

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
Public Meeting of Planning
Agenda

Monday, January 13, 2025, 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 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 – December 9, 2024

4. ZONING AMENDMENTS

- a. Z-11- 2024
- b. Z-12-2024
- c. Z-13-2024
- d. Z-14-2024

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Minutes

December 9, 2024, 5:45 p.m.

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

ALSO PRESENT: CAO/Clerk - Sarah Huskinson
Director of Building, By-law & Planning - Jacob Rheaume
Deputy Clerk – Jena Doonan

1. DISCLOSURE OF CONFLICT OF INTEREST

- Mayor Jamie MacDonald disclosed a conflict of interest as the property owner is a client of his. Mayor MacDonald removed himself and appointed Deputy Mayor Williams to preside over Section 4a

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Jeff Manley

Seconded By: Michael Madden

THAT the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of **Monday December 9, 2024.**

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Michael Madden

Seconded By: Jeff Manley

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday October 28, 2024.

Carried

4. ZONING AMENDMENTS

4.a Z-09-2024

Owner: La Gantoise Inc.

Location: 20522 Lochiel Road (County Road 21) Alexandria

Purpose of application: to re-zone both the severed and retained portion subject to Consent Applications B-74-24 Conditions No. 3 & 4 as follows;

To re-zone the retained portion of Consent Applications B-74-24 (106.41 acres) of the

property from General Agricultural (AG) to General Agricultural Special Exception (AG-253) to:

- prohibit residential development and;
- acknowledge the deficiency with the road frontage from the required 200m to the proposed 167m and;

To re-zone the severed portion of Consent Applications B-74-24 (2.29 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-254) to:

- prohibit agricultural uses.

VERBAL COMMENTS: -No written comments were made

WRITTEN COMMENTS -No Written comments were made

The clerk asked three times for comments from the public in attendance and from Council. No comments were made.

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

Resolution No. 3

Moved By: Jeff Manley

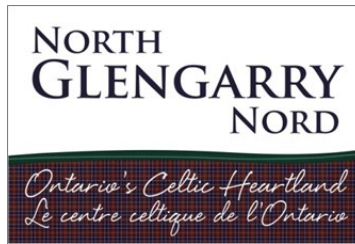
Seconded By: Carma Williams

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 5:56 pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

