

THE CORPORATION OF THE TOWNSHIP OF NORTH
GLENGARRY

Public Meeting of Planning

Monday, May 27, 2024, 5:30 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

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

1. **DISCLOSURE OF CONFLICT OF INTEREST**
2. **ACCEPT THE AGENDA (Additions/Deletions)**
3. **RATIFY MINUTES**
 - a. Public Meeting of Planning Minutes - April 08 2024
4. **ZONING AMENDMENTS**
 - a. Z-04-2024
 - b. Z-05-2024
 - c. Z-06-2024
5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **NOTICE OF MOTION**
8. **ADJOURNMENT**

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, April 8, 2024

5:30 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

COUNCIL MEMBERS Mayor: Jamie MacDonald

PRESENT:

Deputy Mayor: Carma Williams

Councillor (At Large) - Jacques Massie

Councillor (Kenyon Ward) - Jeff Manley

Councillor (Alexandria Ward) - Michael Madden

Councillor: Brian Caddell

Councillor: Gary Martin

MUNICIPAL STAFF CAO/Clerk - Sarah Huskinson

PRESENT:

Director of Building, By-law & Planning - Jacob Rhéaume

Deputy Clerk: Jena Doonan

Chantal Lapierre – Planning Services

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

Resolution No. 1

Moved By: Jeff Manley

Seconded By: Gary Martin

THAT the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of **Monday, April 8th/2024.**

Carried

3. **RATIFY MINUTES**

Resolution No. 2

Moved By: Michael Madden

Seconded By: Brian Caddell

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

Carried

4. **ZONING AMENDMENTS**

4.a Z-01-2024

Owner: Valdon Ag Inc.

Location: 18995 Kenyon Conc Rd 4 Alexandria

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

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

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

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

- Prohibit agricultural uses.

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

Councillor (At Large) - Jacques Massie – Asked if the planning department can add a condition on agricultural surplus dwelling consents, requesting property owners to obtain a civic number for the agricultural land.

Director of Building, By-law & Planning - Jacob Rhéaume – Responded that yes, the planning department can request the additional condition.

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

No other comments were received.

4.b Z-02-2024
Owner: Natalie Cousineau
Location: 150 Bishop St. N Alexandria

Purpose of application: To re-zone a portion of the subject lands from Residential First Density (R1) to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands.

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

No other comments were received.

4.c Z-03-2024
Owner: William Franklin
Location: 20870 Lochinvar Rd Alexandria

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

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

- Acknowledge the deficiency in the lot frontage from the required 200m to the Proposed 126.79m.
- Prohibit residential development and;

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

- Prohibit agricultural uses.

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

No other comments were received.

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

Resolution No. 3

Moved By: Jacques Massie

Seconded By: Michael Madden

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 5:52pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

