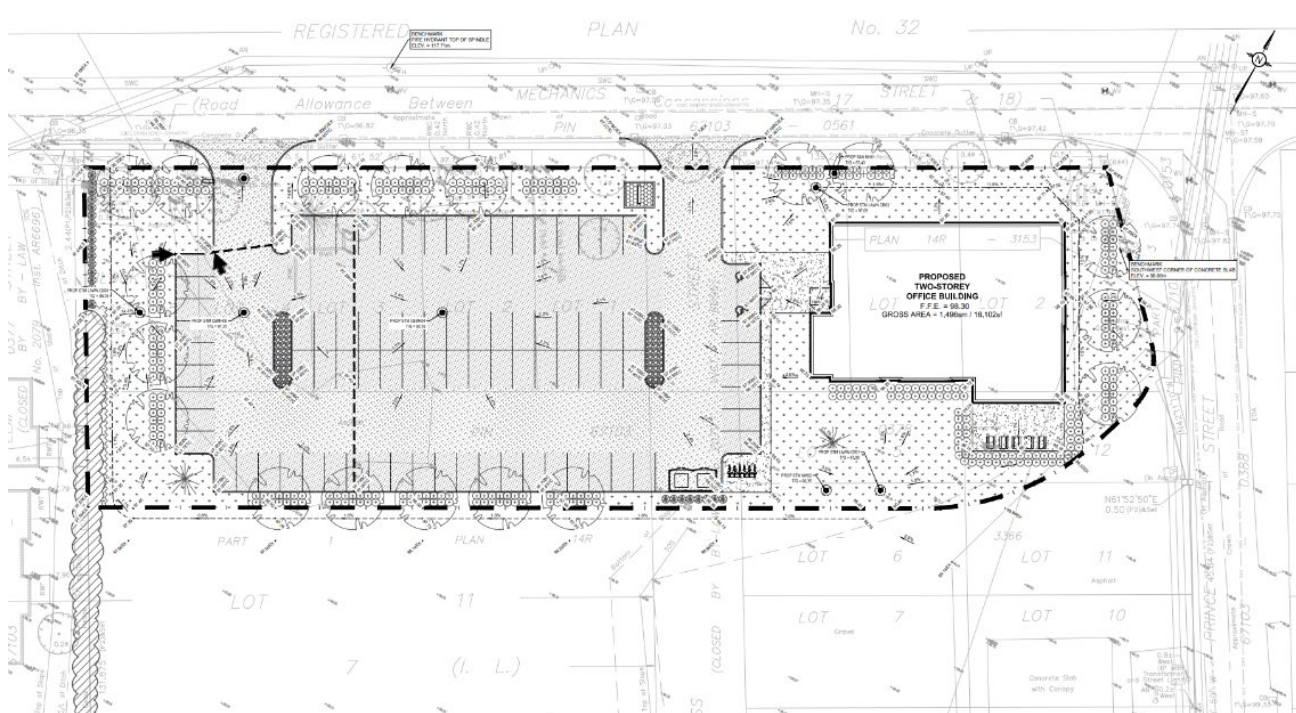
The proposed development is not anticipated to increase traffic or volumes, therefore is not anticipated to interfere with the functioning of the local road network.

- Existing conditions:** The Subject Property, which was the site of the old Maxville High School, was acquired by Grant Castle in 2014 after laying vacant for a number of years. The purpose of the acquisition was to permit the construction of a fuel depot operation on the southeast portion of the subject property adjacent to Prince Street and Adelaide Street and to further permit the development of residential dwelling units along a portion of the Mechanic Street West frontage. While the fuel depot, consisting of two pump islands and a canopy, was constructed, the residential development was not constructed. Accordingly, apart from the fuel depot the balance of the Subject Property and the Development Site remain vacant. The existing property is currently undeveloped and consist of asphalt, gravel and grass areas. The existing site topography slopes in the north-west towards the back of the property.

The subject property and the development site are not subject to any constraints related to natural hazards/features, significant woodlands, natural heritage systems, source water protection or geology.

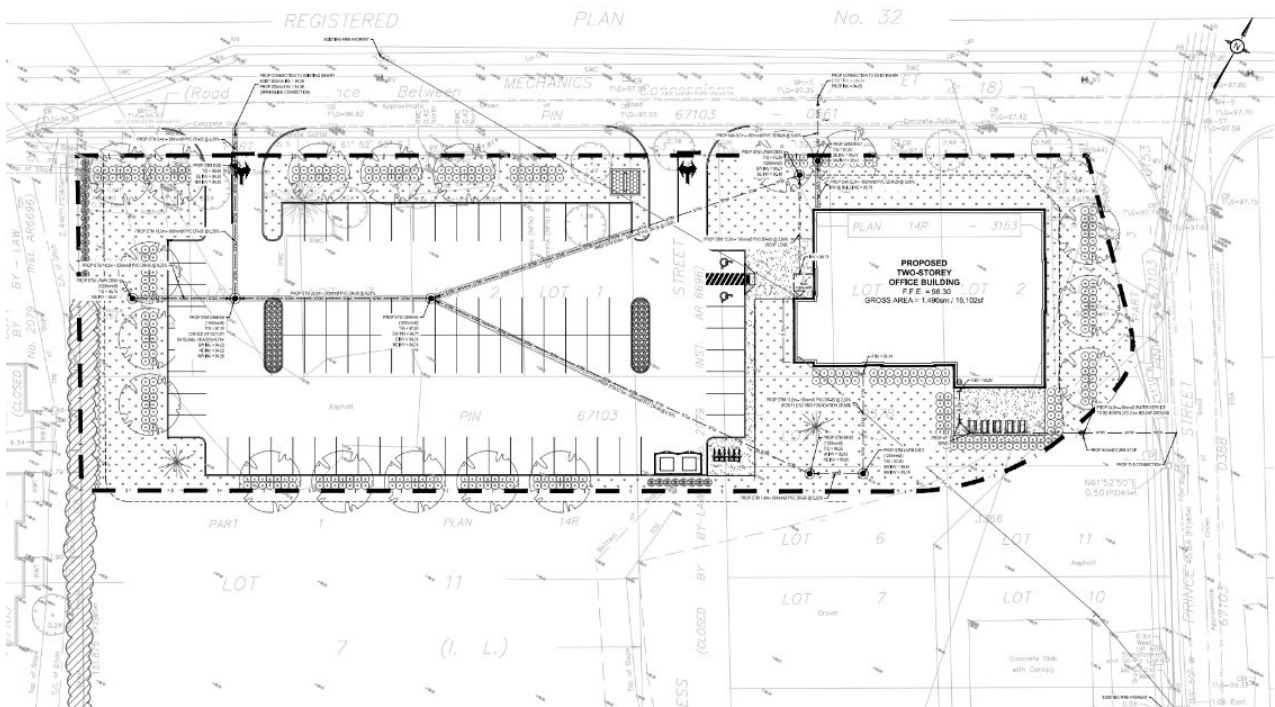
- Surrounding Area:** The Subject Property is located at the southwest corner of Mechanic Street West (County Road 22) and Prince Street in Maxville. Mechanic Street West and Prince Street are two-lane undivided asphalt-paved roadways. Prince Street terminates at a T-intersection with Mechanic Street West. There are concrete curbs along both side of Mechanic Street West as well as a raised concrete sidewalk along its north side. The only traffic control measure at the three-way junction of Prince Street and Mechanic Street West is a stop sign for northbound traffic on Prince Street north.

- MacEwen's head office, canopy and pump islands, and well as service/storage buildings are located south of the Development Site along Prince Street;
 - MacEwen Agricentre (40 Catherine Street West) is located on the south side of the railway tracks;
 - Single-family detached dwellings are located on the north side of Mechanic Street West and on the east side of Prince Street;
 - A long-term care facility, operating as Maxville Manor (80 Mechanic Street West), is located to the west of the Development Site;
 - Highway 138, a provincially maintained arterial highway, is located approximately 7 km west of the Development Site.
- **On-site stormwater storage:** The required stormwater storage will be provided above ground on the paved parking and circulation areas as well as grassed area located in the west.
 - **Stormwater quality control requirements:** The proposed development storm sewer will outlet into the existing 600 mm diameter PVC storm sewer within Mechanic Street, near the northwest corner of the subject site.



- **Water service:** The proposed water service will be connected to the existing 250 mm dia. PVC watermain located within Prince Street. The water service was sized to obtain maximum pipe velocity and is proposed to meet the peak demand of the proposed office building. In the event of fire emergency, it is anticipated that the fire flow requirements will be met by two (2) fire hydrants in proximity to the proposed site: one (1) across Mechanic Street West and one (1) along Prince Street near the existing card lock facility.

- Sanitary service:** There is an existing 200 mm diameter sanitary sewer within Mechanic Street West. The site is proposed to be serviced with 150 mm dia. PVC pipe to meet the minimum required sizing.



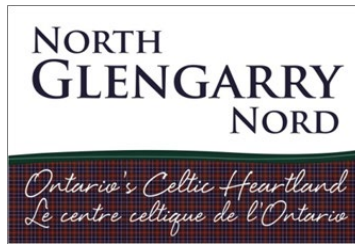
- Parking:** The Proposed Development also complies with the parking requirements as set out in the Zoning By-law:

Zoning By-law Provision	Requirement	Provided	Compliance
Office parking requirements as per Section 3.21(a)(iii)	75 spaces (1 parking space for each 20 m ² of floor area; minimum 3 parking spaces)	85 spaces including 2 accessible	Yes
Dimension (minimum) of parking spaces as per Section 3.21(b)	2.75 m x 5.5 m	3.0 m x 5.5 m	Yes

- Lighting:** The building will be lighted as per requirements in the Ontario Building for exits, access to parking, etc. but no additional lighting is proposed so that there is nuisance on neighbouring properties. Should the sign be lighted, it would have to be done as per the Township's Sign By-law.

- **Garbage:** There will be a garbage enclosure to avoid nuisance for neighbouring properties. A private contractor is hired to pick up garbage from the property.
- **Noise:** The office building and parking will generate noise as it can be expected from a commercial business for traffic, pedestrian traffic, etc., no noise issues are expected.
- **Nuisance:** The proposed development is not anticipated to have any undue adverse impacts on any surrounding uses.

In conclusion, the proposed development has been designed to conform with municipal and provincial guidelines along with site specific constraints and criteria. The applicant submitted the required site plan, as required, for Site Plan Development Control. The proposed development conforms to the required regulations and is compatible with the adjacent uses.



STAFF REPORT PUBLIC MEETING OF PLANNING

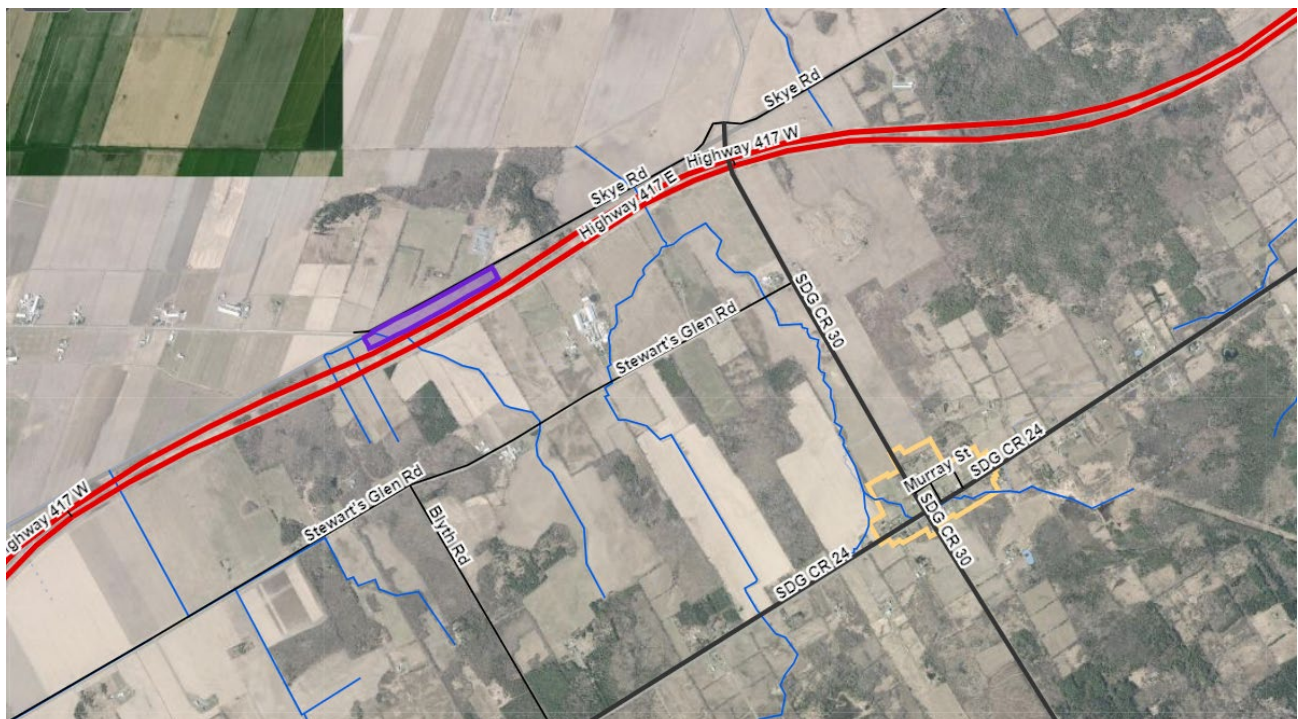
DATE: February 24, 2025

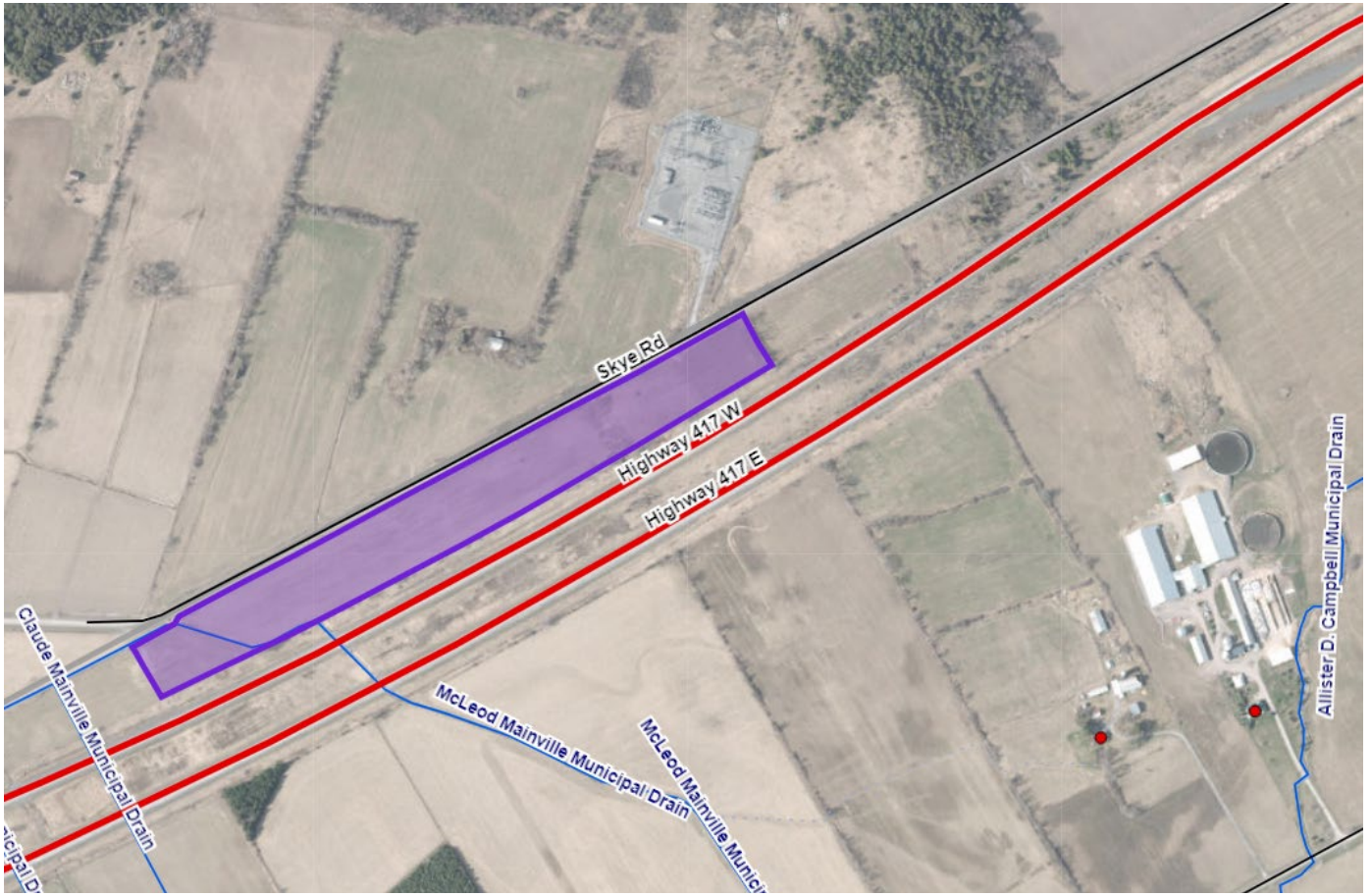
TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-01-2025