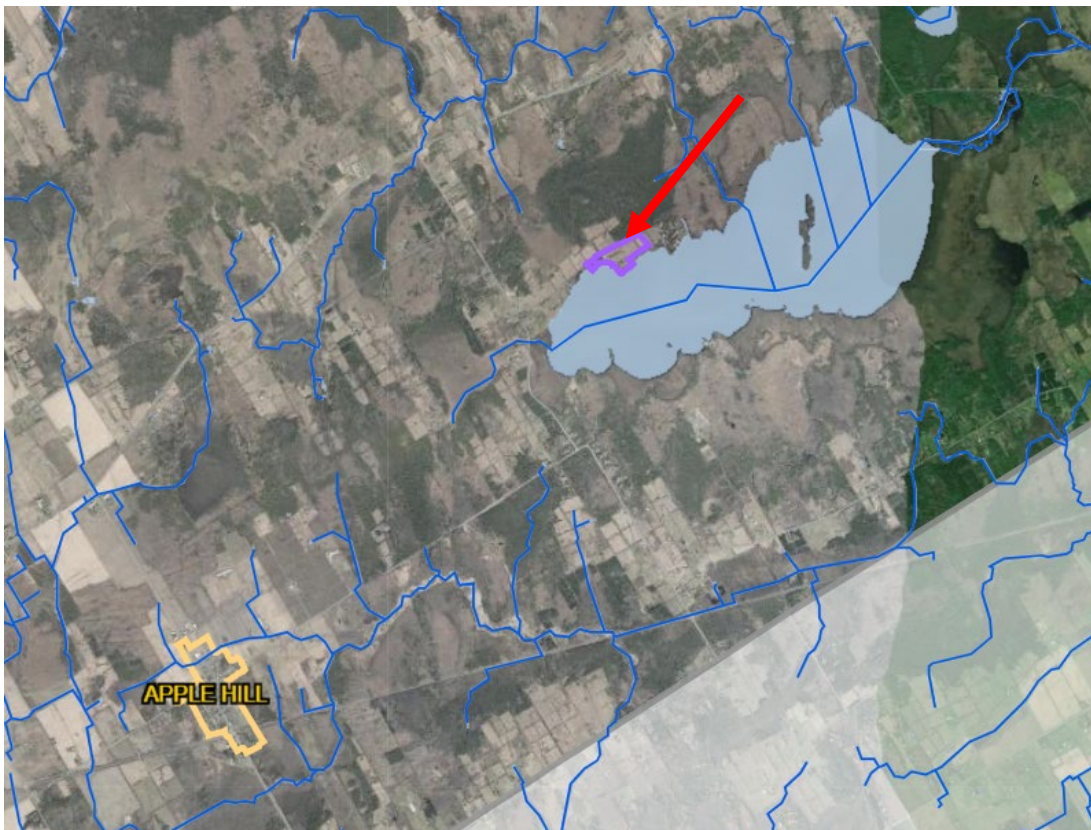
DATE: January 13, 2025

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-11-2024

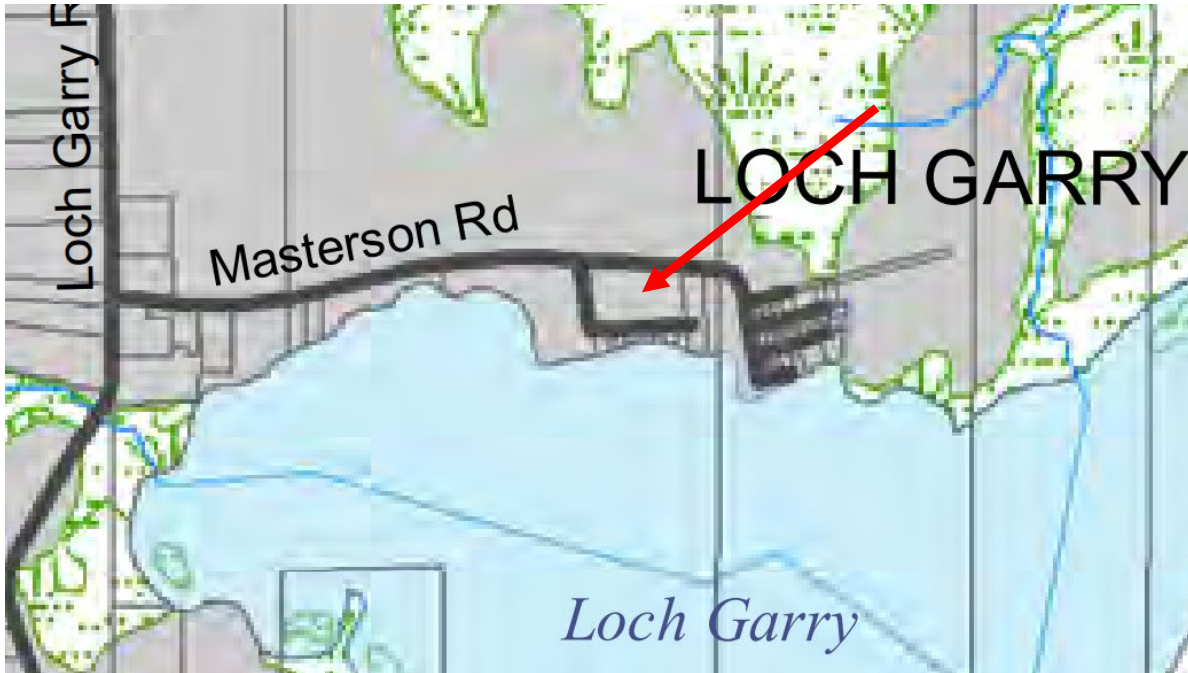
Owner: Sandra Ann VERNON-NOBLE
19146 Vernon Road, Apple Hill
Reg Comp PLAN 135, Part Lot 41







Official Plan designation: Rural District



Zoning designation: Rural (RU) & Floodplain (FP) – Loch Garry Lake



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.

Discussion: The subject land area is approximately 17.8 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on November 21, 2024, to sever two (2) new rural-residential lots of 3.27 acres (B-44-24) & 2.97 acres (B-45-24).

The newly created property lines will be created in accordance with the Zoning By-law requirements for each portion. The lot frontage, lot area, and the setbacks from the existing building to the newly created property lines will be made compliant for the retained portion, and the lot frontage and lot area are proposed to be above the required minimum for both severed portions. There are no concerns with any requirements of the Township's Zoning By-law.