May 27, 2024

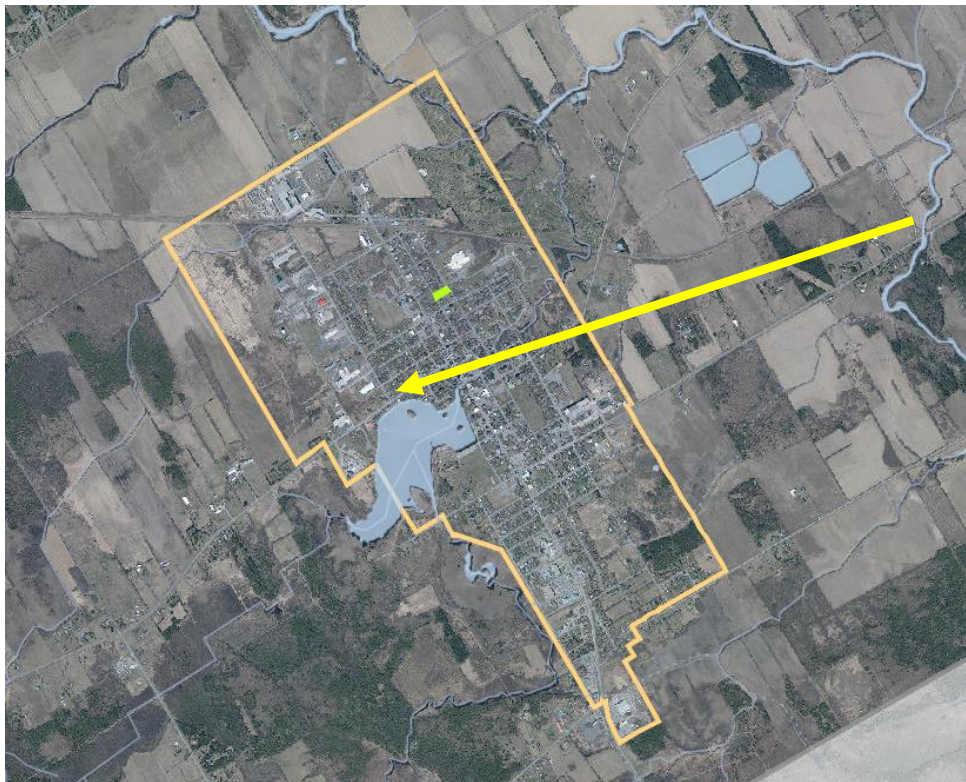
TO: Mayor and Council Members

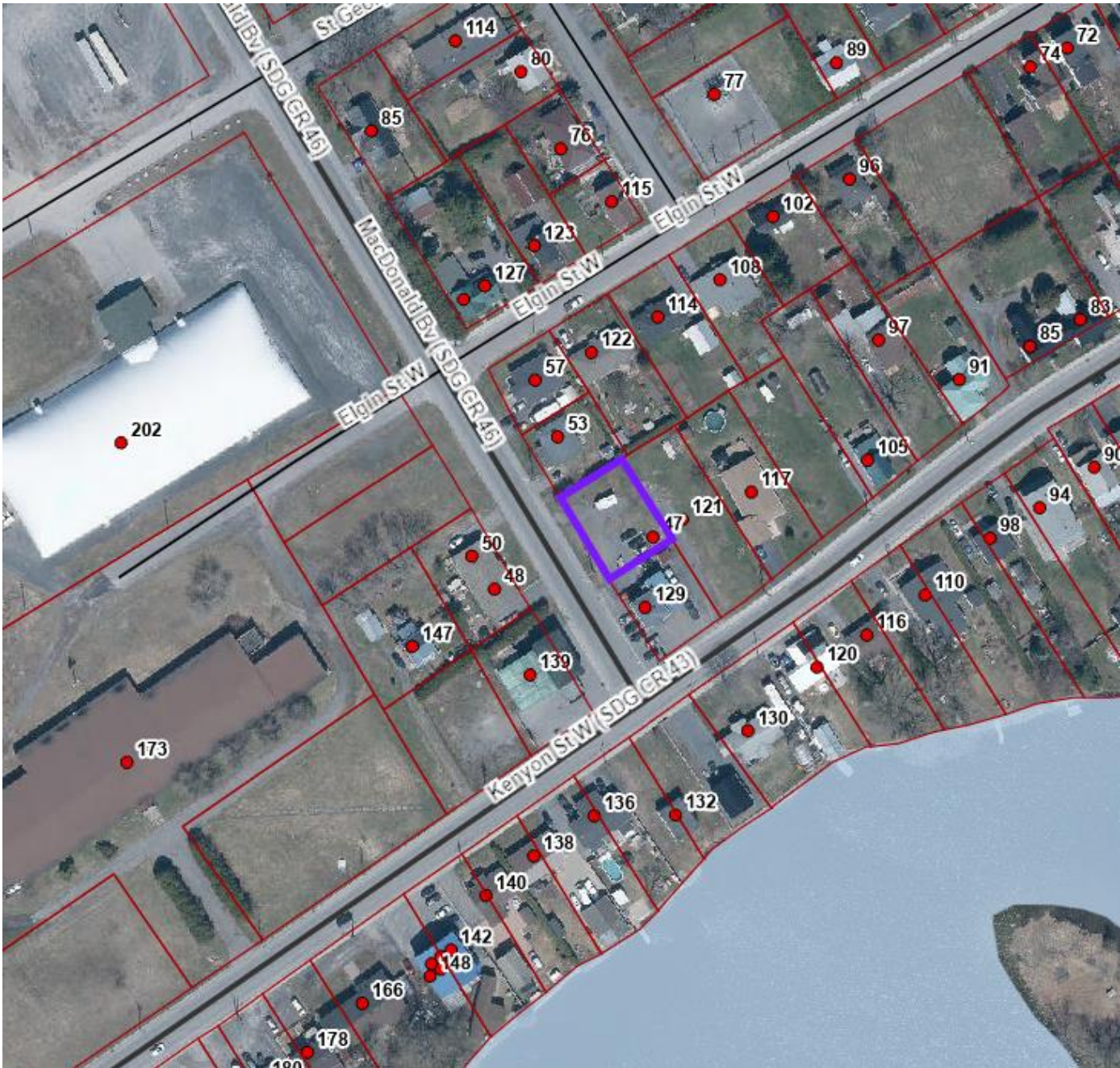
FROM: Jacob Rheaume, Director of Building, By-law & Planning

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

Owner: Michel DESNOYERS

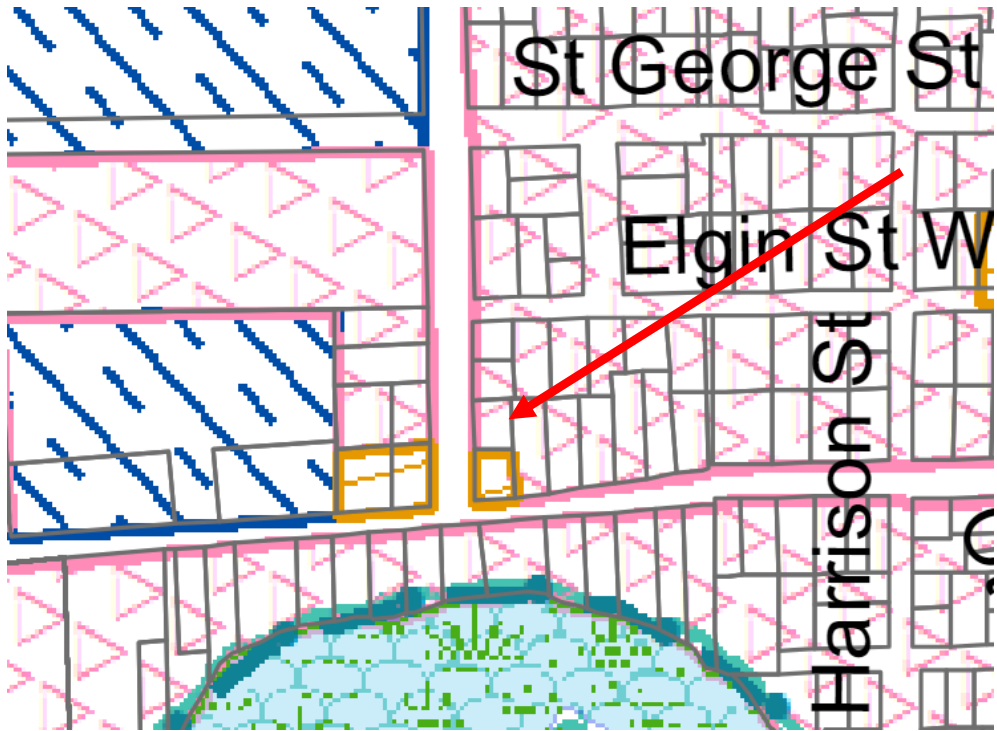
Location: 47 MacDonald Boulevard, Alexandria, ON, K0C 1A0
PLAN 33, North Part Lot 5 - (Roll No. 0111 018 000 58900)







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



Zoning designation: Residential First Density (R1)



Purpose of application:

- to rezone the subject lands from Residential First Density (R1) to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands, and
- to permit a reduction for the lot area minimum in R2 zones from the required 550m2 to the proposed (existing) 514.17m2, and
- to permit a reduction for the front and rear yard minimum setback requirement in R2 zones from the required 7.5m to the proposed 3.6m.