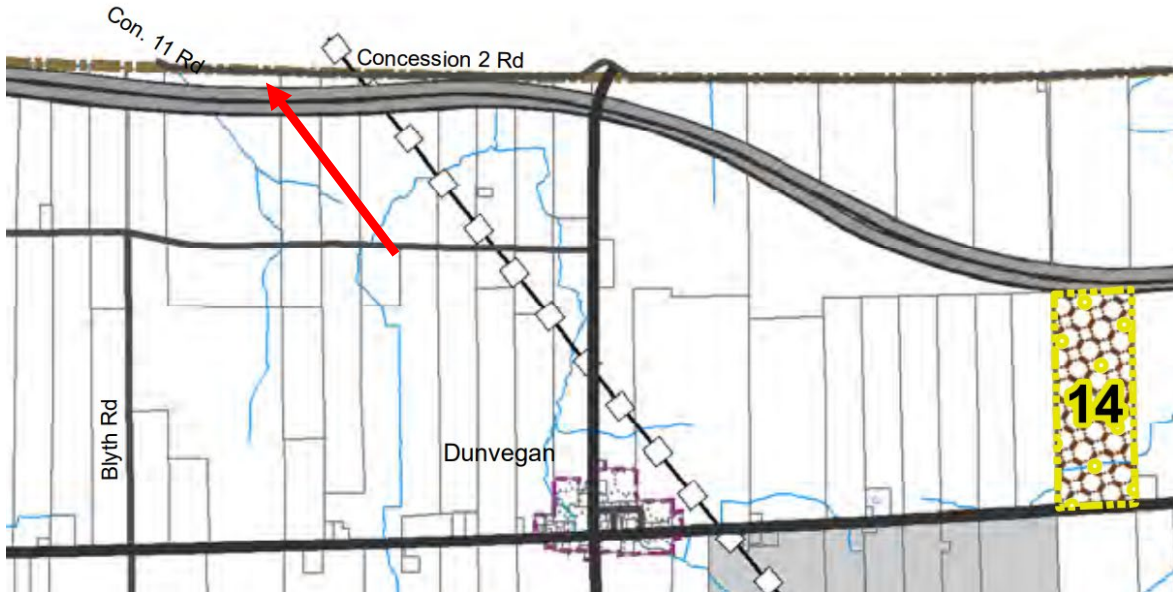
Applicant: NORTH GLENGARRY BESS Inc
Skye Road, Dunvegan
Part East ½ Lot 30, Kenyon Concession 9; Part Lot 29 Kenyon Concession 9; Part West ½ Lot 28, Kenyon Concession 9; 14R24 Part 2 & 4
Parcel Identifier (PIN) 671010176



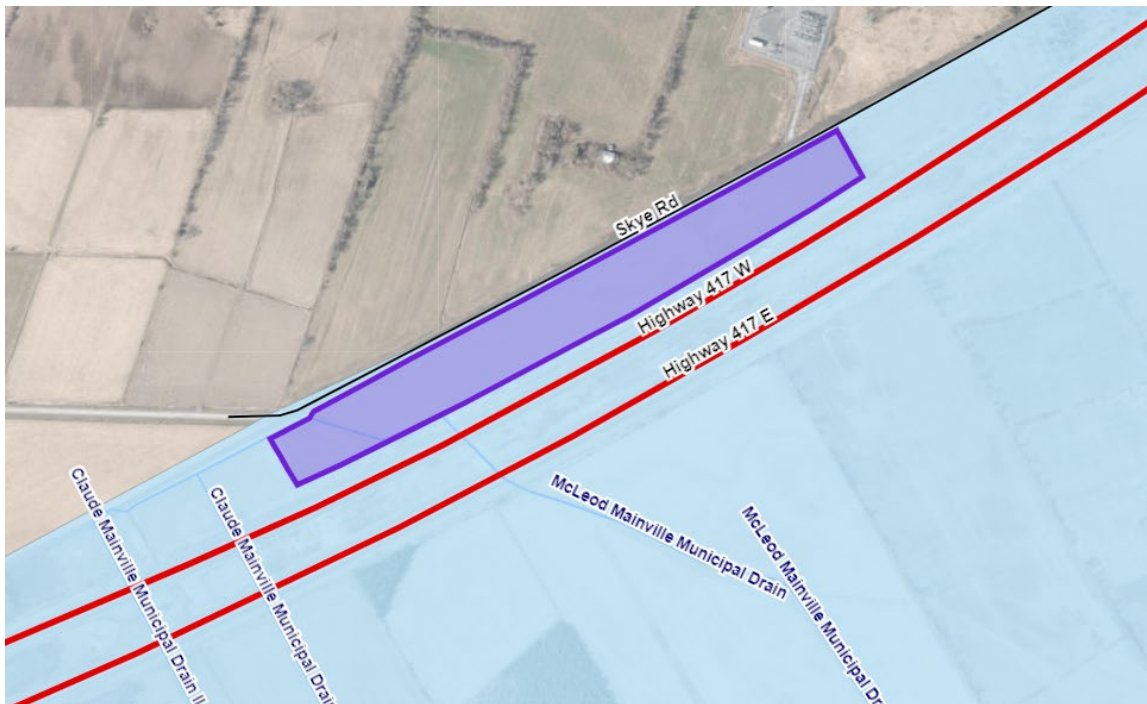


Official Plan designation: Agricultural District

MUNICIPALITY OF THE NATION



Zoning designation: General Agricultural (AG)



Purpose of application:

To re-zone the subject property from General Agricultural (AG) to General Agricultural Special Exception 257 (AG-257) to add “Battery Energy Storage System (BESS)” as a permitted use within the General Agricultural (AG) zone to permit a Battery Energy Storage System (BESS) to be constructed on the property, and to add definition of a “Battery Energy Storage System” as follows: “A system that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, and is directly connected to the electrical grid”. AI to permit the development with a reduced front yard depth from the required 12m to the proposed 5.55m (compound fence line).

Discussion:

The Applicant is requesting that Council approve a site-specific Zoning By-Law Amendment to the Township of North Glengarry Zoning By-law No. 39-2000 as it relates to the proposed development on the Subject Site. The amendment aims to permit the development of a 16.3-megawatt Battery Energy Storage System (BESS) Facility on the Subject Site, with site-specific provisions for a reduced front yard depth of 5m.

In response to Ontario’s Independent Electricity System Operator (“IESO”) Long-Term 1 Capacity Procurement, North Glengarry BESS Limited Partnership is proposing to develop North Glengarry BESS, a lithium-ion Battery Energy Storage System (BESS), with a potential capacity of up to 17 Mega-Watt (MW), providing much needed electricity system reliability to Ontario.

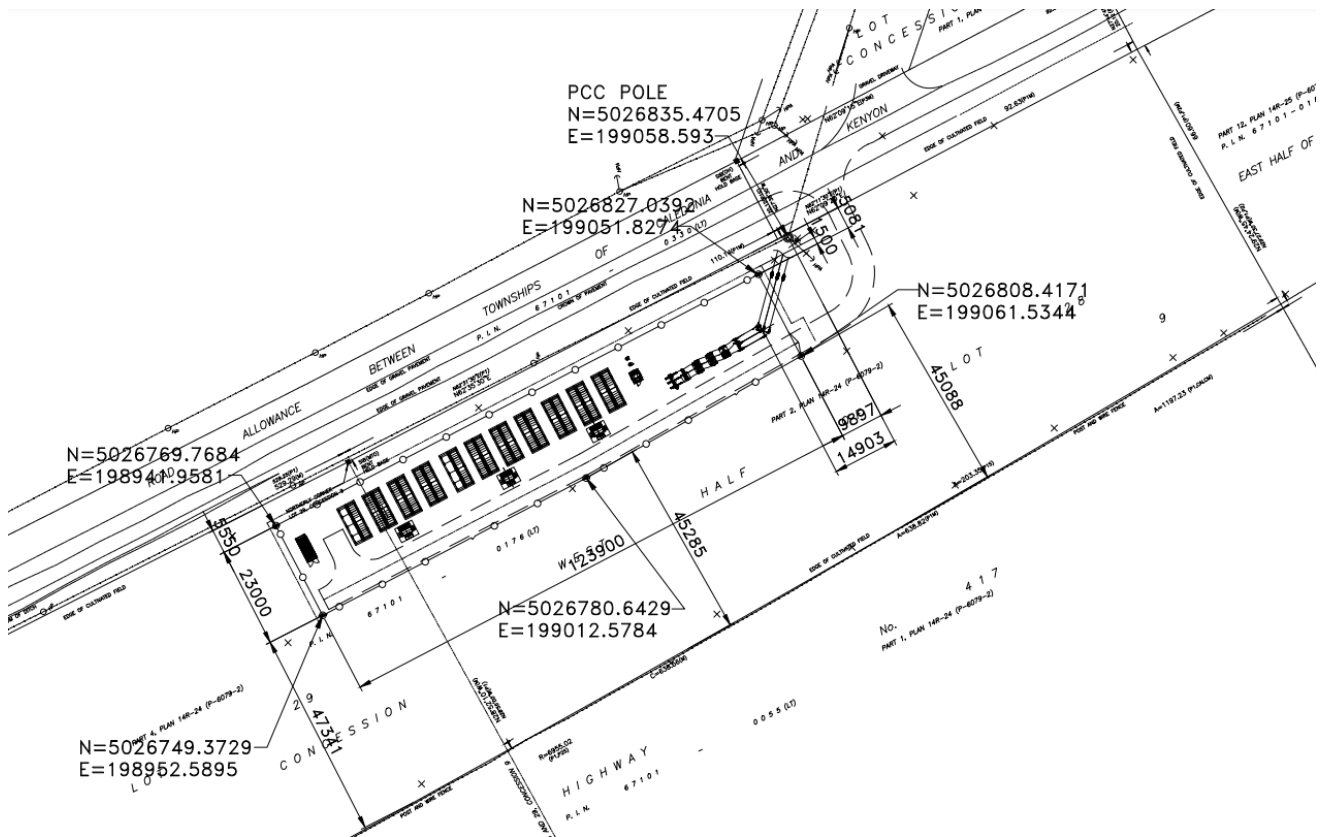
North Glengarry BESS Limited Partnership was created by Compass Renewable Energy Consulting Inc. for the purpose of developing this project and is supported by Wahgoshig Solar FIT5 LP, a Qualified Applicant for the IESO’s Long-Term procurements.

A Public Community Meeting to discuss the proposed project and how it would benefit the community and help fulfill Ontario’s future power needs was held on October 18, 2023, at the Dunvegan Recreation Hall, seeking feedback from landowners and the municipality.

The entire subject site is currently vacant and is approximately 6.07 hectares (15.07 acres) which is under the required minimum for agricultural lots but is considered legal non-confirming. The existing lot frontage of approximately 732.06m is entirely on Skye Road.

Site-specific provisions are required in the General Agricultural (AG) zone as the subject site proposes a front yard depth of 5.55m, which does not meet the required 12m.

The legal non-confirming lot size does not impact the proposed BESS or the existing agricultural operation. The reduced front yard setback ensures compliance with the Ministry of Transportation’s 45-metre buffer south of the 417 Trans-Canada Highway. As these amendments address technical requirements without affecting the surrounding area, they are considered reasonable and appropriate.



Presently the Subject Site is zoned General Agricultural (AG) and is currently used for a cash crop agricultural operation that will be retained as part of this proposal. The Applicant is proposing a site-specific Zoning By-law Amendment to add "Battery Energy Storage System (BESS)" as a permitted use within the General Agricultural (AG) zone. The proposed definition of a "Battery Energy Storage System" use is as follows: *A system that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production and is directly connected to the electrical grid.*

The proposed Battery Energy Storage System will provide support to the existing electrical grid by improving peak management and conservation efforts while facilitating the transition to green energy.

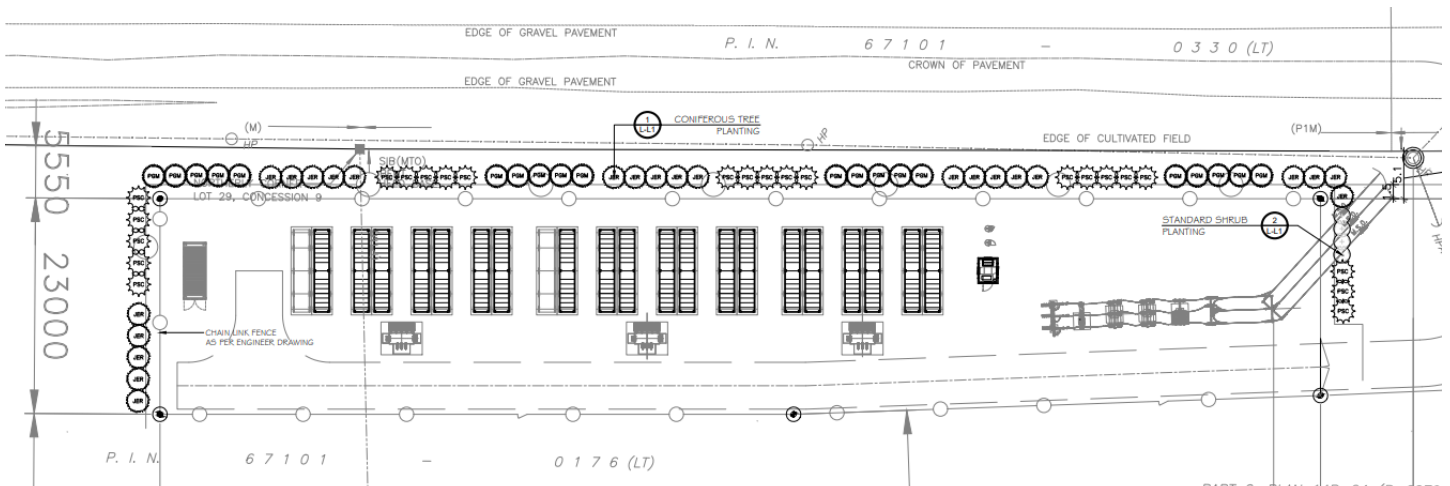
An energy storage system is designed to store energy for later use, typically to manage fluctuations in electricity demand and supply. These systems are recognized as critical infrastructure for enhancing energy efficiency, reducing greenhouse gas emissions, and supporting the transition to renewable energy sources. The proposed use will feed electricity back into the existing grid during peak times, which will reduce the strain on the grid and reduce the input required from other major power plants which will improve air quality, reduce gas emissions.

Agricultural lands are to be protected for long-term agricultural use. Development within agricultural lands must avoid or mitigate impacts on agricultural operations and maintain the

overall viability of the agricultural system. However, certain non-agricultural uses, including infrastructure projects such as renewable energy systems, may be permitted if they are compatible with surrounding agricultural activities, minimize land disruption, and comply with provincial and local planning objectives

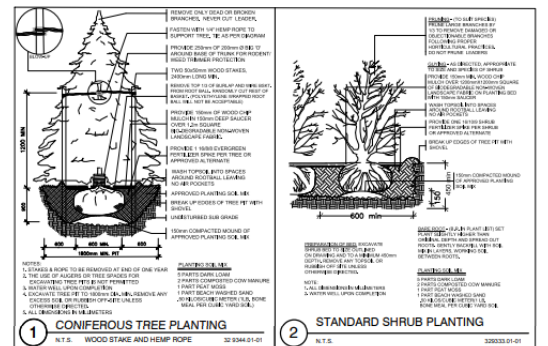
The surrounding uses are mostly agricultural uses on all sides. Skye road is the Township's border, the Municipality of The Nation is to the North, the St-Isidore Transformer Station is also located just across Skye Road, on the North side. On the East is the existing Hydro Line and to the West there are agricultural and wooded areas. The 417 Trans-Canada Highway is bordering the land on the South side.