A survey has not been submitted at this time, the proposed lines may differ from the original proposition to ensure it will not affect the private road, and to make sure it is consistent with existing condition and reference plans as there appears to be some discrepancies between existing conditions and the GIS. The goal is to use the tree line as the property line between the two (2) new lots.

The purpose of this By-law Amendment is due to the fact that the proposed severances will result in two newly created lots, located within the 300-meter influence area from Loch Garry Lake, to accommodate future residential dwellings on each property. The Environmental Assessment Branch from the Ministry of the Environment, Conservation and Parks made a request that the current owner applies for a site-specific zoning by-law amendment to restrict the proposed developable area on site by applying a HOLD symbol on each property to restrict development.

The "HOLD" symbol shall be removed by Council passing a By-law under Section 36 of the Planning Act. The purpose of the HOLD provision is to ensure the necessary studies/impact assessment report and the application/approval of a septic system permit (conventional or tertiary system) with a detailed site plan is 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. Until such time as the HOLD symbol is removed, no person shall develop the lands.

The existing driveway and civic number will be used only for the existing residential portion. There are no other entrances for the newly created lots, the owner will have to apply to the Township for a new entranceway from Masterson Road. New civic numbers could be issued for both severed portions of the severance.

The exact location for a new dwelling and septic system will be determined later, according to the results of the studies and septic application designs. Both new lots will have its own private septic system and private well. Both are of no concern from a planning, geological, environmental, nuisance, or building code standpoint.

Designs for any new dwelling have not been finalized at this time as the owners want to confirm the construction is allowed before investing in architectural/structural drawings, and septic designs. The new dwellings will comply with our current Zoning By-law and will have to comply with the Ontario Building Code, requiring a building permit. No Site Plan Control will be required.

The use of all portions of the severance will remain the same. All three lots will have residential use with two (2) of them being placed on HOLD.

The surrounding official plan designation is mostly Rural District & Provincially Significant Wetland (PSW) – Loch Garry Lake for all adjacent and neighboring properties.

The surrounding zoning is Rural (R)U for all adjacent and neighboring properties with some Wetlands (WL) & Floodplain (FP) because of the proximity to Loch Garry Lake.

The surrounding uses includes mostly wooded rural residential properties, wooded areas, forested areas, and the small residential/cottage community surrounding Masterson Beach, along Loch Garry Lake to the East.





No other agencies, aside from the Ministry of the Environment, Conservation and Parks, Township departments or members of the 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)

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.

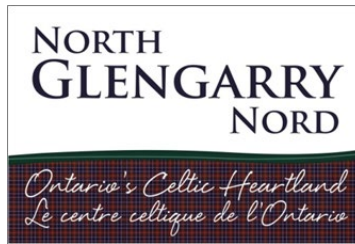
Section 1.1.1 supports Healthy, livable and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, accommodate an appropriate affordable and market-based range and mix of residential types,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

SDG Counties Official Plan (2018)

The Official Plan sets out goals and objectives for development in the County for the next 20 years (2017-2037) including regard for the social, economic, and natural environment of the County. This Plan establishes a policy-driven framework for land use planning for the County and its six municipalities. The Plan accentuates the best attributes and amenities of the County, fosters a progressive approach to community and economic development within an environmentally friendly context, provides for the wise use of renewable and non-renewable resources, and streamlines the planning approvals process.

The Rural District contains a variety of land uses, such as farms, forests, residential, and in many places, small clusters of residential development. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location and a limited amount of residential development where such development will not preclude continued agricultural and non-residential uses

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. It also promotes the efficient use of land, and it is deemed appropriate for the subject lands.