Discussion: The subject land is approximately 85.61' (26.1m) in lot frontage onto MacDonald Boulevard x 64.62' (19.7m) in depth, for an approximate area of .13 acre (514.17m2) which requires a reduction acknowledgement for compliance with our Zoning By-law requirements for R2 zoned properties. The Planning Department has received a request from the applicant to rezone the subject lands from Residential First Density (R1) to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands. The current R1 zoning designation only allows for single family dwellings to be developed.

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

As Council knows, these types of Zoning By-law Amendment are encouraged by the Province’s new “Cutting Red Tape to Build More Homes Act” to increase the number of housing units everywhere in the Province. In fact, the Township’s staff is in the process of drafting a new comprehensive Zoning By-law which will increase the number of residential units that could be built on a residential property such as that one, meaning that in the near future, such a proposal would not require a ZBA.

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

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

A Site Plan Control Development Agreement will not be required for the development. Only a building permit will have to be obtained, and it shall include elevations and façades. The building permit will also deal with parking, pedestrian safety, minor neighborhood character details, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc.

The owner will have to get a permit from RRCA as it is located within an Intake Protection Zone (IPZ-1) under the Clean Water Act. The owner will have to submit an application for a “Notice to Engage in an Activity in a Vulnerable Area for a Municipal Drinking Water Supply” as it is located in the buffer for Mill Pond. This is to ensure that the proposed use of the property will not alter the water quality for the Municipal water supply.



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

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





Planning Act

The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest. The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Provincial Policy Statement (2020)

The Provincial Policy Statement, also known as the "PPS", provides policy directions on matters of provincial interest related to land use planning and development. It aims to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

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

Section 1.1.1 supports Healthy, livable and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, accommodate an appropriate affordable and market-based range and mix of residential types, (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) and avoiding development and land use patterns which may cause environmental or public health and safety concerns.

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

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

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

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

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

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

SDG Counties Official Plan (2018)