The proposed Battery Energy Storage System is compatible with the surrounding agricultural uses and will not hinder sensitive land uses. The proposed Battery Energy Storage System will be visually screened by coniferous tree and shrub plantings to the east, north and west portion of the subject site along with the natural screening of the 417 Trans-Canada Highway to the south. Therefore, there will be no adverse effects of noise from the Battery Energy Storage System to other major facilities and sensitive land uses that are part of the natural or built environment.



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
TREES						
JER	24	Juniperus virginiana	Eastern Redcedar	250cm Ht.	W.B.	
PGM	20	Picea glauca 'Montrose Charm'	Montrose Charm White Spruce	250cm Ht.	W.B.	
PSC	23	Pinus strobus 'Contorta'	Contorted White Pine	250cm Ht.	W.B.	
SHRUBS						
COR GR2	4	Cornus racemosa	Gray Dogwood	60cm Ht.	Potted	





Additionally, a Noise Impact Statement provided by Aercoustics Engineering Ltd., dated January 17th, 2025, was conducted in accordance with the Ministry of Environment, Conservation and Parks (MECP) regulations and guidelines. The predictable worst-case acoustic emissions from the Battery Energy Storage System facility will meet the applicable sound level limits at all surrounding noise-sensitive receptors, with the incorporation of fan speed reductions on the cooling systems of the battery storage containers. Ultimately, a formal Acoustic Assessment Report will be prepared that demonstrates compliance with the requirements outlined in the MECP EASR Publication and MECP Environmental Noise Guideline NPC-300.

The proposed site-specific Zoning By-law Amendment to permit a Battery Energy Storage System addresses technical and regulatory requirements. The reduction of the minimum lot area and front yard setback accommodates the existing site conditions, including the pre-existing legal non-conforming lot size, without affecting the feasibility of the BESS or the ongoing agricultural operation. The reduced front yard setback ensures compliance with the Ministry of Transportation's 45-metre buffer requirement. The proposed Battery Energy Storage System maintains the integrity of the Subject Site and the surrounding area.

The Subject Site has direct accessibility and is strategically located approximately 120m to Hydro One - St. Isidore Transformer Station, which is a facility that specializes in the distribution and transmission of electrical power to the surrounding area. The distance is critical to the economic viability of this type of energy infrastructure due to costs associated and complying with electrical interconnection requirements of the local distribution company. The proposed site-specific Zoning By-law Amendment presents an opportunity to support green energy through the transmission and distribution of electricity through a Battery Energy Storage System in the agricultural area. The proposed amendment will support the electrical grid and help with electrical peak management and conservation efforts.



The subject property and the development site are not subject to any constraints related to natural hazards/features, significant woodlands, natural heritage systems, source water protection or geology.

Planning Act

See Planning Justification Brief – 24-9439 dated January 2025 by Dillon Consulting Limited.

Provincial Policy Statement (2024)

See Planning Justification Brief – 24-9439 dated January 2025 by Dillon Consulting Limited.

SDG Counties Official Plan (2018)

See Planning Justification Brief – 24-9439 dated January 2025 by Dillon Consulting Limited.

Conclusion:

After reviewing relevant policies and guidelines, it is the Township's staff opinion that the proposed site-specific Zoning By-law Amendment is consistent with the intent of the PPS and is in conformity with the United Counties of Stormont, Dundas, and Glengarry Official Plan.

Based on an extensive review of the Planning Rational provided by Dillon Consulting Limited, of the technical planning and policy related issues, the proposed use appears to be appropriate for the site and consistent with good planning practice.

Township staff recommend that the site-specific Zoning By-law Amendment application, as submitted, be approved for the following reasons:

- The proposed use is consistent with the Provincial Planning Statement
- The proposed use conforms to the policies of the United Counties of Stormont, Dundas, & Glengarry Official Plan
- The proposed site-specific Zoning By-law Amendment will support the continuation of Agricultural uses within the Township of North Glengarry.

NORTH GLENGARRY BESS INC.

ZONING BY-LAW AMENDMENT APPLICATION

Planning Justification Brief
North Glengarry, Ontario (PIN: 671010176)

January 2025 – 24-9439

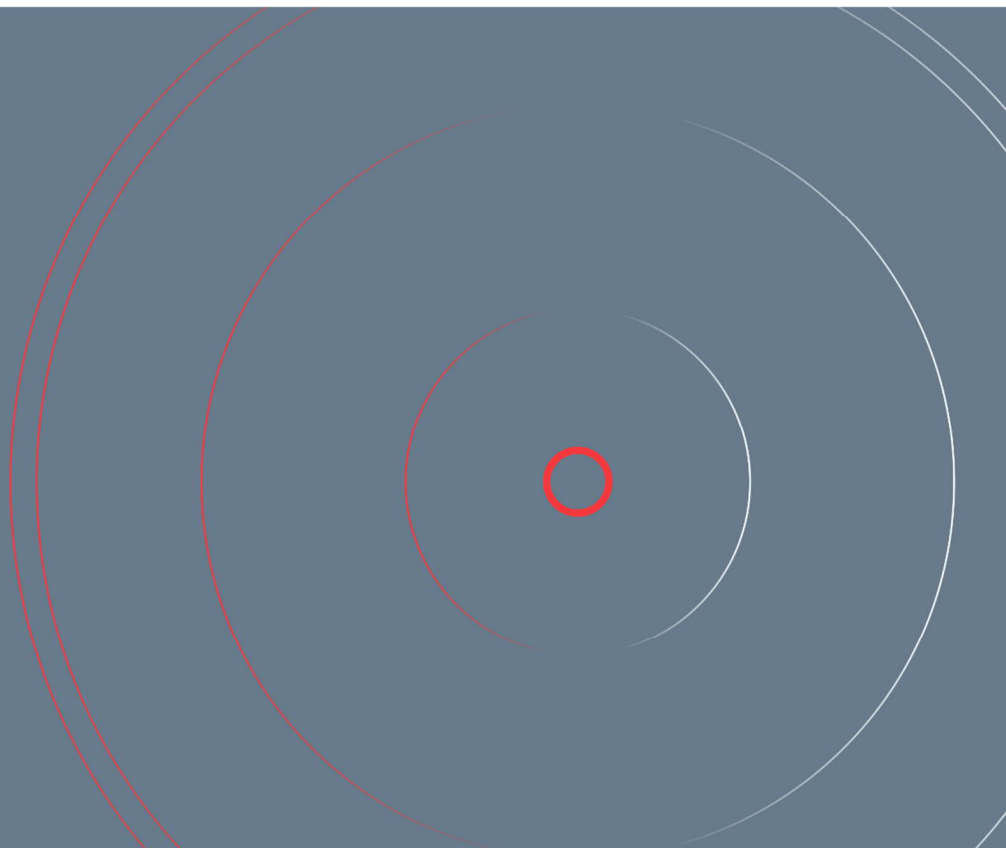


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- Appendix B – Provincial Planning Statement Policies & Official Plan Policies
- Appendix C – Township of North Glengarry Zoning By-law 39-2000

1.0 INTRODUCTION

1.1 PURPOSE

Dillon Consulting Limited (Dillon) has been retained by North Glengarry BESS Inc., hereinafter referred to as the “Applicant”, to assist in obtaining the necessary planning approvals associated with a site-specific Zoning By-law Amendment application for a parcel located in Dunvegan Village area in the Township of North Glengarry, herein referred to as the “Subject Site” (refer to *Figure 1.0 - Location Map*). There is currently no municipal address associated with the parcel, however, the legal description and property identification number are as follows:

- Legal Description: PT E1/2 LT 30 CON 9 KENYON; PT LT 29 CON 9 KENYON; PT W1/2 LT 28 CON 9 KENYON PT 2 & 4, 14R24; NORTH GLENGARRY
- Property Identification Number: 671010176

Figure 1: Location Map

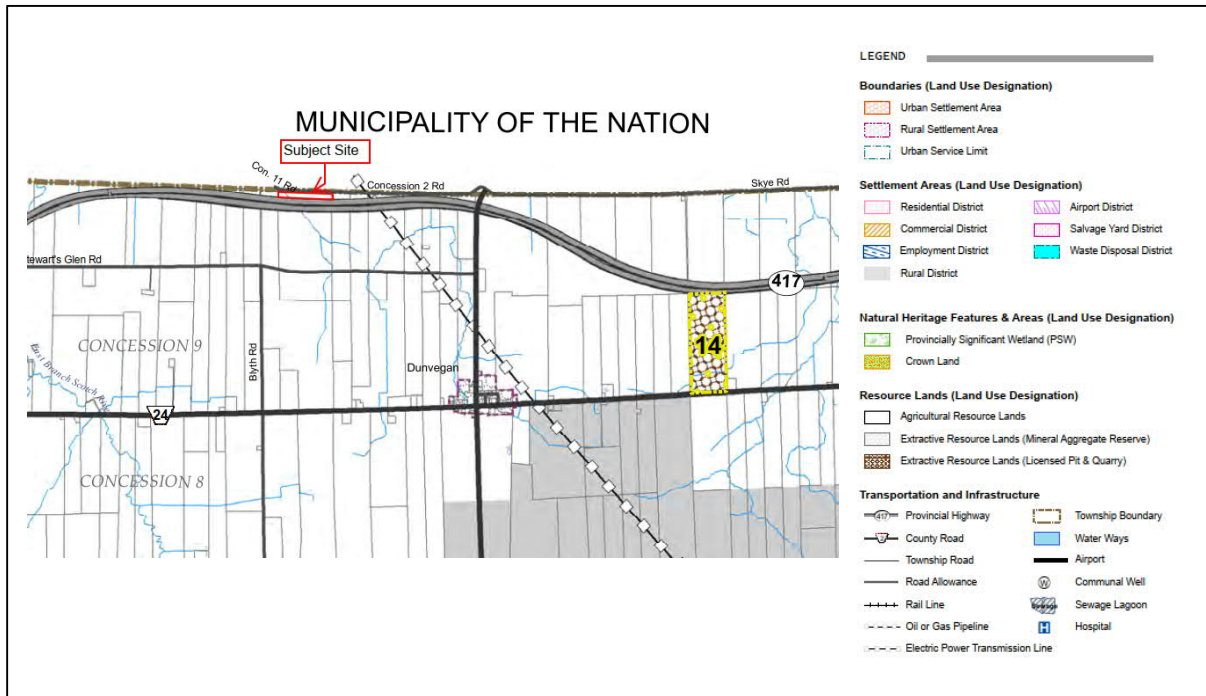


The Subject Site is identified as the following under the appropriate County and Municipal planning framework:

United Counties of Stormont, Dundas & Glengarry Official Plan - Schedule A5: Land Use Designations

- Agricultural Resource Lands

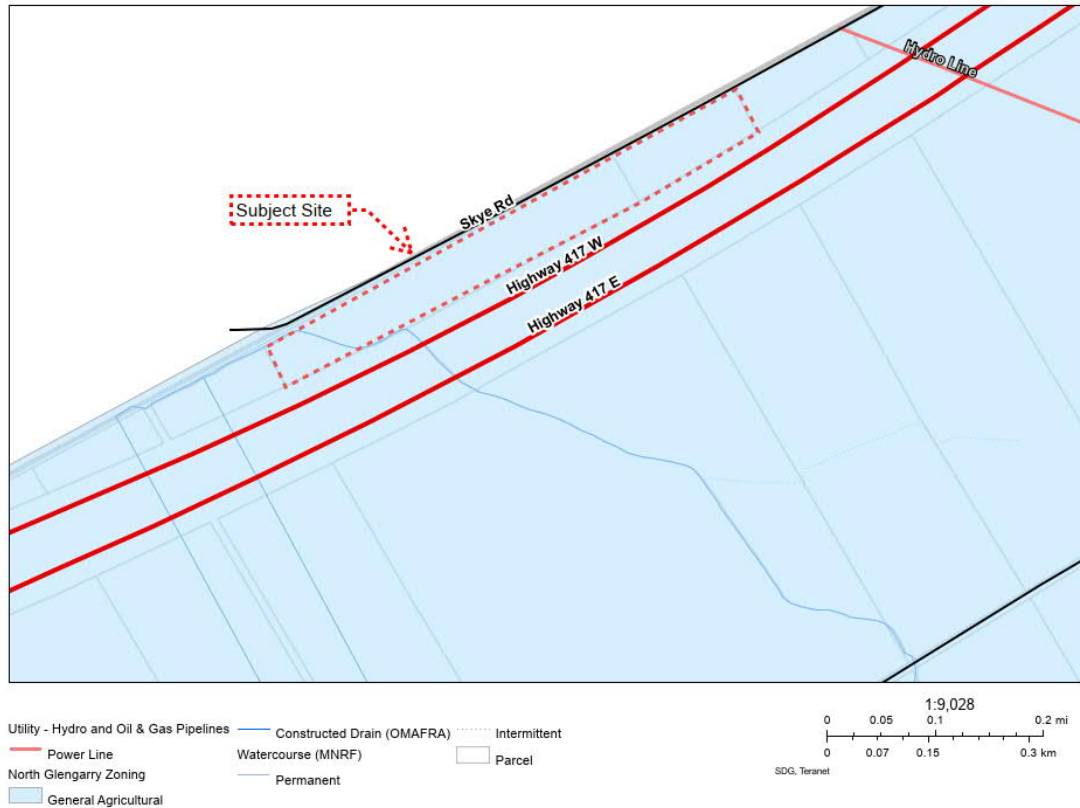
Figure 2: United Counties of Stormont, Dundas & Glengarry Land Use Designation



Township of North Glengarry Zoning By-law No. 39-2000 – Zoning Classification

- General Agricultural (AG)

Figure 3: Township of North Glengarry Zoning By-law No. 39-2000



The Applicant is requesting that Council approve a site-specific Zoning By-Law Amendment to the Township of North Glengarry Zoning By-law No. 39-2000 as it relates to the proposed development on the Subject Site. The amendment aims to permit the development of a 16.3-megawatt Battery Energy Storage System (BESS) Facility on the Subject Site, with site-specific provisions for a reduced lot area of 6 metres and reduced front yard depth of 5 metres. (refer to *Appendix A – Development Application, Zoning By-law Amendment*).

1.2 DESCRIPTION OF SITE

The Subject Site is located on the northwest boundary of the Township of North Glengarry, particularly south side of Skye Road, and north of Highway 417 West. These lands are legally described as Part of the East Half of Lot 30, Concession 9, Kenyon; Part of Lot 29, Concession 9, Kenyon; Part of the West Half of Lot 28, Concession 9, Kenyon, designated as Parts 2 & 4 on Plan 14R24; Township of North Glengarry in the Township of North Glengarry.

The total site area of the property is approximately 6.0780 hectares (15.0013 acres), having approximately 732 metres of frontage on Skye Road. The Subject Site is currently used for Agricultural purposes (cash crop).

1.3 PROPOSED APPLICATION

A site-specific Zoning By-law Amendment is proposed on the Subject Site to permit a Battery Energy Storage System (BESS) which is shown in Figure 4.