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

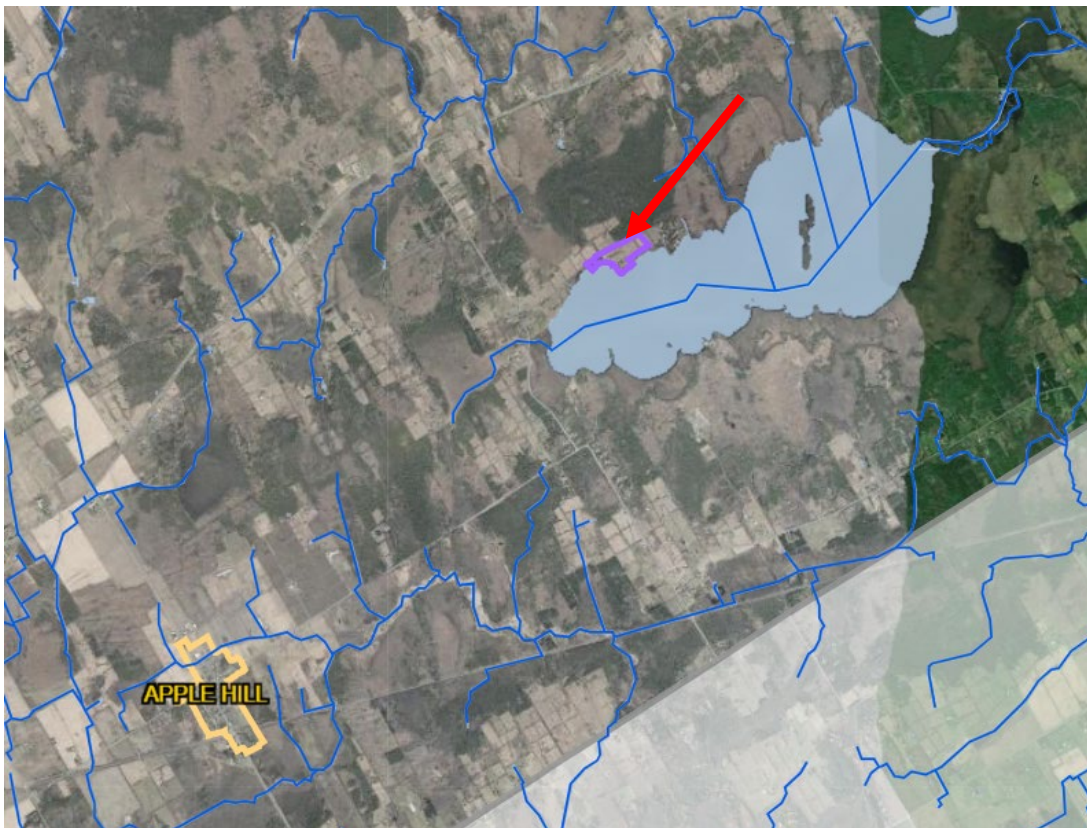
DATE: January 13, 2025

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-12-2024

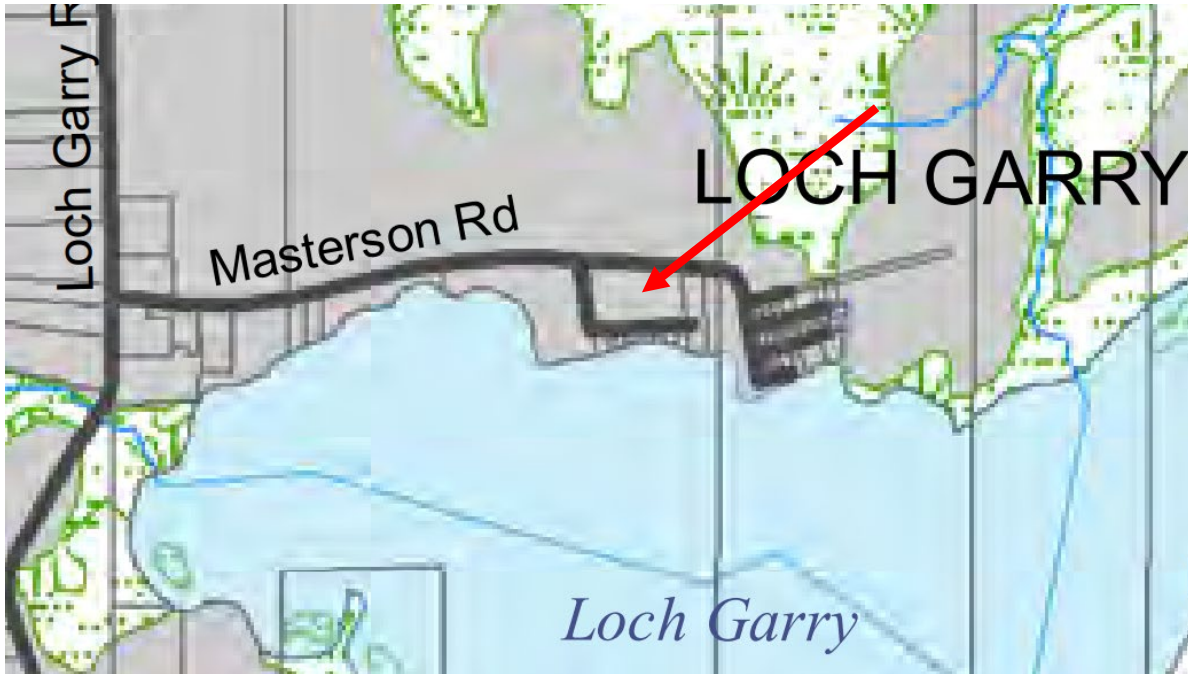
Owner: Sandra Ann VERNON-NOBLE
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Reg Comp PLAN 135, Part Lot 41







Official Plan designation: Rural District



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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.