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

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

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

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



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

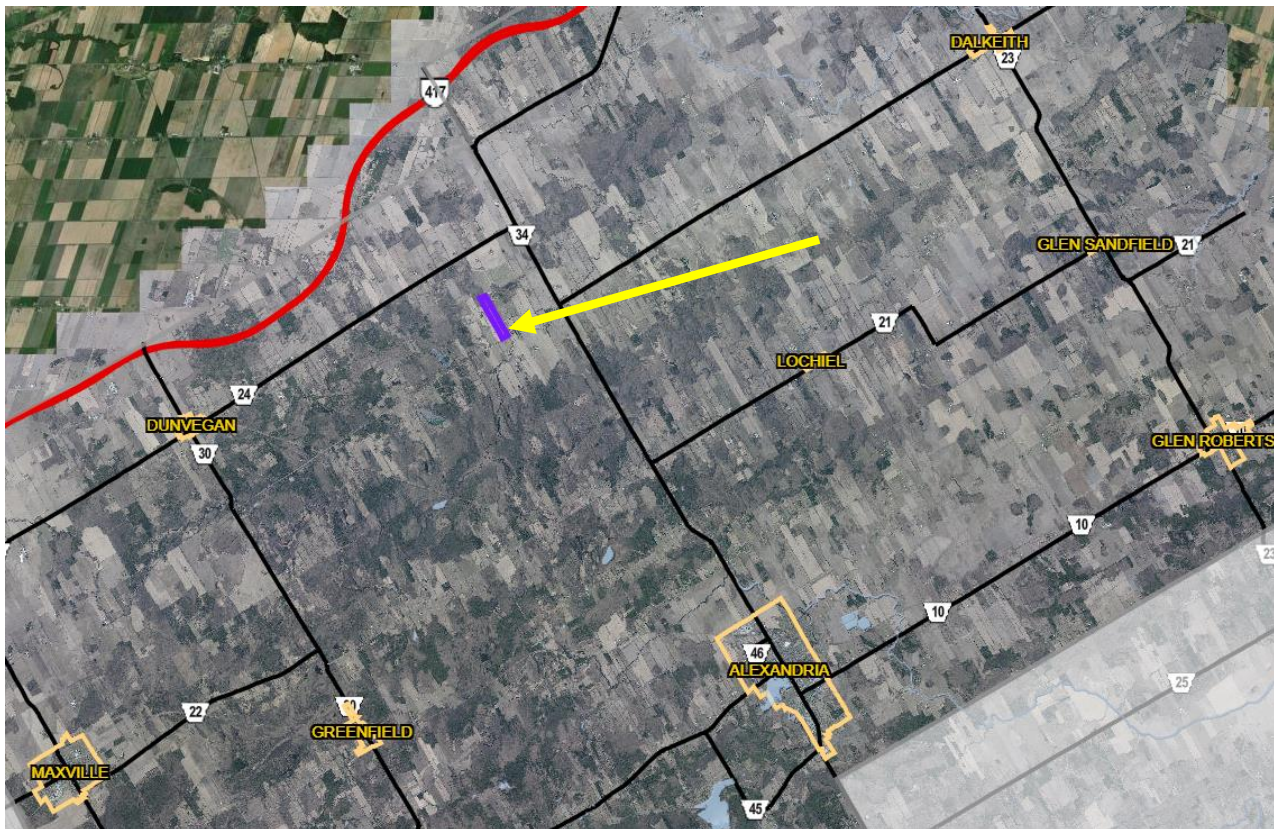
May 27, 2024

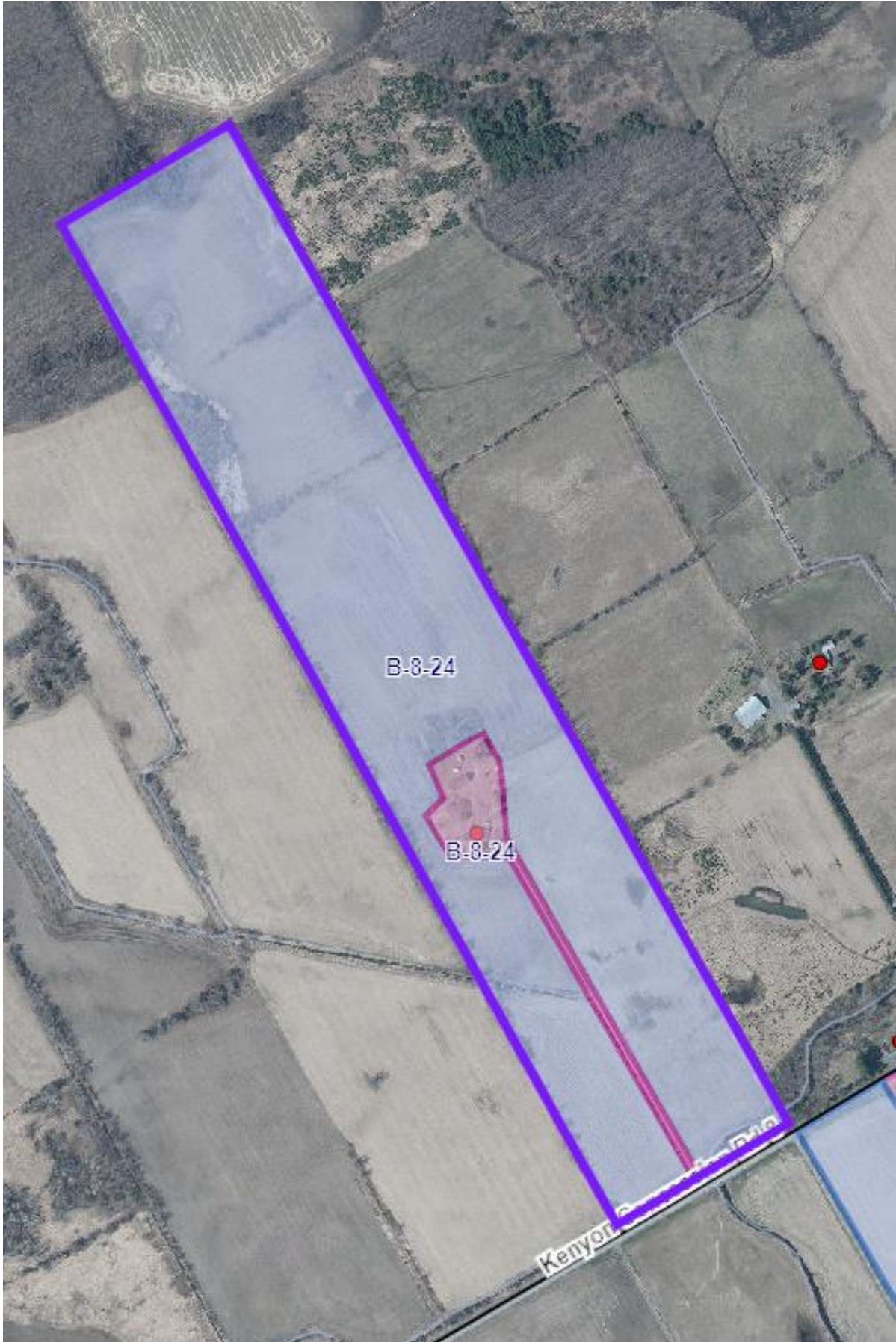
TO: Mayor and Council Members

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

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

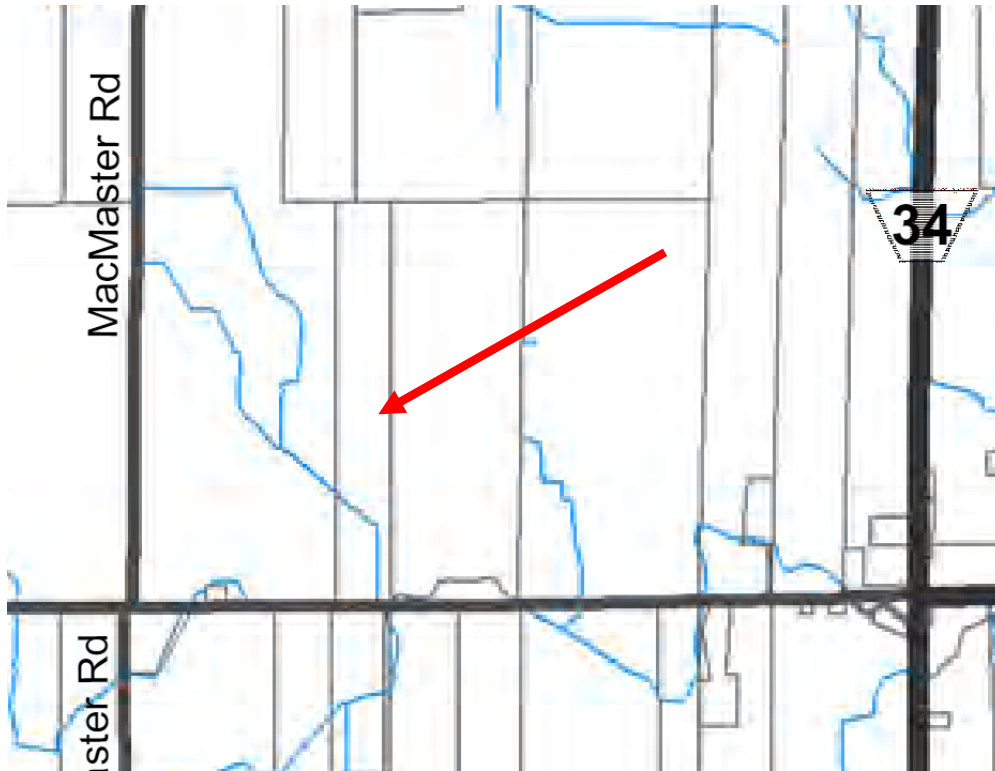
Owner: Wilko FINGER
20129 Kenyon Concession Road 8, Alexandria