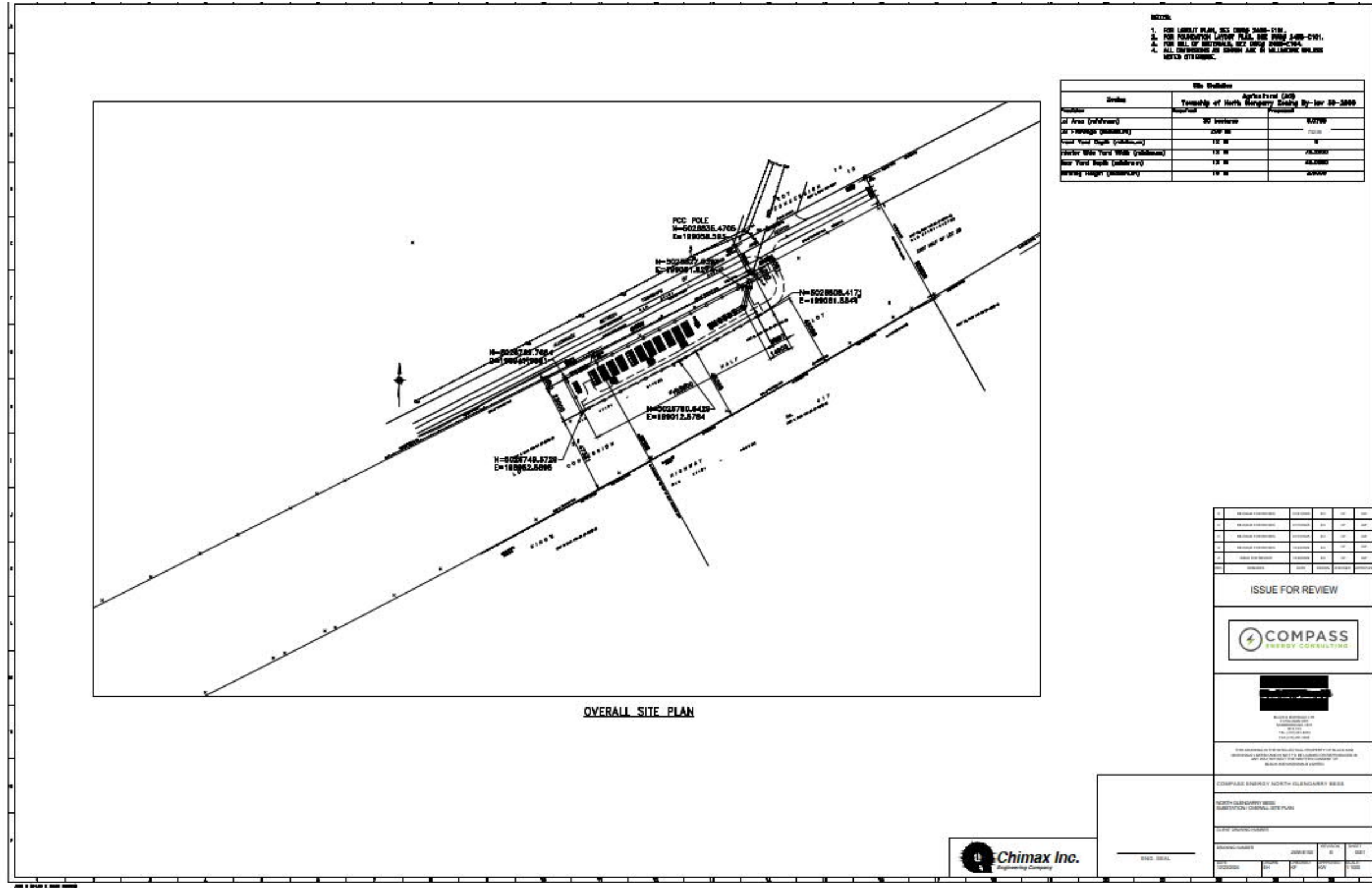
Presently the Subject Site is zoned General Agricultural (AG) in the Township of North Glengarry Zoning By-law No. 39-2000 and is currently used for a cash crop agricultural operation that will be retained as part of this proposal. The Applicant is proposing a site-specific Zoning By-law Amendment to add "Battery Energy Storage System (BESS)" as a permitted use within the General Agricultural (AG) zone. The proposed definition of a "Battery Energy Storage System" use is as follows:

A system that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, and is directly connected to the electrical grid.

The proposed Battery Energy Storage System will provide support to the existing electrical grid by improving peak management and conservation efforts while facilitating the transition to green energy.

Site-specific provisions are required in the General Agricultural (AG) zone as the Subject Site has lot area of 6 hectares whereas 30 hectares is required; and the front yard depth of 5 metres does not meet the required 12 metres.

Figure 4: Site Plan



2.0 EXISTING LAND USE

2.1 SUBJECT SITE

The physical attributes of the Subject Site are as follows:

- Entire Subject Site is 6.07 hectares (15.07 acres);
- Frontage of approximately 732.06 metres on Skye Road;
- Agricultural cash crop land use; and
- Subject Site currently has no buildings and/or structures.

2.2 SURROUNDING LAND USE

The surrounding land uses are similar as shown in *Figure 5.0 - Surrounding Land Uses* and are described as follows:

North

- Agricultural Uses and Public Transmission Utilities Facility - Nation Municipality

East

- Agricultural Uses, Wooded Areas, and Hydro Line

South



















- Agricultural Uses (Dunmatt Farm - Dairy Farm), Trans-Canada Highway, and Wooded Areas

West

- Agricultural Uses and Wooded Areas

Figure 5: Surrounding Land Use Plan



<p>NORTH GLENGARRY BESS INC. PROPERTY IDENTIFICATION NUMBER 671010176</p>	<table border="0"> <tr> <td> SUBJECT AREA (±6.0ha / 14.8ac)</td> <td> RURAL SETTLEMENT AREAS</td> </tr> <tr> <td> AGRICULTURE</td> <td> TOWNSHIP BOUNDARY</td> </tr> </table>	 SUBJECT AREA (±6.0ha / 14.8ac)	 RURAL SETTLEMENT AREAS	 AGRICULTURE	 TOWNSHIP BOUNDARY		
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<p>SURROUNDING LAND USE PLAN FIGURE 5.0</p>	<table border="0"> <tr> <td data-bbox="864 1618 1299 1679"> <p>File Location: c:\pw working directory\projects 2024\dillon 32hmc\dms69492524-9439 zba north glengarry bess - surrounding land use.dwg January 24, 2025 12:30 PM</p> </td> <td data-bbox="1330 1618 1678 1709"> <p>MAP/DRAWING INFORMATION THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION. CREATED BY: HMC CHECKED BY: MFRMR</p> </td> <td data-bbox="1805 1655 1945 1675"> <p>SCALE: N.T.S (11x17)</p> </td> <td data-bbox="2045 1628 2116 1699">  </td> <td data-bbox="2231 1618 2386 1719">  </td> <td data-bbox="2511 1655 2666 1715"> <p>PROJECT: 24-9439 STATUS: DRAFT DATE: 23/01/2025</p> </td> </tr> </table>	<p>File Location: c:\pw working directory\projects 2024\dillon 32hmc\dms69492524-9439 zba north glengarry bess - surrounding land use.dwg January 24, 2025 12:30 PM</p>	<p>MAP/DRAWING INFORMATION THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION. CREATED BY: HMC CHECKED BY: MFRMR</p>	<p>SCALE: N.T.S (11x17)</p>			<p>PROJECT: 24-9439 STATUS: DRAFT DATE: 23/01/2025</p>
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3.0 PLANNING EVALUATION

To determine the feasibility and appropriateness of the proposed development, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Provincial Planning Statement, 2024;
- The United Counties of Stormont, Dundas and Glengarry (SDG) Official Plan policies; and
- The Township of North Glengarry Zoning By-law No. 39-2000

Regarding the policies assessed, it is important to recognize that the Upper-Tier Municipality (United Counties of Stormont, Dundas and Glengarry) solely governs all lower-tier townships in their Official Plan, whereas the Lower-Tier Municipality (Township of North Glengarry) regulates the use of land and erection of buildings and structures as provided in Zoning By-law 39-2000. Additionally, recognizing that overlaps exist between the various policies and criteria in the Official Plan, the approach used attempts to consolidate the relevant policies and criteria and identify and evaluate the potential planning and land use related issues associated with the proposed development.

3.1 PROVINCIAL PLANNING STATEMENT, 2024

On October 20, 2024, the Province of Ontario released the Provincial Planning Statement. The Provincial Planning Statement 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019.

The Provincial Planning Statement, 2024 (PPS, 2024) promotes protecting agricultural resources for its economic, environmental and social benefits as well as for its long-term agricultural and rural uses. The proposed Zoning By-law Amendment must be “consistent with” the PPS, 2024 and as a broad and general document, the applicant must, through analysis of the policies, determine how the proposed use is appropriate and advances the province’s interests. There are numerous sections of the PPS, 2024 that apply to the proposed development.

Our analysis suggests that the proposed application is consistent with the applicable policies of the PPS, 2024 including:

- Section 3.5 Land Use Compatibility [3.5.1];
- Section 3.8 Energy Supply [3.8.1];
- Section 4.3 Agriculture [4.3.1.2, 4.3.1.3, & 4.3.2.1]; and
- Section 8.0 Definitions - Energy Storage System.

These policies are included in [Appendix B - Provincial Planning Statement and Official Plan Policies](#) and will be referenced throughout the remainder of this report.

3.2 UNITED COUNTIES OF STORMONT, DUNDAS, & GLENGARRY OFFICIAL PLAN, 2018

The United Counties of Stormont, Dundas and Glengarry is the upper-tier municipality for the Township of North Glengarry. The Subject Site is designated as Agricultural Resource Lands in the United Counties of Stormont, Dundas and Glengarry Official Plan (OP), which provides a broad range of land uses.

Our analysis suggests that the proposed application is consistent with the following policies found in the County OP:

- Section 3.5.2.7 Water and Energy Conservation, Green Energy, and Climate Change;
- Section 5.3 Agricultural Resource Lands;
- Section 5.3.2 Scope of Permitted Uses; and
- Section 5.3.3 On Farm Diversified Uses.

In reviewing the United Counties of Stormont, Dundas, & Glengarry Official Plan Policies related to the Agricultural Area Designation, the proposed site-specific Zoning By-law Amendment for the development of a Battery Energy Storage System conforms to the Official Plan Policies and does not require an Official Plan Amendment.

These policies are included in *Appendix B - Provincial Planning Statement and Official Plan Policies* and will be referenced throughout the remainder of this report.

3.3 TOWNSHIP OF NORTH GLENGARRY ZONING BY-LAW NO. 39-2000

The Township of North Glengarry Zoning By-law 39-200 (ZBL) implements the policies of the Official Plan by regulating built form and land uses. The Subject Site is currently zoned as General Agricultural (AG) in the ZBL. The Applicant is applying for a site-specific Zoning By-law Amendment to add a new use to the General Agricultural zone, including a definition of "Battery Energy Storage System" to the Zoning By-law to permit the Battery Energy Storage System use. The proposed definition for a Battery Energy Storage System is as follows:

A system that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, and is directly connected to the electrical grid.

The applicant is also requesting site-specific provisions to decrease the minimum lot area from 30 hectares to 6 hectares and to decrease the minimum permitted front yard from 12 metres to 5 metres. These adjustments reflect existing site conditions while aligning with provincial and local planning policies. The legal non-conforming lot size does not impact the proposed BESS or the existing agricultural operation. The reduced front yard setback ensures compliance with the Ministry of Transportation's 45-metre buffer south of the Highway 417. As these amendments address technical requirements without affecting the surrounding area, they are considered reasonable and appropriate.

Excerpts from Zoning By-law 39-2000 are included in *Appendix C - Township of North Glengarry Zoning By-law 39-2000*.

3.4 PLANNING ANALYSIS & CONSIDERATIONS

Cities and municipalities in Ontario are required under Section 3 of the Planning Act to ensure that planning matters and decisions are consistent with the Provincial Planning Statement, 2024 (PPS). The PPS establishes policies to support strong, healthy, and resilient communities while directing efficient and sustainable land use patterns.

The PPS defines an energy storage system as a system designed to store energy for use at a later time, typically to manage fluctuations in electricity demand and supply (PPS, 8.0). These systems are recognized as critical infrastructure for enhancing energy efficiency, reducing greenhouse gas emissions, and supporting the transition to renewable energy sources.

According to the PPS, agricultural lands are to be protected for long-term agricultural use. Development within agricultural designations must avoid or mitigate impacts on agricultural operations and maintain the overall viability of the agricultural system (PPS, 4.3). However, certain non-agricultural uses, including infrastructure projects such as renewable energy systems, may be permitted if they are compatible with surrounding agricultural activities, minimize land disruption, and comply with provincial and local planning objectives (PPS, 4.3.2).

The United Counties of Stormont, Dundas, & Glengarry Official Plan (OP) supports the protection of prime agricultural lands while recognizing opportunities for infrastructure projects that complement or enhance agricultural operations. Key policies in the OP include permitted uses in agricultural designations, where on-farm diversified uses and infrastructure developments are allowed, provided they align with local and provincial objectives, minimize agricultural land loss, and reduce conflicts with farming operations (OP, 5.3.3). Proposals must prioritize lower-priority agricultural lands and incorporate mitigation measures such as buffering, landscaping, and appropriate setbacks (OP, 5.3.1, 5.3.2). Additionally, developments must demonstrate efficient use of existing infrastructure and avoid creating additional burdens on municipal services (OP, 4.2.3).

The proposed site-specific Zoning By-law Amendment is consistent with policies that are outlined in the Provincial Policy Statement (PPS), and United Counties of Stormont, Dundas, & Glengarry Official Plan (OP) as demonstrated below.

3.4.1 Location

The Subject Site is located in an agricultural area on the northwest boundary of the Township of North Glengarry, particularly south side of Skye Road, and just north of Highway 417 West. With respect to prime agricultural areas in municipalities, the PPS recognizes that as part of the agricultural land base, these lands are to be protected for long-term use for agriculture use where specialty crop areas shall be given highest protection priority followed by CLI Class 1, 2, and 3 lands (PPS, 4.3.1.2 & 4.3.1.3). The Battery Energy Storage system use is permitted as an On-Farm Diversified Use, provided it does not hinder surrounding

agricultural operations and follow provincial guidance and criteria (PPS, 4.3.2.1; OP, 5.3.3). As a result, the proposed Battery Energy Storage System will be minor in scale, will not impede both the existing agricultural operation on the Subject Site, the adjacent agricultural uses within the area and ultimately be located within an appropriate area within the Township.

3.4.2 Land Use

The Subject Site has a total area of approximately 6.07 hectares (15.07 acres) and is located on lands that are designated Agricultural Resource Lands in the County OP.

The proposed Battery Energy Storage System is compatible with the surrounding agricultural uses and will not hinder on sensitive land uses. For example, the proposed Battery Energy Storage System will be visually screened by coniferous tree and shrub plantings to the east, north and west portion of the Subject Site along with the natural screening of Highway 417 West to the south. Therefore, there will be no adverse effects of noise from the Battery Energy Storage System to other major facilities and sensitive land uses that are part of the natural or built environment (PPS, 3.5.1).

Additionally, a Noise Impact Statement provided by Aercoustics Engineering Ltd., dated January 17th, 2025, was conducted in accordance with the Ministry of Environment, Conservation and Parks (MECP) regulations and guidelines. The predictable worst-case acoustic emissions from the Battery Energy Storage System facility will meet the applicable sound level limits at all surrounding noise-sensitive receptors, with the incorporation of fan speed reductions on the cooling systems of the battery storage containers. Ultimately, a formal Acoustic Assessment Report will be prepared that demonstrates compliance with the requirements outlined in the MECP EASR Publication and MECP Environmental Noise Guideline NPC-300.

The proposed site-specific Zoning By-law Amendment to permit a Battery Energy Storage System addresses technical and regulatory requirements. The reduction of the minimum lot area and front yard setback accommodates the existing site conditions, including the pre-existing legal non-conforming lot size, without affecting the feasibility of the BESS or the ongoing agricultural operation. The reduced front yard setback ensures compliance with the Ministry of Transportation's 45-metre buffer requirement. The proposed Battery Energy Storage System use maintains the integrity of the Subject Site and the surrounding area

3.4.3 Energy Supply

The PPS speaks to providing opportunities for the development of energy supply, which includes electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems (PPS, 3.8.1). The Subject Site has direct accessibility and is strategically located approximately 120 metres to Hydro One - St. Isidore Transformer Station, which is a facility that specializes in the distribution and transmission of electrical power to the surrounding area. The distance is critical to the economic viability of this type of energy infrastructure due to costs associated and complying with electrical interconnection requirements of the local distribution company. The proposed site-specific Zoning By-law Amendment presents an opportunity to support green energy through the transmission and distribution of electricity through a Battery Energy Storage System in the agricultural area (OP, 3.5.2.7). The proposed amendment will support the electrical grid and help with electrical peak management and conservation efforts.