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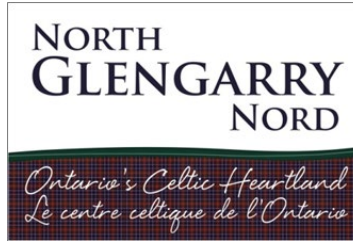
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**STAFF REPORT
PUBLIC MEETING OF PLANNING**

DATE: January 13, 2025

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-13-2024

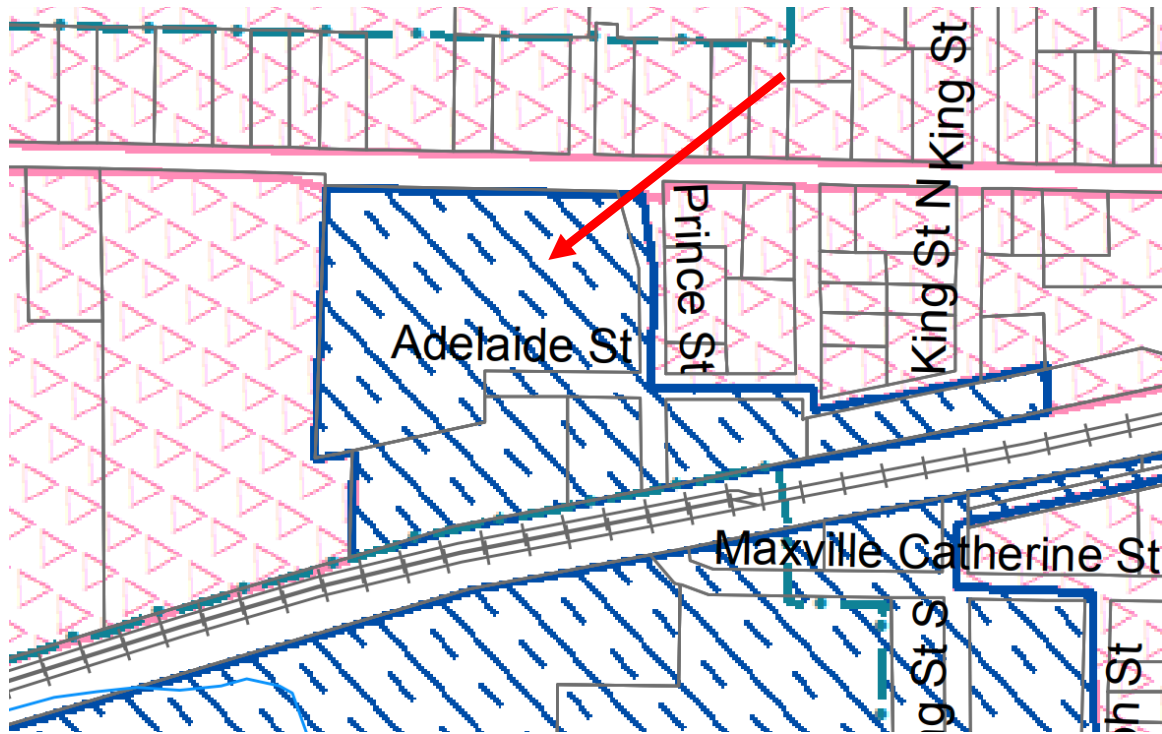
Owner: GRANT CASTLE CORP (MacEwen Petroleum)
56 Mechanic Street West, Maxville
Parcel Identifier (PIN) 671030378 – Roll No. 011101400064600

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.