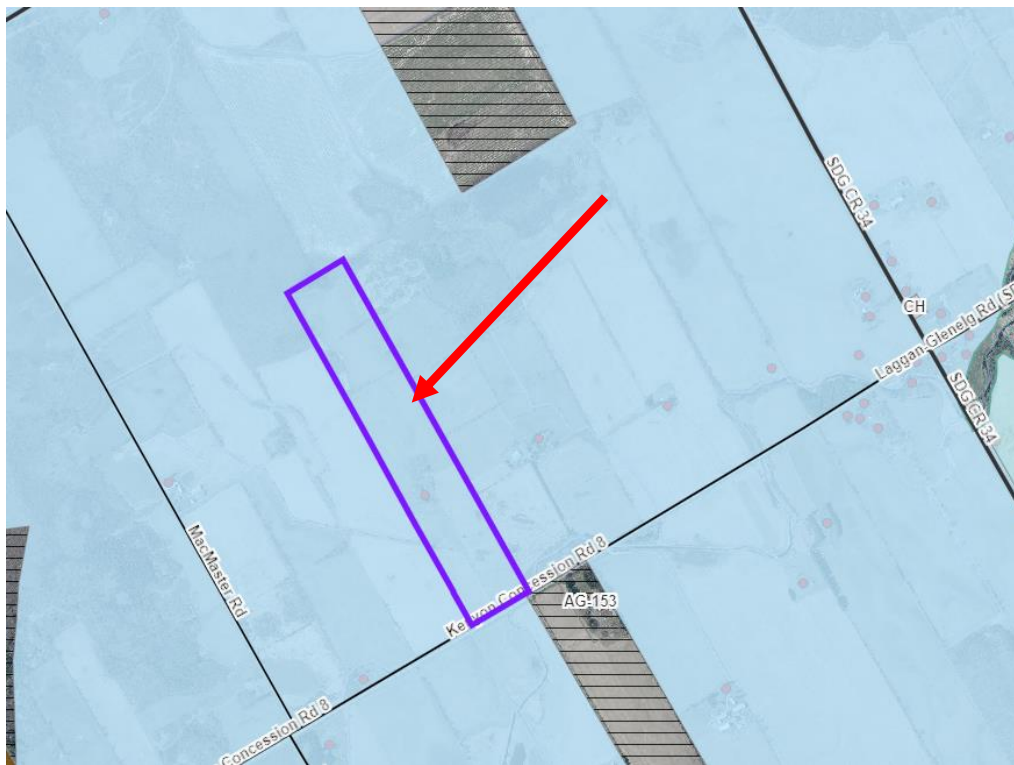




Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agricultural (AG)



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

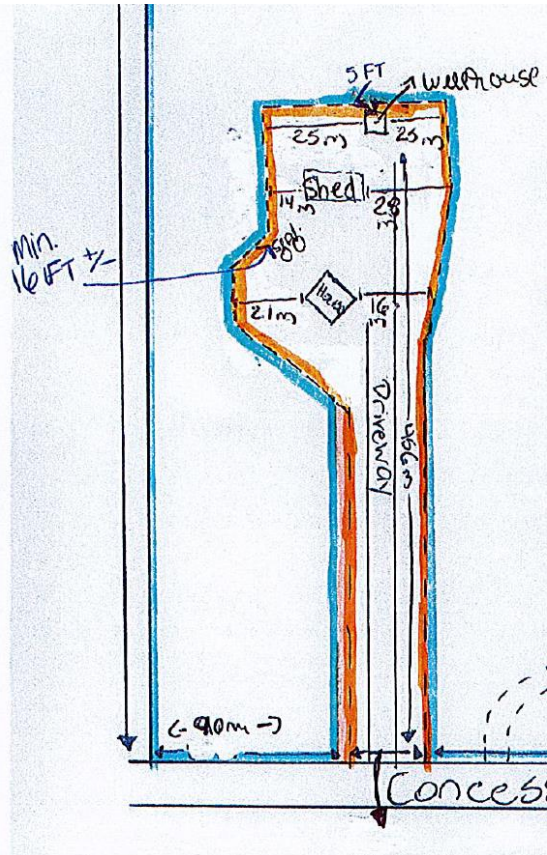
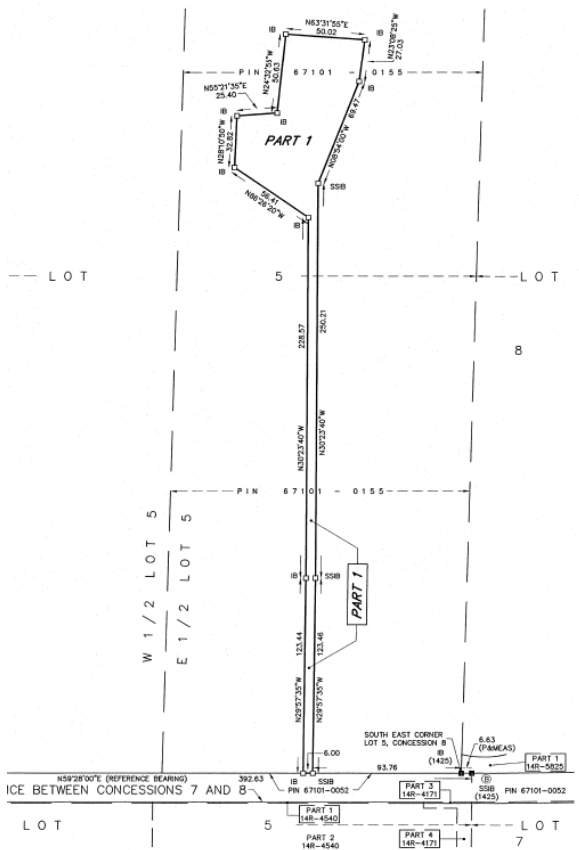
The **retained** portion of the property (48.77 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-246) to:

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

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

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

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



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

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



The owner will not have to apply for a change-of-use permit for the agricultural buildings as they remain on the residential portion of the severance and are being used as residential storage already, no sign of agricultural activity. Prior to clearing all the conditions, the Chief Building Official will go on site to ensure no other structures are creating a health and safety hazard for the public and future owners, such as sheds, silo, other old buildings, etc.

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

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

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





We have received a comment from RRCA as there is a mapped watercourse on and within 15m of the subject lot. Alterations to the watercourse including but not limited to shoreline restoration, crossings, bridges, culverts, channelization, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.

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

Planning Act

The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest. The Planning Act requires that Council’s decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Provincial Policy Statement (2020)

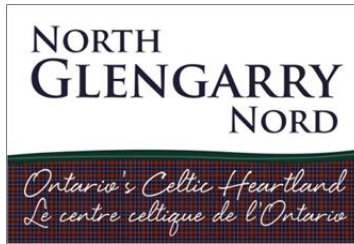
According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that:

The new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (8.12.13.3(7)) permits lot creation in agricultural lands for a residence surplus to a farming operation if the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the municipality prohibits further dwellings (residential development) on the vacant retained lands created by the subject consent.

In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the United Counties of Stormont Dundas and Glengarry's Official Plan, it is consistent with Provincial Policy Statement and compliant with the Township of North Glengarry Zoning By-law No. 39-2000.