3.4.4 Air Quality, Greenhouse Gas Emissions & Climate Change

The new proposed use will be in an agricultural area and will be designed and constructed to minimize impacts to existing agricultural operations. The proposed Battery Energy Storage System use will also provide a new alternative opportunity for energy supply and conservation in the Township of North Glengarry (OP, 3.5.2.7). The proposed use will feed electricity back into the existing grid during peak times, which will reduce the strain on the grid and reduce the input required from other major power plants which will improve air quality, reduce gas emissions.

4.0 CONCLUSION

After reviewing relevant policies and guidelines, it is our professional opinion that the proposed site-specific Zoning By-law Amendment is consistent with the intent of the PPS and is in conformity with the United Counties of Stormont, Dundas, and Glengarry Official Plan.

This Planning Justification Report supports the site-specific Zoning By-law Amendment application to permit a Battery Energy Storage System on lands zoned General Agricultural (AG) on the Subject Lands as part of the submission.

Based on an extensive review of the technical planning and policy related issues, the proposed use is appropriate for the site and consistent with good planning principles. We recommend that the site-specific Zoning By-law Amendment application, as submitted, be approved for the following reasons:

- The proposed use is consistent with the Provincial Planning Statement, outlined in **Section 3.1** of this report;
- The proposed use conforms to the policies of the United Counties of Stormont, Dundas, & Glengarry Official Plan outlined in **Section 3.2** of this report; and
- The proposed site-specific Zoning By-law Amendment will support the continuation of Agricultural uses within the Township of North Glengarry.



Joseph Guzzi, MCIP, RPP
Associate



APPENDIX A

Development Application

Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

_____ Official Plan () Zoning By-Law No. 39-2000 () Both ()

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

Applicant is seeking a site-specific Zoning By-law Amendment to permit a Battery Energy Storage System (BESS)

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name (s): Pierre & Francois Leger

Address: 2090 Mainville Road, St Isidore, ON, K0C 2B0

Phone: Home 613-324-2810 Work 613-324-2810 Fax _____

b) Applicant (Agent Name(s): Dillon Consulting Limited c/o Raphael Romeral

Address: 235 Yorkland Boulevard - #700, North York, ON M2J 4Y8

Phone: Home _____ Work 416.229.4646 Fax _____

c) Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property: _____

d) Send correspondence to ? Owner () Agent () Other () _____

4. WHAT AREA DOES THE AMENDMENT COVER?

a) () the "entire" property or

b) () just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:

Municipal Address: No Address Available / PIN: 671010176

Concession: 9 Lot: Part of 28,29,30 Registered Plan No.: 14R-24

Area: 6.07 hectares Depth: 78 meters Frontage (Width): 732 meters
15 acres 255 feet 2401 feet

6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY:

Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
_____ acres _____ feet _____ feet

7. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: Agricultural

Zoning: General Agricultural (AG)

8. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

See attached Planning Justification Report dated January 2025.

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

9. WHAT IS THE “EXISTING” USE OF THE LAND?

Agricultural - Cash crop

10. WHAT IS THE “PROPOSED” USE OF THE LAND?

A portion of the lands are to be used for a Battery Energy Storage System (BESS).

11. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

	Existing	Proposed
a) Type of Building(s)	None	No Buildings are proposed, proposes a BESS
b) Main Building Height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
c) % Lot Coverage	Not applicable	Not applicable
d) # of Parking Space	Not applicable	Not applicable
e) # of Loading Space	Not applicable	Not applicable
f) Number of Floors	Not applicable	Not applicable
g) Total Floor Area	_____ (sq.m.) _____ (sq.ft.)	_____ (sq.m.) _____ (sq.ft.)
h) Ground Floor Area (exclude basement)	_____ (sq.m.) _____ (sq.ft.)	_____ (sq.m.) _____ (sq.ft.)

D. EXISTING AND PROPOSED SERVICES

12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Water	Communal Water	Private Well	Municipal Sewers	Communal Sewers	Private Septic
a) Existing	()	()	()	()	()	()
b) Proposed	()	()	()	()	()	()

13. ARE STORMWATER SEWERS PRESENT? () Yes No

14. WHAT IS THE NAME OF THE ROAD PROVIDING ACCESS? Skye Road

E. OFFICIAL PLAN AMENDMENT (Proceed to Question No. 18 (Drawing) if an Official Plan Amendment is not proposed)

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

Change a policy in the Official	Yes ()	No ()	Unknown ()
Replace a policy in the Official Plan	Yes ()	No ()	Unknown ()
Delete a policy in the Official Plan	Yes ()	No ()	Unknown ()
Add a policy in the Official Plan	Yes ()	No ()	Unknown ()
Add or Change a designation in the Official Plan	Yes ()	No ()	Unknown ()

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be changed _____
- b) Text of the proposed new policy attached on a separate page? Yes () No ()
- c) New designation name: _____
- d) Map of proposed new Schedule attached on a separate page? Yes () No ()

17. LIST LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

F. APPLICATION DRAWING

18. ACCURATE TO SCALE, DRAWING OF PROPOSAL: (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

Dillon Consulting Limited

Zoning By-law

APPLICANT'S NAME c/o Raphael Romeral

TYPE OF AMENDMENT: Amendment

DATE: 2025-01-23

See attached Site Plan.

The drawing(s) should show:

- | | | |
|---|---|---------------------------|
| - Property boundaries and dimensions | - Dimensions of area of amendment | - Distance to lot lines |
| - Easements or restrictive covenants | - Buildings and dimensions | - Neighbouring properties |
| - Neighbouring adjacent land uses | - Parking and loading areas | - Driveways and lanes |
| - Public roads, allowances, rights of way | - Municipal Drains / Award Drains | - Natural watercourses |
| - Wetlands, floodplain, wet areas | - Woodlots, forested areas, ANSI's, ESA's | - North arrow |
| - Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits) | | |

G. OTHER RELATED PLANNING APPLICATIONS

19. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

Official Plan Amendment	Yes ()	No (<input checked="" type="checkbox"/>)
Zoning By-law Amendment	Yes ()	No (<input checked="" type="checkbox"/>)
Minor Variance	Yes ()	No (<input checked="" type="checkbox"/>)
Plan of Subdivision	Yes ()	No (<input checked="" type="checkbox"/>)
Consent (Severance)	Yes ()	No (<input checked="" type="checkbox"/>)
Site Plan Control	Yes ()	No (<input checked="" type="checkbox"/>)

20. IF THE ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: Not Applicable

Approval Authority: Not Applicable

Lands Subject to Application: Not Applicable

Purpose of Application: Not Applicable

Status of Application: Not Applicable

Effect on the Current Application for Amendment: Not Applicable

H OTHER SUPPORTING INFORMATION

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS: (e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

Planning Justification report, dated January 2025.

_____ United Counties of Prescott & Russell

I. AUTHORIZATION FOR AGENT / SOLICITOR TO ACT FOR OWNER:

(If affidavit (J) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed.

I (we) Piere Leger & Francois Leger of the Upper Tier Municipality of United Counties of Prescott & Russell Province of Ontario do hereby authorize Dillon Consulting Limited to act as my agent in the application.

Piere Leger Francois Leger 17/01/25
 Signature of Owner(s) Date

J. AFFIDAVIT: (This affidavit must be signed in the presence of a Commissioner)

Raphael Romeral of Dillon Consulting Limited of the City of Toronto County/Region of York solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Dillon Consulting Limited of City of Windsor in the County/Region of Essex this 24 day of January, 20 25

R. Romeral January 24, 2025
 Signature of Owner or Authorized Solicitor or Authorized Agent Date

Melanie Anne Muir January 24, 2025
 Signature of Commissioner a Commissioner, etc., Province of Ontario, for Dillon Consulting Limited. Expires May 3, 2025. Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY

 Signature of Municipal Employee Date



APPENDIX B

Provincial / United Counties Policies

3.5 Land Use Compatibility

1. *Major facilities* and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.
2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* is only permitted if potential *adverse affects* to the proposed *sensitive land use* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

3.6 Sewage, Water and Stormwater

1. Planning for *sewage and water services* shall:
 - a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing *municipal sewage services* and *municipal water services* and existing *private communal sewage services* and *private communal water services*;
 - b) ensure that these services are provided in a manner that:
 1. can be sustained by the water resources upon which such services rely;
 2. is feasible and financially viable over their life cycle;
 3. protects human health and safety, and the natural environment, including the *quality and quantity of water*; and
 4. aligns with comprehensive municipal planning for these services, where applicable.
 - c) promote water and energy conservation and efficiency;
 - d) integrate servicing and land use considerations at all stages of the planning process;
 - e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of *municipal water services* and *municipal sewage services* to support efficient use of these services to meet current and projected needs for increased housing supply; and
 - f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.
2. *Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. For clarity, *municipal sewage services* and *municipal water services* include both centralized servicing systems and decentralized servicing systems.

8. Planning for stormwater management shall:
- a) be integrated with planning for *sewage and water services* and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
 - b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
 - c) minimize erosion and changes in water balance including through the use of *green infrastructure*;
 - d) mitigate risks to human health, safety, property and the environment;
 - e) maximize the extent and function of vegetative and pervious surfaces;
 - f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and *low impact development*; and
 - g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a *watershed* scale.

3.7 Waste Management

1. *Waste management systems* need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management.

3.8 Energy Supply

1. Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, *energy storage systems*, district energy, *renewable energy systems*, and *alternative energy systems*, to accommodate current and projected needs.

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

1. Healthy, active, and inclusive communities should be promoted by:
 - a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
 - b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
 - c) providing opportunities for public access to shorelines; and
 - d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

4.3 Agriculture

4.3.1 General Policies for Agriculture

1. Planning authorities are required to use an *agricultural system* approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the *agri-food network*.
2. As part of the agricultural land base, *prime agricultural areas*, including *specialty crop areas*, shall be designated and protected for long-term use for agriculture.
3. *Specialty crop areas* shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.

4.3.2 Permitted Uses

1. In *prime agricultural areas*, permitted uses and activities are: *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses* based on provincial guidance.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2. In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.
3. New land uses in *prime agricultural areas*, including the creation of lots and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.
4. A principal dwelling associated with an agricultural operation shall be permitted in *prime agricultural areas* as an *agricultural use*, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).

5. Where a residential dwelling is permitted on a lot in a *prime agricultural area*, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:
- comply with the *minimum distance separation formulae*;
 - are compatible with, and would not hinder, surrounding agricultural operations;
 - have appropriate *sewage and water services*;
 - address any public health and safety concerns;
 - are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
 - minimize land taken out of agricultural production.

Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c).

6. For greater certainty, the two additional residential units that are permitted on a lot in a *prime agricultural area* in accordance with policy 4.3.2.5 are in addition to farm worker housing permitted as an *agricultural use*.

4.3.3 Lot Creation and Lot Adjustments

1. Lot creation in *prime agricultural areas* is discouraged and may only be permitted in accordance with provincial guidance for:
- agricultural uses*, provided that the lots are of a size appropriate for the type of *agricultural use(s)* common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
 - agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
 - one new residential lot per farm consolidation for a *residence surplus to an agricultural operation*, provided that:
 - the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
 - the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and
 - infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
2. Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.

3.5.2.7 Water and Energy Conservation, Green Energy, and Climate Change

Energy conservation will be promoted through compact form, building orientation and design, building retrofit, use of vegetation for cooling or warmth, by considering alternative development standards and by considering renewable and alternative energy sources in the design and development of communities. Municipalities should also maximize vegetation in settlement areas.

It is noted that the Green Energy Act has removed Municipal participation in the renewable energy approvals process. Renewable energy proponents will be encouraged to attempt the highest levels of cooperation, consideration, and communication with the County, Local Municipalities, host property owners, and the local community during all phases of project development and operation, and will be encouraged to comply with the policies of this Plan.

Municipalities may require proponents to enter into a road use agreement with respect to the use and crossing of Municipal roads for the delivery or construction of project components and, the long-term use of road allowances for transmission and distribution lines.

Local municipalities are encouraged to enter into agreements with renewable energy proponents to address after-project site decommissioning and rehabilitation, emergency response, dispute resolution, use and alterations to municipal drains, and community benefit funds or securities for the provision of same.

It is recommended that communities develop or encourage opportunities for 'green' energy (e.g. small electrical generating facilities, co-generation facilities, solar panels etc.), as part of the development of urban and rural landscapes.

Climate change can be mitigated by promoting active transportation and by focusing growth and development in areas where active or public transportation is accessible or planned. Land uses which require freight and shipping should be located close to major highways, airports, ports, or rail facilities.

3.5.2.8 Open Space, the Natural Environment, and Natural heritage features

Municipalities shall have regard for the protection, conservation or enhancement of features or attributes of the natural environment and natural heritage features and areas through development (e.g. retention/planting of native vegetation, maintaining/adding to tree cover, natural land forms, wetlands, and habitat areas). These features should be combined with open space as a component of community design. Consideration should be given to conserving scenic vistas, special views and landmarks in making development decisions. (See also Section 5.5 - Natural heritage features and Areas).

Natural heritage systems must be identified and protected. These features include natural



	- Legally existing uses, buildings or structures	the valleyland has been identified (see Section 5.5.5) - Wayside pit or quarry
--	--	---

5.3 AGRICULTURAL RESOURCE LANDS

5.3.1 Determination of *Prime agricultural area*

The Agricultural Resource Lands shown on the Land Use Schedules of this Plan were identified as prime agricultural area by the Land Evaluation and Area Review Committee. These lands were further evaluated in the 2016 Agricultural Resource Lands Review. This most recent evaluation was not a comprehensive Land Evaluation and Area Review in conjunction with Ontario Ministry of Agriculture, Food and Rural Affairs but served to refine the agricultural resource lands which were previously identified.

Agricultural Resource lands generally include lands which are Class 1-3 in the Canada Land Inventory for agricultural capability, specialty crop land, and lands used for, or related to, agricultural productivity. This may also include lands of lesser agricultural capability, woodlands, lands identified as a natural heritage features or other lands considered important to food production.

5.3.2 Scope of Permitted Uses

The scope of permitted uses on Agricultural Resource Lands on the Land Use Schedules are described in Table 5.2.

Agricultural uses are defined in the Provincial Policy Statement and include grow crops; raising livestock and animals for food, fur or fiber; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time labour when the operation requires additional employment.

A mineral aggregate operation is a permitted interim use in the prime agricultural area. The site or lands must be rehabilitated to substantially the same area and same average soil quality for agriculture that existed prior to extraction. Complete agricultural restoration is not required if a substantial portion of the property is extracted below the water table or if the depth of the planned extraction in a quarry makes restoration unfeasible. In these cases, other alternatives must be considered by the applicant to ensure agriculture in the remaining areas will be maximized. This policy shall only apply to mineral aggregate operations which are licensed under the Aggregate Resources Act for extraction below the water table.

Existing lots of record on prime agricultural lands may be used for non-agricultural uses listed in Table 5.2 - Agricultural Resource Lands - Permitted Uses provided there are no reasonable

alternate locations which avoid prime agricultural areas and where the requirements of the Provincial Policy Statement, section 2.3.6.1, are met.

Existing non-agricultural uses, buildings or structures may be expanded provided they will be compatible with farm operations. If proposals are made for a non-agricultural use, an Official Plan Amendment would be required to permit the use. The lands would remain in an Agricultural designation however site-specific provisions would permit the specific use identified in the proposal. Should approval be obtained it would only permit the use specified in the proposal and is not intended to establish a 'general approval' for a series of uses.

Where there is a conflict between a proposed (new) agricultural use and a natural heritage feature and area, the agricultural use will be subject to the relevant requirements of Section 5.5, including the requirement for an Environmental Impact Study. While existing agricultural uses shall be permitted to continue, agricultural operators are encouraged to protect or conserve natural heritage features and areas.

The removal of top soil on prime agricultural lands shall be discouraged.

5.3.2.1 Agriculture-related uses

Agriculture-related uses on prime agricultural lands are encouraged to strengthen and diversify the agricultural industry and to supplement farm income. For the purposes of this section, agriculture-related uses are farm-related commercial and industrial uses directly related to farm operations in the area that support agriculture, and benefit from being close to farm operations. This can include home industries, and uses that produce value added agricultural products such as custom meat shops, wineries, pick-your-own operations, produce market, and packing operations, or a grain drying handling and storage facility.