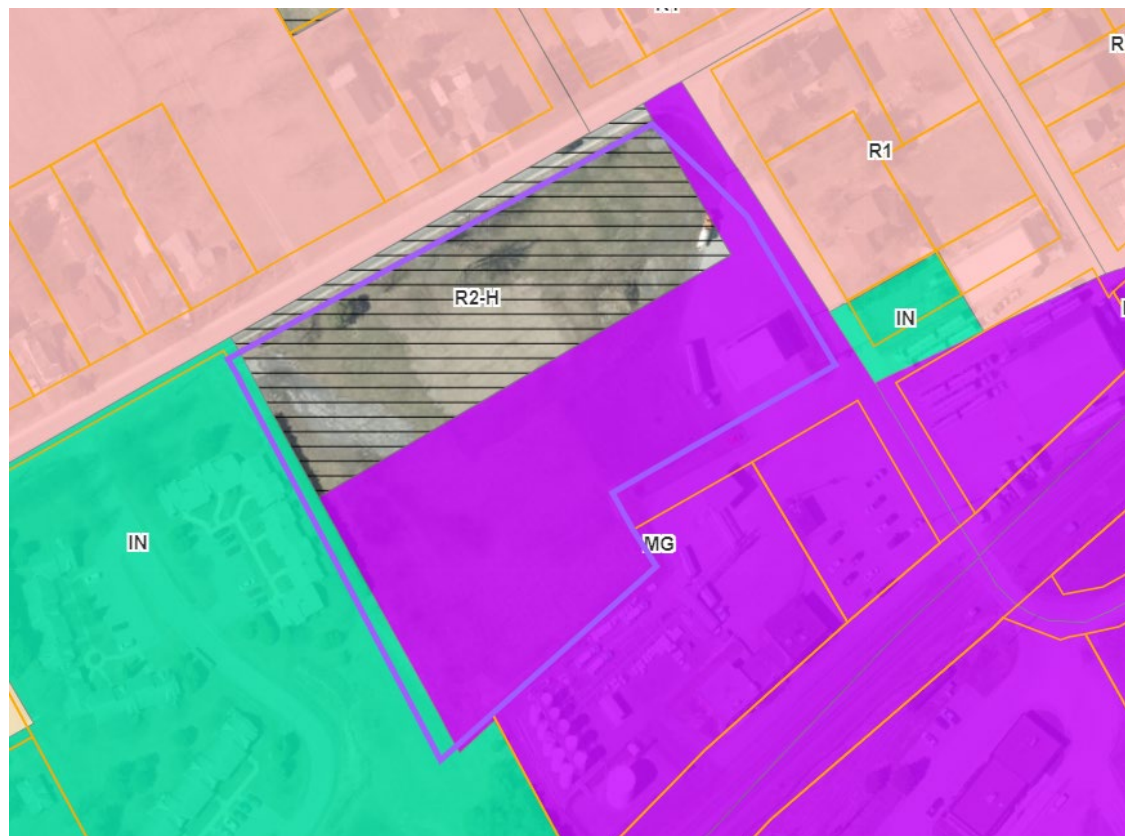




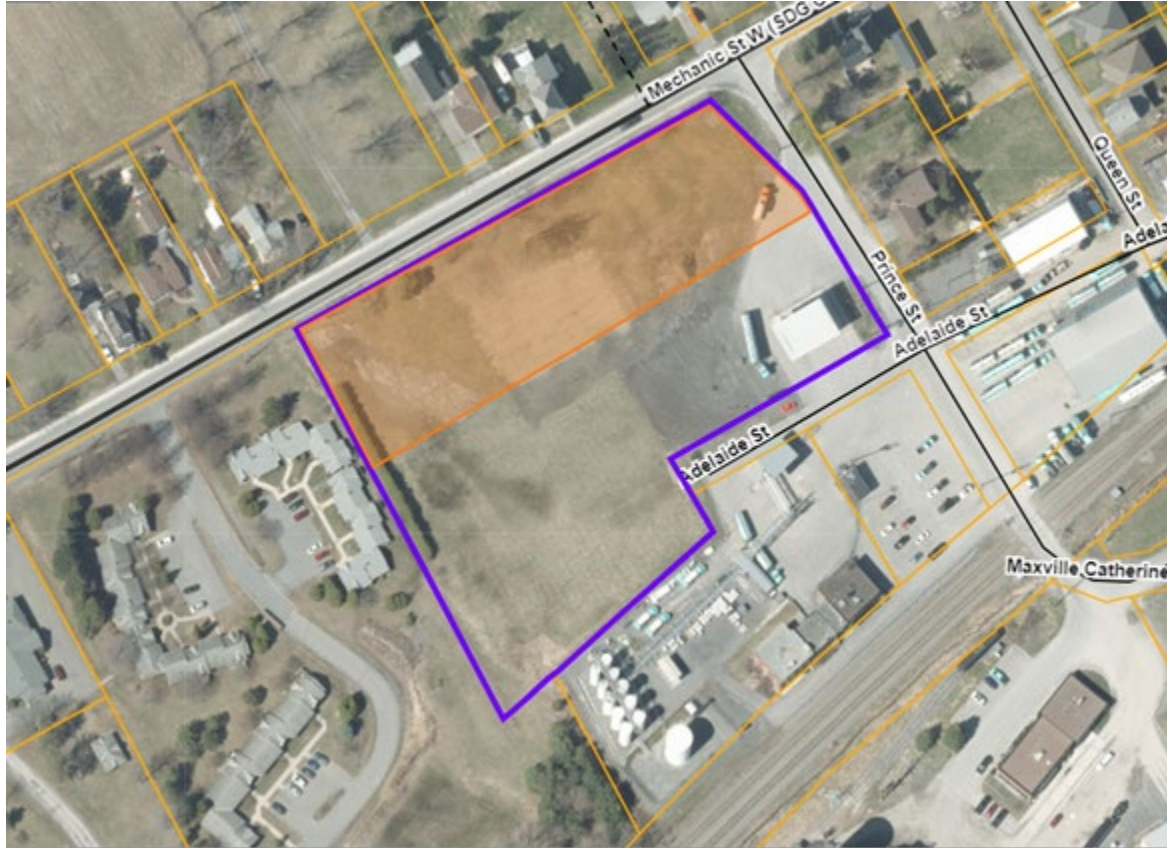
Official Plan designation: Urban Settlement Area (Maxville) – Employment District



Zoning designation: General Industrial (MG) & Residential Second Density (R2-H)

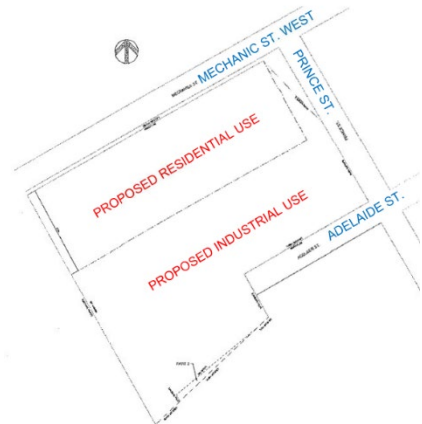


Purpose of application: to re-zone a portion of the property known as 56 Mechanic Street West, Maxville, from Residential Second Density (R2) to General Commercial (CG) and to remove the HOLDING provision, to permit the development of a new two-storey head-office building of 1496m² and an 85-stalls parking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



Discussion: 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.