**STAFF REPORT
PUBLIC MEETING**

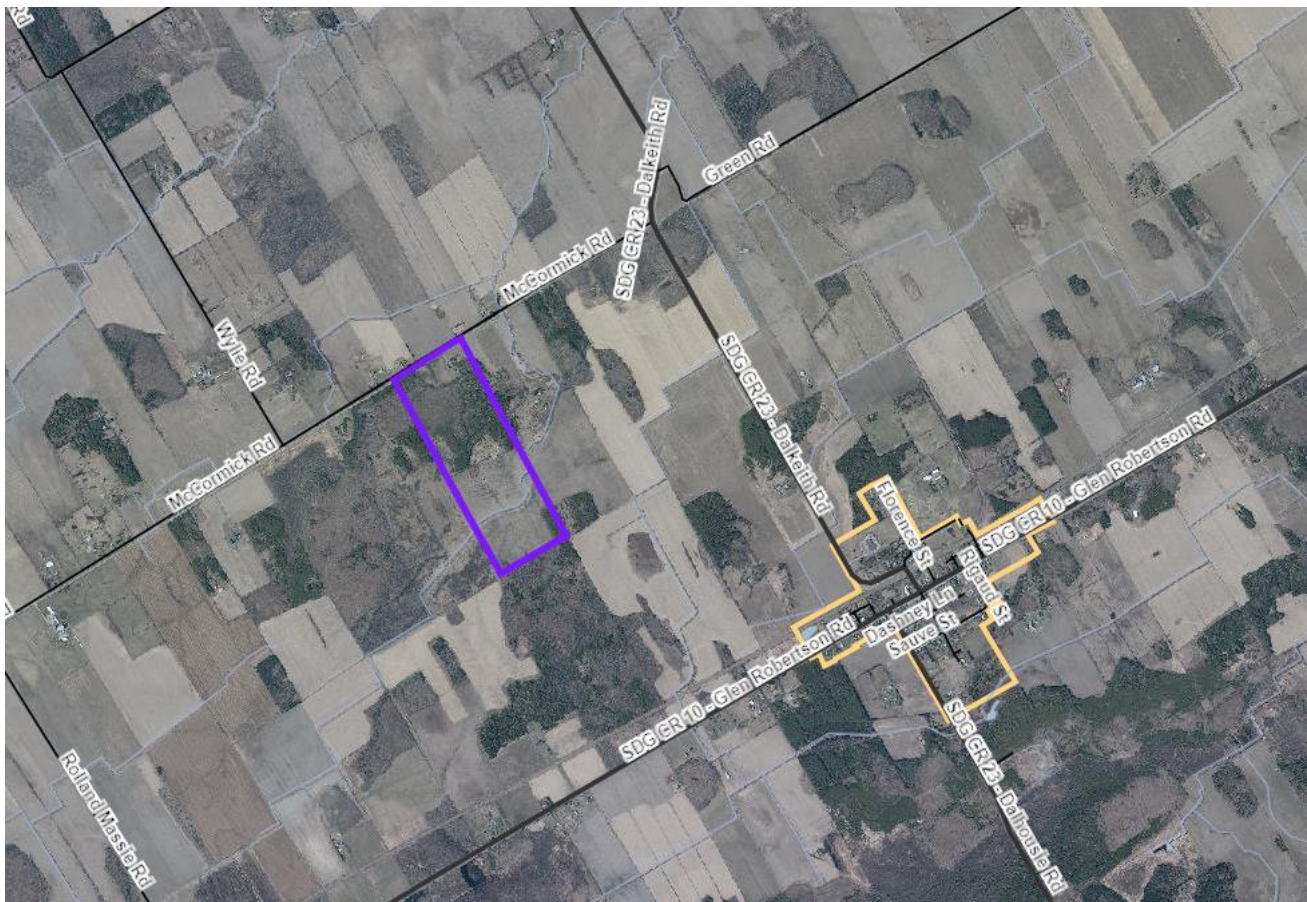
May 27, 2024

TO: Mayor and Council Members

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

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

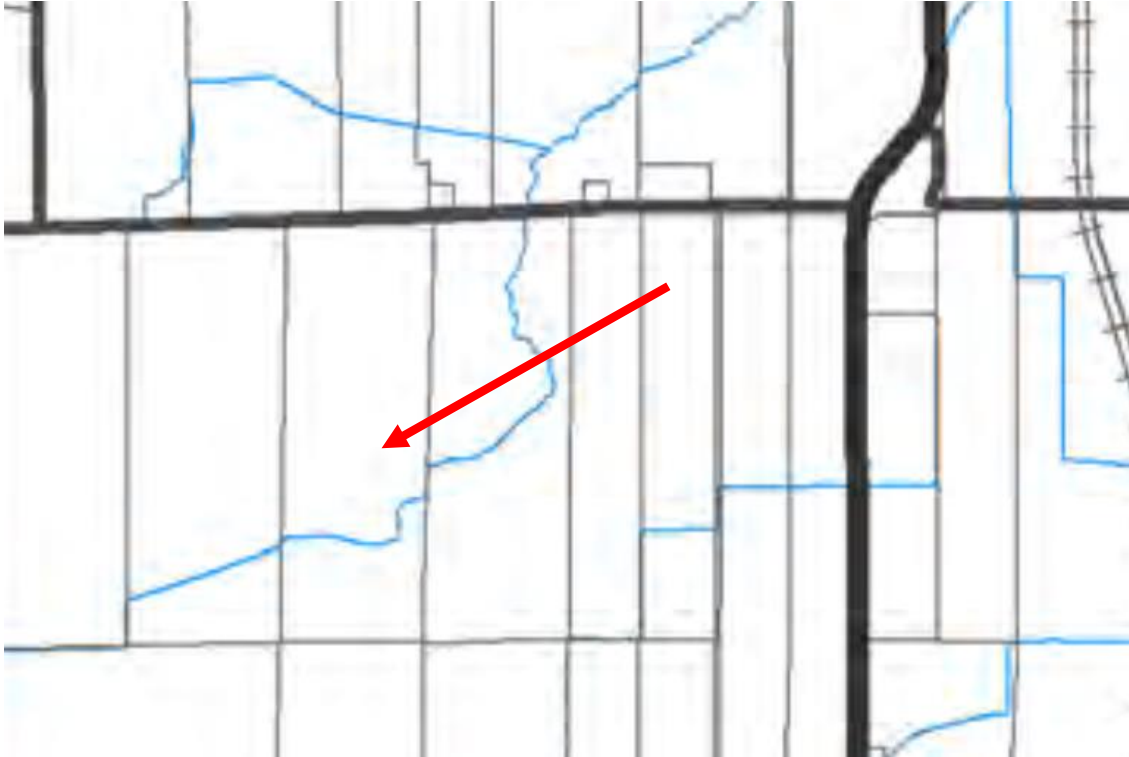
Owner: Lucas MURRAY
21750 McCormick Road, Glen Robertson