Local Municipalities shall ensure that such uses are compatible with agriculture uses and shall not hinder surrounding agricultural operations. Criteria used to evaluate compatibility include: the type and scale of use; that the use, where it is located on a farm, is clearly secondary to the main farm operation; that on-site farm-related uses are not likely to generate a future land severance; that the use does not interfere with normal farm practices; and that the use can be satisfactorily serviced with individual on-site water and sewage disposal systems. Impacts on agricultural operations from any agriculture-related uses that are secondary to the principal use of the property shall be mitigated (Section 3.5.1 shall apply for these purposes) (see Section 3.5.4.6 - Home Based Businesses and Bed and Breakfast Establishments.)

A large-scale agriculture-related use should be directed to an Employment District where it will reinforce local municipal investment or policies for a commercial or industrial area, or if not feasible, to lands having lesser soil capability for agriculture.

Abattoirs, livestock markets or sales yards, a seed cleaning plant, an agricultural produce warehouse or similar agri-business are permitted provided there are no reasonable alternative

locations which avoid prime agricultural areas; and there are no reasonable locations in prime agricultural areas with lower priority agricultural lands

5.3.3 On-Farm Diversified Uses

On-farm diversified uses are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. These uses shall be compatible with, and shall not hinder, surrounding agricultural operations.

5.3.4 Lot Sizes

Agricultural lots shall be of a size appropriate for the type of agricultural uses common in the area and sufficiently large to maintain flexibility for future changes in operations.

Lots which include an agriculture-related use shall be designed to minimize the use of land within the prime agricultural area. Where applicable, the lot shall be adequate for all setbacks, parking and loading facilities, storage and display areas, signs, lighting, landscaping, buffering or screening, infrastructure and safe access and egress, individual on-site systems and shall comply with Section 3.5.1 of this Plan.

5.3.5 New Lot Creation

New lot creation on Agricultural Resource Lands shall be governed by Section 8.12.13.3 of this Plan.

5.3.6 Expansion of Settlement Areas

Expansion of settlement areas within the Agricultural Resource Lands shall be governed by Section 3.5.3 – Secondary Plans, or Section 3.2.1.7 of this Plan.

5.3.7 Minimum Distance Separation Formulae I and II

The Ministry of Agriculture and Food and Rural Affairs Minimum Distance Separation (MDS) Formulae I and II, as amended from time-to-time, shall be applied to reduce incompatibility concerns about odour from livestock facilities and/or manure storage facilities and any non-farm uses. The MDS Formulae II will not apply to the rebuilding of a building destroyed by natural causes (e.g. fire, flood), if the rebuilding does not further diminish the applicable distance separation (see Section 3.5.1.5) or result in higher MDS factors (type of livestock, number of livestock, type of manure storage, etc.).

5.3.8 Normal farm practices

Normal farm practices will be promoted and protected in prime agricultural areas.

5.4 EXTRACTIVE RESOURCE LANDS

5.4.1 Scope of Permitted Uses and Land Use Designation

The scope of permitted uses on Extractive Resource Lands on the Land Use Schedules are set out in Table 5.2. Bedrock resources and tertiary sand and gravel resources are identified as a

APPENDIX C

North Glengarry Zoning By-law 39-2000

(b) AR-2

Notwithstanding the provisions of Section 11.1(1) here of to the contrary, the lands zoned AR-1 on Schedule "1" hereto shall be used in accordance (Z-03-2006) with the following.

Permitted Uses:

- will include the use of mobile home as a storage shed only. All other provisions of Section 11.1, and any other relevant sections shall continue to apply.

(4) Temporary use Zones**(ZT-01-2000)****(a) AR-T1**

A trailer will be permitted as a garden suite on a property described as being Lot 60, Plan 28 in the Township of North Glengarry, Apple Hill, Ontario, Assessment Roll # 011-004-0300-0000, zoned AR-T1 on Schedule 'A' hereto (subject to entering into an agreement with the municipality under Section 2.07.2 of the Municipal Act 1994, c. 2, s. 44(1)).

11.2 General Agricultural (AG)Zone**(1) Permitted Uses:**

- agricultural use, including an intensive livestock operation
 - communications facility
 - conservation use
 - farm equipment sales and service
 - farm produce outlet
 - farm produce storage
 - forestry use
 - grain drying facility
 - kennel
 - livestock sales barn and/or assembly points
 - maple sugar operation
 - sawmill
 - tile drainage operation
 - veterinary establishment
 - wayside pit or wayside quarry
 - dwelling house accessory to an existing agricultural use
 - dwelling accessory to a kennel or veterinary establishment
 - mobile home only as a secondary dwelling on a farm
 - existing dwelling
 - single detached dwelling
 - accessory uses to the foregoing
- apartment accessory conditional provided the Township obtains confirmation of the capacity of the well and septic system to accommodate**

the secondary unit**(Z-05-09)****(2) Zone Requirements:****(a) Lot Area (minimum)**

(i)	Agricultural Use	30 hectares
(ii)	Conservation Use, Forestry Use	10 hectares
(iii)	Other Non-Residential Uses	1.0 hectares
(iv)	Single detached dwelling	4000 m ²

(b) Lot Frontage (minimum)

(i)	Agricultural Use	200 m
(ii)	Conservation Use, Forestry Use	150 m
(iii)	Other Non-Residential Uses	60 m
(iv)	Single detached dwelling	45 m

(c) Front Yard Depth (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	15 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	15 m

(d) Exterior Side Yard Width (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	15 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	15 m

(e) Interior Side Yard Width (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	9 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	6 m

(f) Rear Yard Depth (minimum)

(i)	Agricultural Use, Conservation Use, Forestry Use	15 m
(ii)	Other Non-Residential Uses	12 m
(iii)	Single detached dwelling	15 m

(g) Lot coverage (maximum)

- (i) Single detached dwelling 10%
- (ii) Other Uses 30%
- (h) Building Height (maximum)
 - (i) Single detached dwelling 10.5 m
 - (ii) Other Uses 15 m

(3) Special Exception Zones:

(a) AG-1

Notwithstanding the provisions of Section 11.2 hereof to the contrary, on the lands located on parts of Lots 3 and 4, Concession XV (Kenyon) and zoned AG-1 on Schedule 'A' hereto, the following provisions shall apply:

- (i) Residential Uses prohibited
- (ii) Lot Area (minimum) 1.6 ha

(b) AG-2

Notwithstanding the provisions of Section 11.2 hereof to the contrary, on the land on part of Lot 18, Concession II (Lochiel), zoned AG-2 on Schedule 'B' hereto, a mobile home shall be permitted as the primary dwelling.

(c) AG-3

Notwithstanding the provisions of 11.2 hereof to the contrary, the lands described as being Part of Lot 11, Part of Lot 12 and Part of Lot 13, Concession 20 (Kenyon) and Zoned AG-3 Schedule 'A' hereto may be used for the following purposes:

- a sewage lagoon
- a public use in accordance with the provisions of section 3.22 hereof.

Zone Provisions for a Sewage Lagoon

- (i) Lot Area (minimum) 15 ha
- (ii) Lot Frontage (no lot frontage is required provided there is direct access to a public road by a Right-of-way)
- (iii) Front Yard Depth (minimum) 100 m
- (iv) Exterior Side Yard (minimum) 100 m
- (v) Interior Side Yard (minimum) 100 m
- (vi) Rear Yard Depth (minimum) 100 m
- (vii) Commercial and Industrial Setbacks (minima) 150 m
- (viii) Residential Use and Institutional Use Setbacks (minima) 150 m
- (ix) Water Setback (minima) 500 m from a flood plain

January 17, 2025

Aercoustics Project #: 23021.04

Compass Energy Consulting192 Spadina Avenue Suite 506
Toronto, ON M5T 2C2

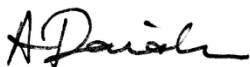
ATTN: Jonathan Cheszes, Compass Energy Consulting

Subject: North Glengarry BESS – Noise Impact Statement

Aercoustics has prepared this letter regarding the proposed Battery Energy Storage System (BESS) facility to be located in North Glengarry, Ontario. Based on acoustic analysis completed at the time of this letter, the predictable worst-case acoustic emissions from the facility operations will meet the applicable sound level limits at all surrounding noise-sensitive receptors, with the incorporation of fan speed reductions on the cooling systems of the battery storage containers (i.e., the Tesla Megapacks). The worst-case operation considered in the analysis is the situation where all equipment is operating simultaneously during the nighttime. The sound level limits for the facility were determined in accordance with the Ministry of Environment, Conservation and Parks (MECP) regulations and guidelines, taking into account the existing acoustic environment of the surrounding area. The site location and predicted noise impact contours for the proposed facility are shown in the attached Figure 1.

Furthermore, in accordance with Ontario Regulation 1/17, the proposed North Glengarry BESS facility will be registered on the MECP Environmental Activity and Sector Registry (EASR). As required for EASR registration, the facility will prepare a formal Acoustic Assessment Report that demonstrates compliance with the requirements outlined in the MECP EASR Publication and MECP Environmental Noise Guideline NPC-300. The analysis summarized in this letter follows the same requirements.

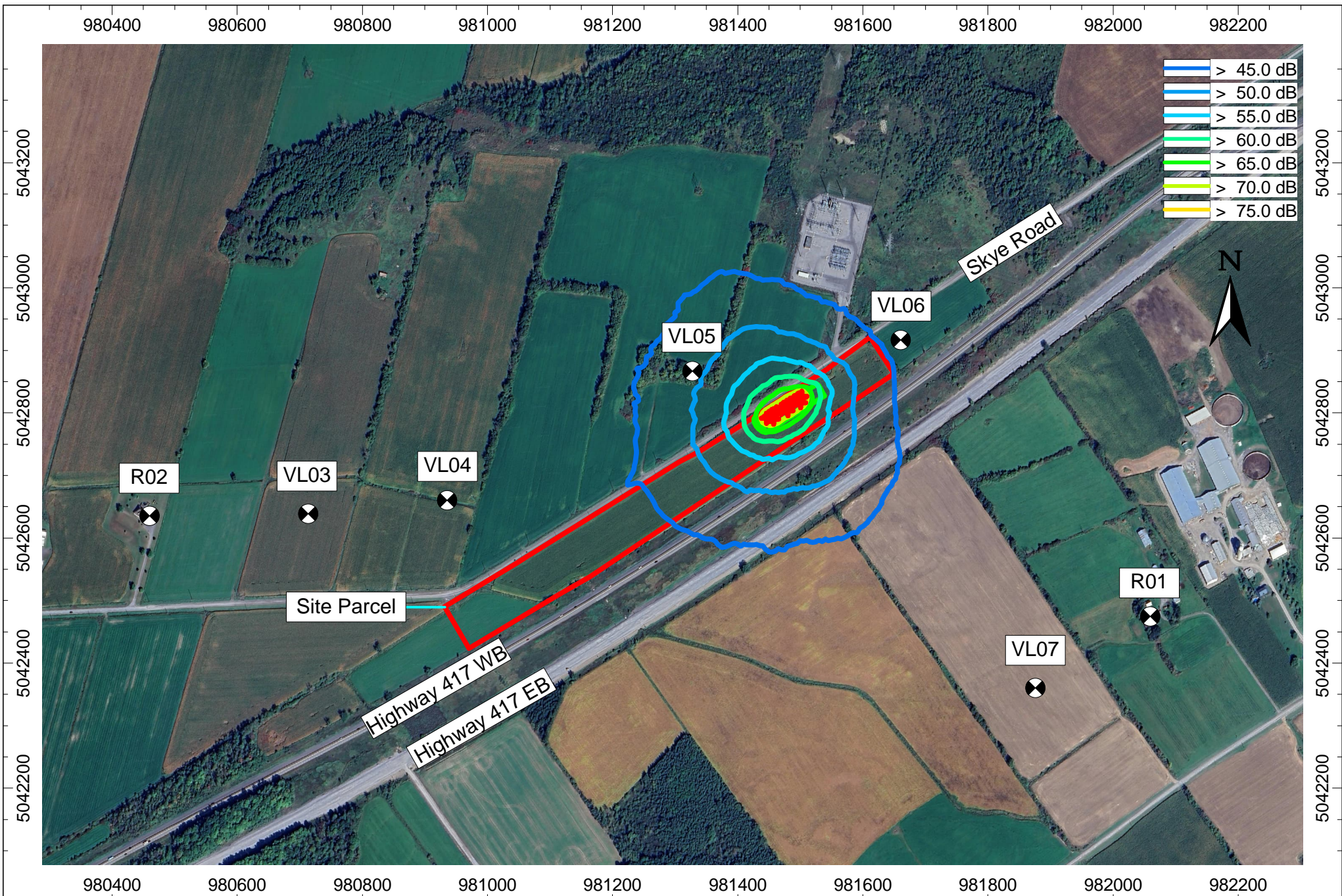
Sincerely,


AERCOUSTICS ENGINEERING LIMITED

Alexandra Davidson, P.Eng.



Duncan Halstead, P.Eng.



	Project ID: 23021.04	Project Name	Figure 1	
	Scale: As Indicated Drawn by: NA Reviewed by: AD Date: Jan 17, 2025 Revision: 1	North Glengarry Battery Energy Storage System		Figure Title
	Predicted Noise Impact of Proposed Facility			

SKYE RD

SIB(UH) BENT HOLD BASE

EDGE OF GRAVEL PAVEMENT

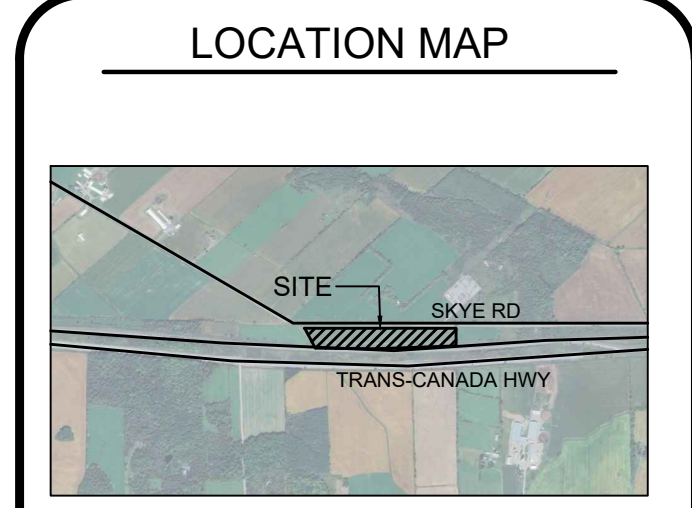
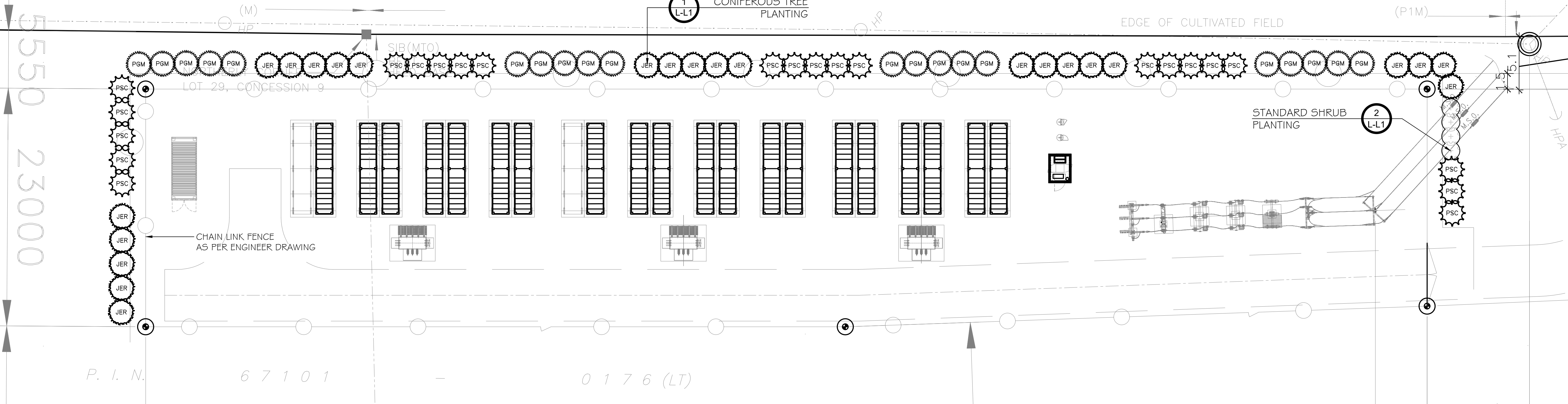
P. I. N. 6 7 1 0 1