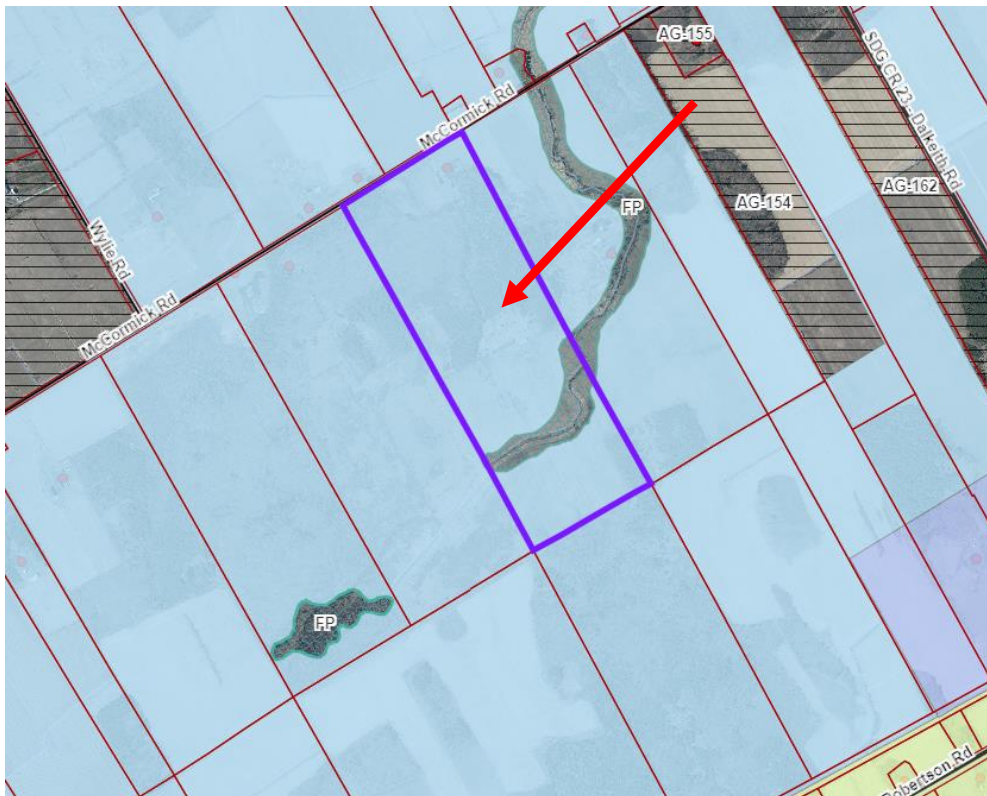




Official Plan designation: Agricultural Resource Lands



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



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

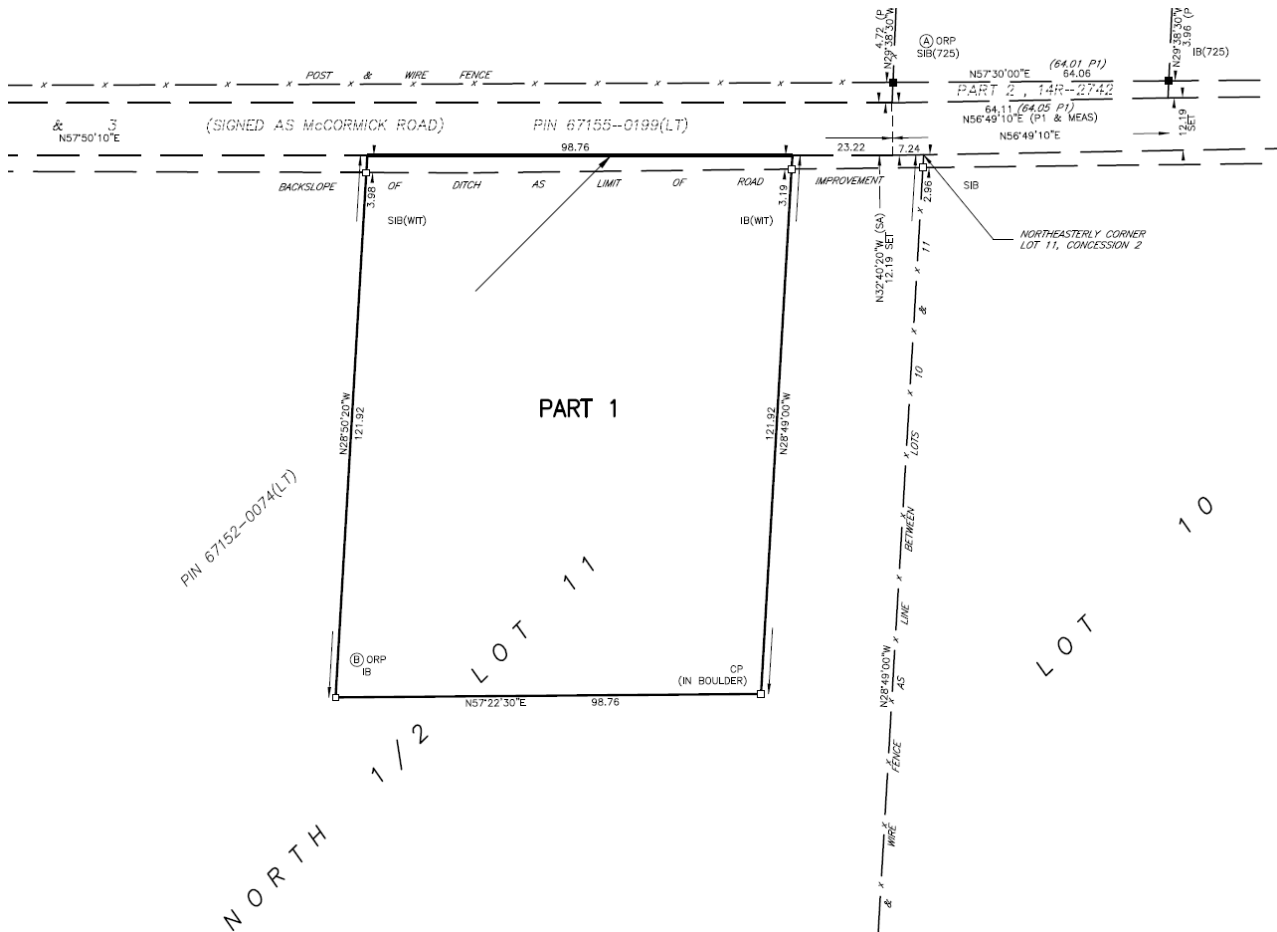
The **retained** portion of the property (103.39 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-248) to:

- to prohibit residential development.

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

- prohibit agricultural uses.

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



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



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



The owner will not have to apply for a change-of-use permit for the accessory storage buildings as they remain on the residential portion of the severance, and they are currently used as residential storage buildings. The owner will have to ensure that the property is at least 1.5m from the property line on the West side of the building. There is an older shipping container that will be removed from the property prior to the condition being cleared. Prior to clearing all the conditions, the Chief Building Official will go on site to ensure no other structures are creating a health and safety hazard for the public and future owners, such as sheds, silo, other old buildings, etc.

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

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

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



We have received a comment from RRCA as there is a mapped watercourse on and within 15m of the subject lot. Alterations to the watercourse including but not limited to shoreline restoration, crossings, bridges, culverts, channelization, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.

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

Planning Act

The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest. The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Provincial Policy Statement (2020)

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

The new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (8.12.13.3(7)) permits lot creation in agricultural lands for a residence surplus to a farming operation if the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the municipality prohibits further dwellings (residential development) on the vacant retained lands created by the subject consent.

In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the United Counties of Stormont Dundas and Glengarry's Official Plan, it is consistent with Provincial Policy Statement and compliant with the Township of North Glengarry Zoning By-law No. 39-2000.