0 3 3 0 (LT)

CROWN OF PAVEMENT

EDGE OF GRAVEL PAVEMENT

EDGE OF CULTIVATED FIELD (P1M)



GENERAL NOTES

THE LOCATION OF PROPERTY LINES, ELEVATIONS AND FACILITIES ON THIS PLAN WERE DRAWN ON THE BASIS OF A DIGITAL SITE PLAN OR SURVEY DATA PROVIDED BY OTHER CONSULTANTS.
 IT IS THE RESPONSIBILITY OF THE CLIENT AND HIS CONTRACTORS TO CONFIRM THE ACCURACY OF THE SETBACKS, LOCATIONS AND GRADES ETC. ANY VARIATIONS BETWEEN EXISTING CONDITIONS AND THIS PLAN SHOULD BE ADJUSTED ON SITE AND REPORTED TO THE CONSULTING LANDSCAPE ARCHITECT TO DETERMINE THE IMPACT OF THE VARIATIONS ON THE SUITABILITY OF THE PROPOSED DEVELOPMENT.
 CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

REVISIONS

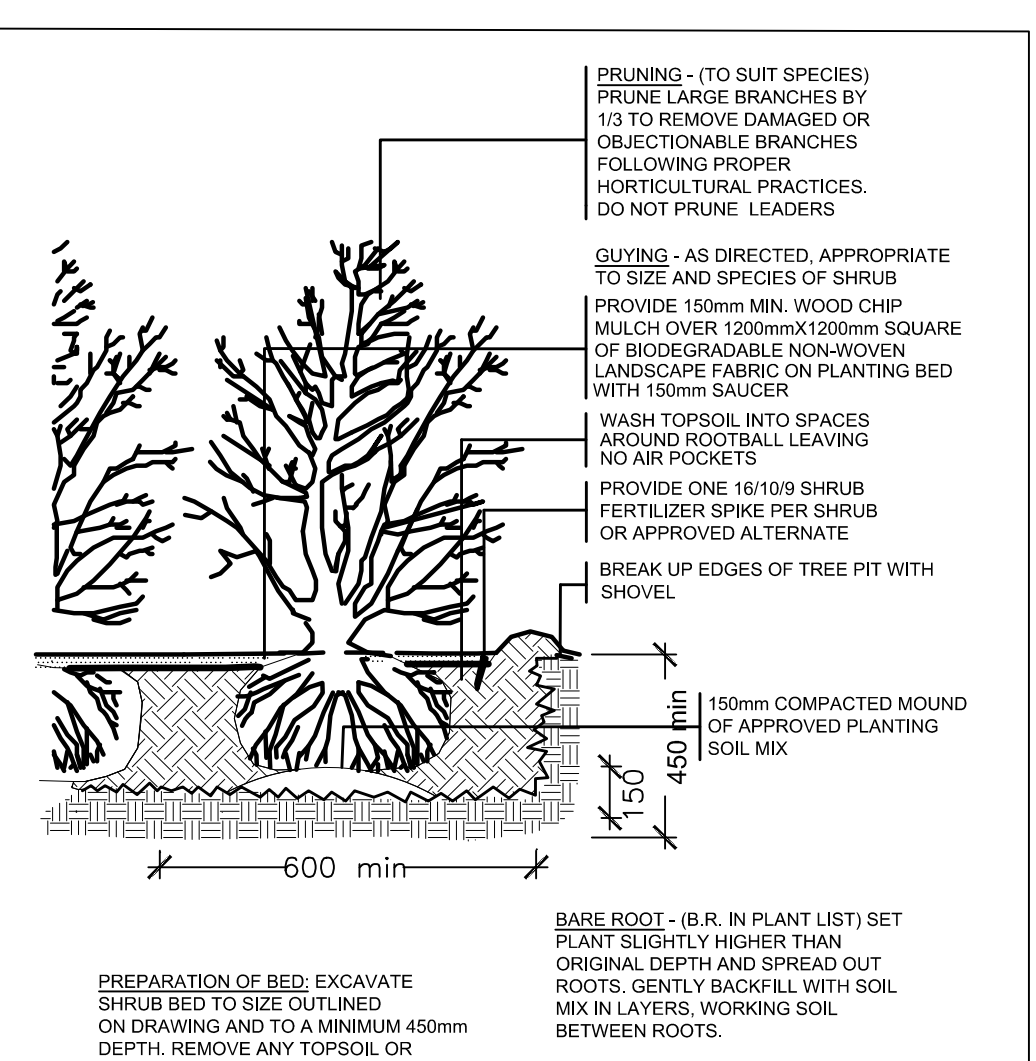
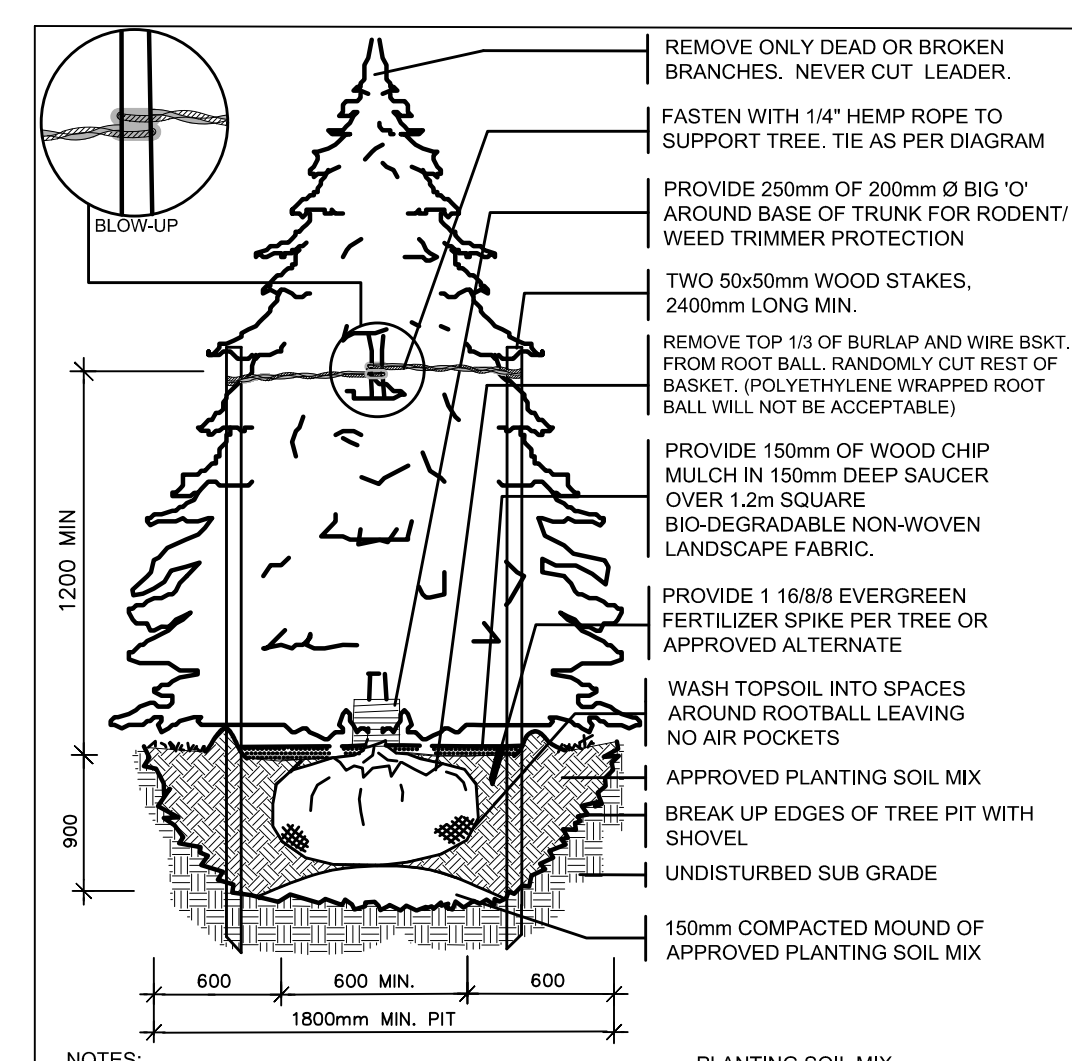
NO.	DATE	NOTES	BY
1	2025-01-10	Preliminary Landscape Drawing	KT

THESE LANDSCAPE DRAWINGS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW AS NOTED AND WHEN SIGNED BY THE CONSULTING LANDSCAPE ARCHITECT.

<input checked="" type="checkbox"/> CONCEPTUAL	<input type="checkbox"/> TENDER
<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONTRACT
<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> CONSTRUCTION
<input type="checkbox"/> PERMIT	<input type="checkbox"/> AS-BUILT

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
TREES						
JER	24	Juniperus virginiana	Eastern Redcedar	250cm Ht.	W.B.	
PGM	20	Picea glauca 'Montrose Charm'	Montrose Charm White Spruce	250cm Ht.	W.B.	
PSC	23	Pinus strobus 'Contorta'	Contorted White Pine	250cm Ht.	W.B.	
SHRUBS						
COR GR2	4	Cornus racemosa	Gray Dogwood	60cm Ht.	Potted	



NOTES:
 1. STAKES & ROPE TO BE REMOVED AT END OF ONE YEAR
 2. THE USE OF AUGERS OR TREE SPADES FOR EXCAVATING TREE PITS IS NOT PERMITTED
 3. WATER WELL UPON COMPLETION
 4. EXCAVATE TREE PIT TO 1800mm DIA. MIN. REMOVE ANY EXCESS SOIL OR RUBBISH OFF-SITE UNLESS OTHERWISE DIRECTED.
 5. ALL DIMENSIONS IN MILLIMETERS

PLANTING SOIL MIX:
 5 PARTS DARK LOAM
 2 PARTS COMPOSTED COW MANURE
 1 PART PEAT MOSS
 1 PART BEACH WASHED SAND
 .50 KILOGRAMS CUBIC METER (1 LB. BONE MEAL PER CUBIC YARD SOIL)

PRUNING - (TO SUIT SPECIES)
 PRUNE LARGE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICES. DO NOT PRUNE LEADERS.

GLUING - AS DIRECTED, APPROPRIATE TO SIZE AND SPECIES OF SHRUB
 PROVIDE 150mm MIN. WOOD CHIP MULCH OVER 1000mm X 1000mm SQUARE OF BIODEGRADABLE NON-WOVEN LANDSCAPE FABRIC ON PLANTING BED WITH 150mm SAUCER

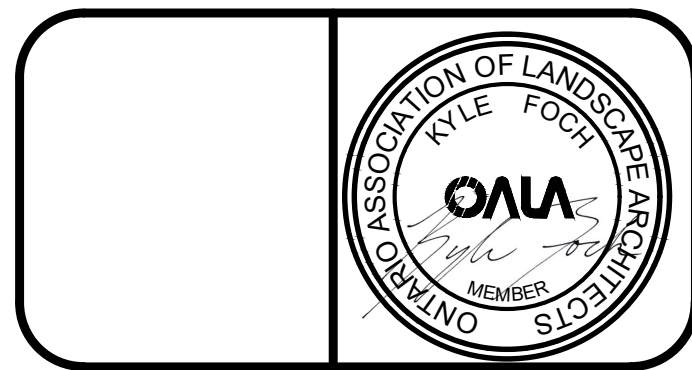
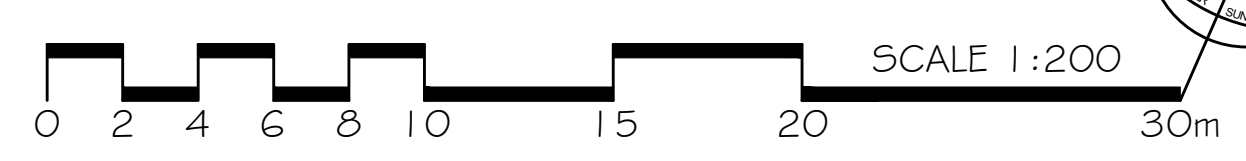
WASH TOPSOIL INTO SPACES AROUND ROOTBALL LEAVING NO AIR POCKETS
 PROVIDE ONE 16/16R SHRUB FERTILIZER SPIKE PER SHRUB OR APPROVED ALTERNATE

BREAK UP EDGES OF TREE PIT WITH SHOVEL
 150mm COMPACTED MOUND OF APPROVED PLANTING SOIL MIX

BASE ROOT - (B.R. IN PLANT LIST) SET PLANT SLIGHTLY HIGHER THAN ORIGINAL DEPTH AND SPREAD OUT ROOTS. GENTLY BACKFILL WITH SOIL MIX IN LAYERS, WORKING SOIL BETWEEN ROOTS.

PLANTING SOIL MIX:
 5 PARTS DARK LOAM
 2 PARTS COMPOSTED COW MANURE
 1 PART PEAT MOSS
 1 PART BEACH WASHED SAND
 .50 KILOGRAMS CUBIC METER (1 LB. BONE MEAL PER CUBIC YARD SOIL)

NOTES:
 1. ALL DIMENSIONS IN MILLIMETERS
 2. WATER WELL UPON COMPLETION



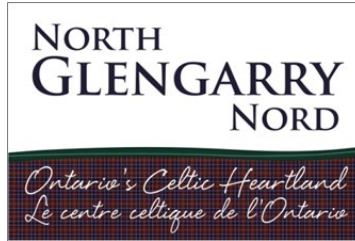
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND THE LANDSCAPE ARCHITECT RETAINS OWNERSHIP OF THESE DRAWINGS. THEY ARE FOR SITE PLAN APPROVAL ONLY AND MAY REQUIRE FURTHER CONSTRUCTION DETAILING AND COORDINATION WITH OTHER ASSOCIATED PROFESSIONAL DESIGN SERVICES BEFORE ACTUAL TENDER AND CONSTRUCTION COMMENCES. DIMENSIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED. IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS. THE LANDSCAPE ARCHITECT IS NOT LIABLE FOR ERRORS OR OMISSIONS ARISING FROM UTILIZATION OF THESE PLANS BEFORE THE SAID DRAWINGS ARE SCALED, SIGNED AND DATED. AND THE LANDSCAPE ARCHITECT IS CONTRACTED TO PROVIDE CONSTRUCTION ADMINISTRATION AND CERTIFICATION SERVICES BY THE OWNER. ALL APPARENT DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

PROJECT: SPA FILE #
 COMPASS ENERGY NORTH GLENGARRY BESS
 MUNICIPALITY OF NORTH GLENGARRY, ON

DRAWING: **LANDSCAPE PLAN**

DRAWN BY: KT	SCALE: 1:200	L1 DRAWING 1 of 1
CHECKED BY: KF	DATE: JAN 2025	
JOB NO.: 2024-158		

File #2024-158.



STAFF REPORT PUBLIC MEETING OF PLANNING

DATE: February 24, 2025

TO: Mayor and Council Members

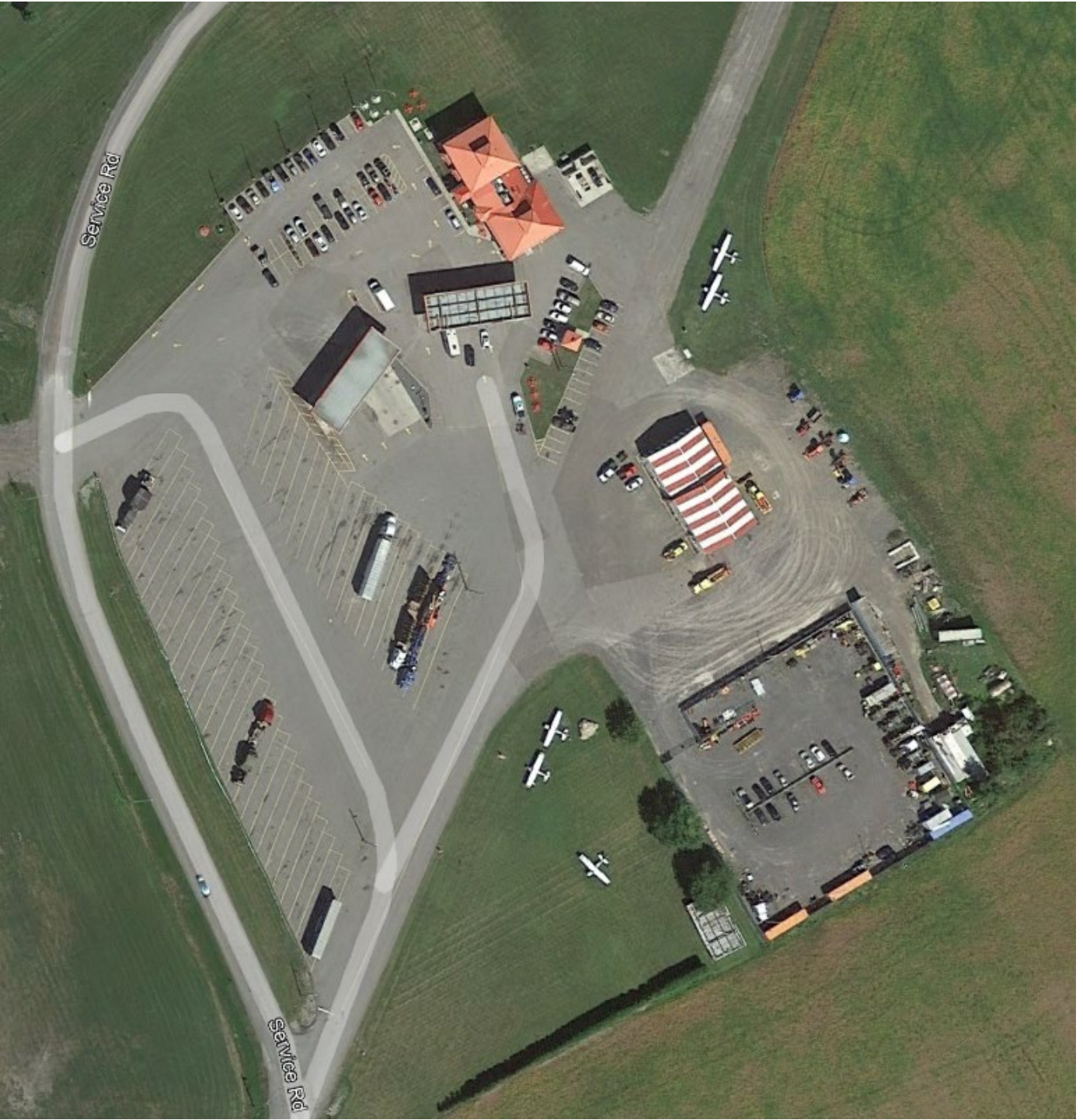
FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-02-2025

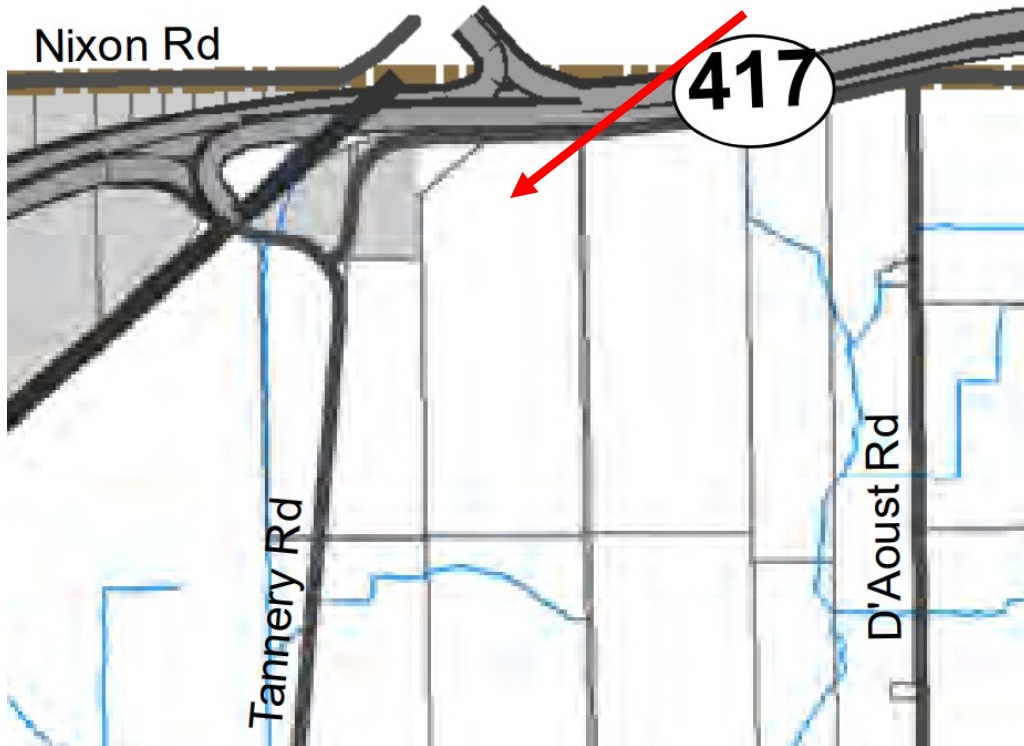
Owner: H & I ENTERPRISES (HERBS TRAVEL PLAZA)
21160 Service Road, Vankleek Hill
Parcel Identifier (PIN) 67162-0082 – Roll No. 0111 016 019 56500
Lochiel Concession 9, Part Lots 22 & 23; 14R2633 Part 1; 14R529 Part 1



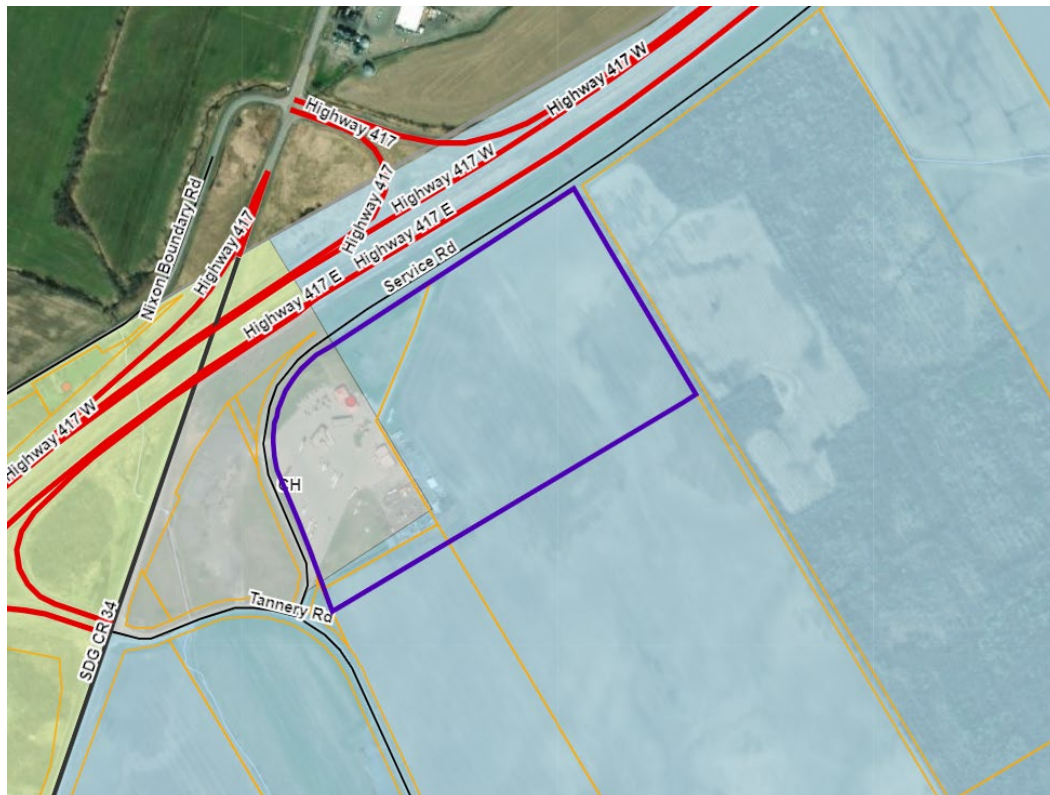




Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG)



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

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



Discussion: The subject property, which is currently used as a crop field, will be purchased by H & I ENTREPRISES - Herbs Travel Plaza Service Center when the consent application will be deemed final and binding. It consists of 28.8 acres to be severed off the field and to be merged with the adjacent property, owned by H & I ENTREPRISES - Herbs Travel Plaza Service Center for an expansion of the existing use.

The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on August 27, 2024 (B-61-24), to sever approximately 28.8 acres of land while retaining approximately 271.41 for the existing farming operation.

The area being severed off, the 28.8 acres of land, the severed portion, will be merged with the neighboring property, where Herbs Travel Plaza Service Center is currently in operation, but it is not zoned the same, currently being General Agricultural. Therefore, only that severed portion is subject to this zoning by-law amendment application in order to make it compliant with the proposed future use.



The severance purpose is to add land to the existing travel plaza property, as a lot enlargement/addition. The current Highway Commercial uses would continue on the full property (existing and added portion). The uses currently include an automobile service center, gas and diesel fuelling station, restaurant, convenience store, commercial garage, secure storage compound and parking, all compliant with the current zoning designation of Highway Commercial.

Potential additional future uses would include electric vehicle charging stations, car and truck wash facilities, parking, and hotel or tourist lodging. A substantial part of the property to be acquired is required for the new private sewage treatment system that must be installed in the near future.

Since the current travel plaza zoning is Highway Commercial, it would be proper to include most of the same uses as permitted in the Highway Commercial zone as a site-specific zoning by-law amendment for the added land.

The proposed uses, in addition to all the existing agricultural uses would include, as described in the purpose for this application:

- Accessory Dwellings (3)
- Automobile Sales Establishment
- Automobile Service Center
- Car & Truck Wash Facility
- Catering Establishment
- Commercial Garage
- Convenience Store
- Electric Vehicle Charging Stations
- Gas & Deisel Fueling Stations
- Hotel & Tourist Lodging
- Parking Lot
- Restaurant
- Secure Storage Compound
- Service Outlets
- Transportation Depot

Below is a preliminary draft sketch. As mentioned, the owners currently need additional lands for their septic system, and wish to have additional lands for future improvements, including electric charging stations including for large vehicles, and possibly even in future to include a hotel accommodation. They are already a vast employer in the area, and provide important services, being located just beside the 417 Highway between Ottawa and Montreal.



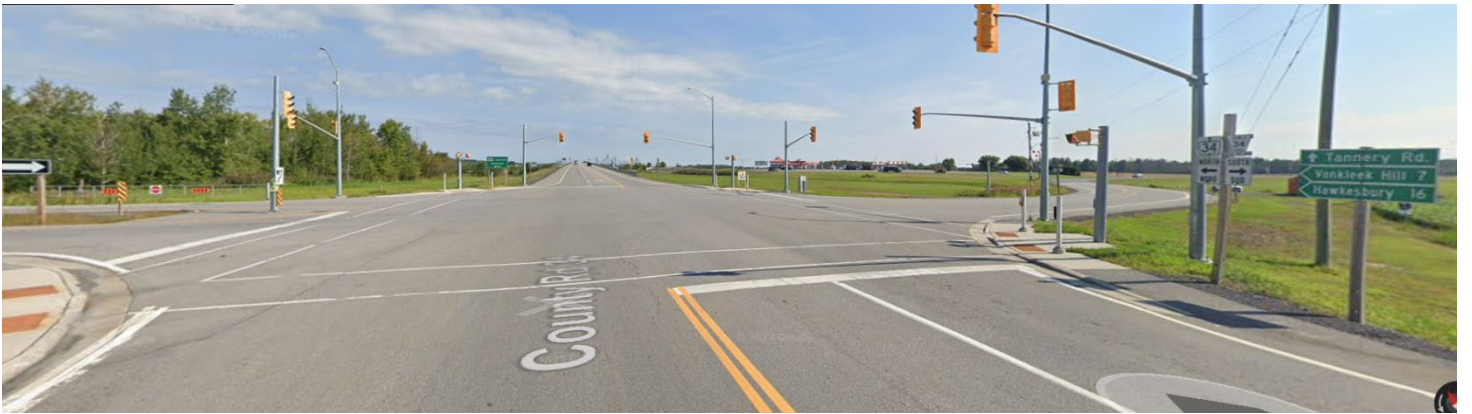
Vehicular access to the proposed development will be mainly from the existing two entrances along Service Road. Any additional entrances would be along the same Service Road, to the East, and new entrance would have to be applied for with the Township's Public Works Department.



The subject property and the development site are not subject to any constraints related to natural hazards/features, significant woodlands, natural heritage systems, source water protection or geology.

Agricultural lands are to be protected for long-term agricultural use. Development within agricultural lands must avoid or mitigate impacts on agricultural operations and maintain the overall viability of the agricultural system. However, certain non-agricultural uses, including projects that are an expansion of an existing use, such as the proposed, may be permitted if they are compatible with surrounding agricultural activities, minimize land disruption, and comply with provincial and local planning objectives.

The surrounding uses are mostly agricultural uses on all sides. Nixon Boundary Road just North of the 417 Highway, has some rural residential properties, is the Township's border, the Municipality of Champlain is to the North. Located on County Road 34, which runs along the property and crosses the 417 Highway are the MTO maintenance garage on the South-West and a large farming operation on the North. The 417 Highway borders the land on the North side.



MTO, through the issuance of permits, controls all land use within 45m of the highway right-of-way and the area within 395m of the center-point of the highway intersection and any intersecting road. Also, MTO controls the area that extends to 800m for developments that are considered a larger traffic generator, potentially such as this proposal. All development within the control area is subject to MTO approval and it is the responsibility of the landowner to acquire all necessary MTO permits prior to the commencement of any construction and/or alteration. The subject land is within the MTO permit control area. Therefore, MTO approvals and permits are required prior to the construction and/or alteration of any buildings and/or structures and prior to the issuance of any municipal building permits or approvals as per Section 8. (2) (a) of the Building Code Act.

The proposed is compatible with the surroundings, being an expansion of the existing use, and will not hinder sensitive land uses. Also, there will be no noise nuisance adverse effects added to the existing noise currently generated from Herbs Travel Plaza. The proposed development is not anticipated to pose any adverse consequences such as noise or light, on any neighboring properties.

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 (2024)

The PPS 2024 is issued under the authority of Section 3 of the Planning Act and came into effect on October 20, 2024, replacing the Provincial Policy Statement that came into effect on May 1, 2020. The PPS 2024 provides direction on matters of provincial interest related to land use planning and development and promotes the provincial "policy-led" planning system.

SDG Counties Official Plan (2018)

The Township of North Glengarry is regulated under the Official Plan of SDG. The OP sets out goals and objectives for development and growth in SDG. The implementation of the OP through planning applications, the issuance of building permits, construction of infrastructure, and facilitation of economic development rests with the respective municipalities.

Section 2.2 of the OP indicates the financial well-being of the province and municipalities over the long term is dependent on efficient and cost-effective development. Accordingly, it is important that a focus be placed on intensification, redevelopment and contiguous development that uses existing or planned infrastructure.

The subject property is designated as “Agricultural Resource Lands”, which permits uses such as “Public service facilities which are more appropriately located in the rural area because of their type, size or the catchment area they serve” which makes the proposed development compliant because of its existing use and located adjacent to the 417 Highway.

Conclusion:

After reviewing relevant policies and guidelines, it is the Township’s staff opinion that the proposed site-specific Zoning By-law Amendment is consistent with the intent of the PPS and is in conformity with the United Counties of Stormont, Dundas, and Glengarry Official Plan.

The proposed use appears to be appropriate for the site and consistent with good planning practice.

Township staff recommend that the site-specific Zoning By-law Amendment application, as submitted, be approved for the following reasons:

- The proposed use is consistent with the Provincial Planning Statement
- The proposed use conforms to the policies of the United Counties of Stormont, Dundas, & Glengarry Official Plan
- The proposed site-specific Zoning By-law Amendment will support the continuation of the existing use within the Township of North Glengarry.