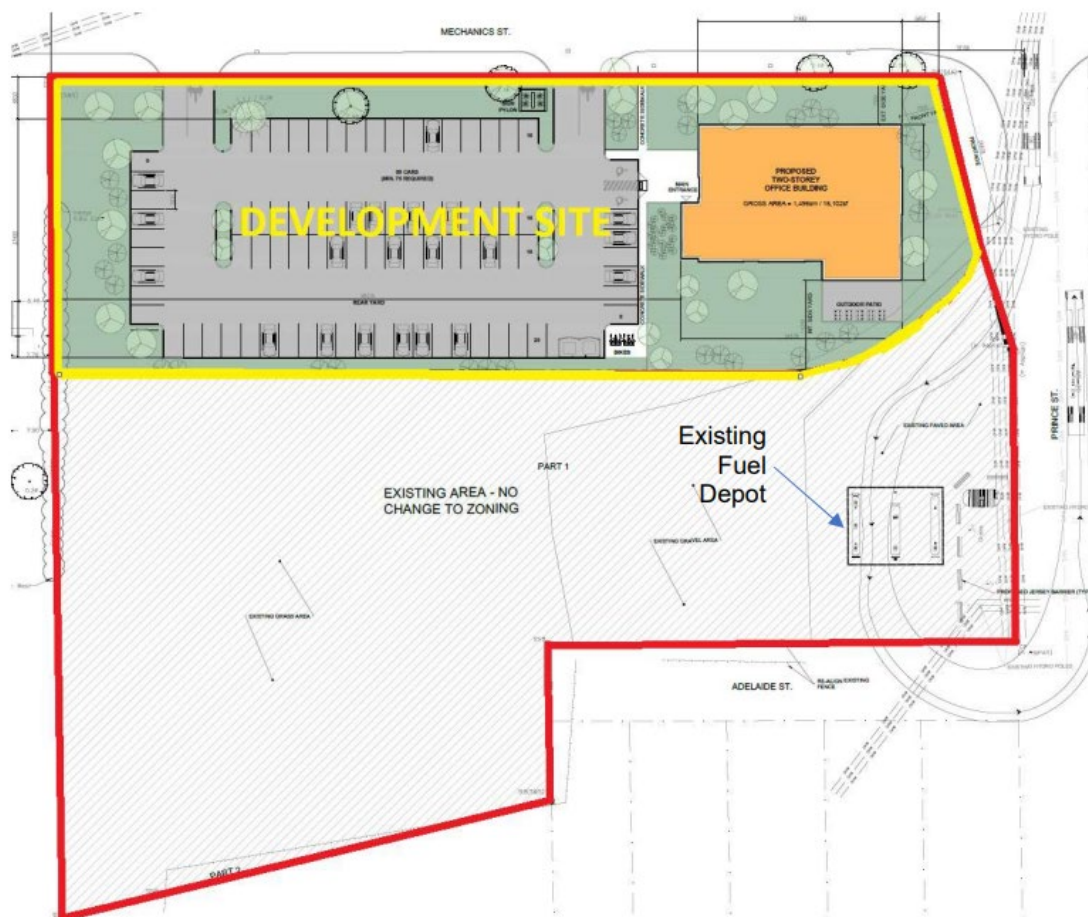
Back in 2015, an Official Plan Amendment and Zoning By-law Amendment were passed to permit the new development. The Official Plan designation was amended from Institutional to Employment District and the Zoning By-law designation was amended from Institutional and Industrial Special Exception to Residential Second Density (R2-H) and General Industrial.



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.

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

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.

The PPS 2024 supports the protection of employment areas for current and future use. Employment areas are defined as "those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities."

The development site is located within the settlement area of Maxville and is part of an assembly of land that is under the control of MacEwen. With its roots dating back almost 50 years, MacEwen has grown from a small operation serving rural eastern Ontario into a leading independent petroleum and convenience store company. Its Maxville-based head office and associated operations have played an integral role in the economic growth of the area. The proposed development serves to reinforce MacEwen's commitment to the vitality of North Glengarry and the prosperity of the employment area in which it is located

MacEwen's proposed expansion in Maxville with the construction of a new head office supports the directives of the PPS 2024.

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 “Employment District”, which permits uses such as industrial uses, transportation and distribution facilities near transportation corridors, office uses, other associated retail and ancillary facilities, such as hotels, restaurants, fitness centers, financial institutions, convention centers, service commercial uses, etc.

Given that the Employment District may include a mix of manufacturing, warehousing, transportation and office uses, it is important to consider the concept of compatibility with respect to sensitive uses such as may be found in the adjacent Residential Districts to the north and west of the subject property. The proposed development consists only of an office use which is not anticipated to pose any adverse consequences (such as noise or light) on the existing single family detached residences along the north side of Mechanic Street West or the east side of Prince Street. In addition, given the considerable separation distance between the building and Maxville Manor, the proposed development should not have any negative impact.

The zoning by-law amendment to General Commercial - CG is consistent with the OP in that it promotes new land use that can be adequately serviced with existing capacity of public service facilities and infrastructure, and it does not compromise the residential uses in the immediate vicinity, like General Industrial potentially would. Furthermore, the proposed development will sustain existing employment and will encourage economic development in SDG.

In conclusion, based on the criteria above, the proposed zoning amendment

- **conforms and is supported by the policies of the Employment District in the United Counties of Stormont Dundas and Glengarry’s Official Plan,**
- **it is consistent with Provincial Policy Statement,**
- **it is compliant with the Township of North Glengarry Zoning By-law No. 39-2000 and will comply with the performance standards of the General Commercial Zone and,**
- **is desirable for residents of the Maxville community, North Glengarry and United Counties of Stormont Dundas and Glengarry.**

Planning Rationale

in support of

Application for Zoning By-Law Amendment



Prepared by:

**56 Mechanic Street West
Maxville, ON**

//LANDSCOPE LTD.
Land Development & Real Estate Consulting

November 29, 2024

Prepared for:



18 Adelaide Street | Maxville | ON K0C 1T0

The document was prepared by Landscape Ltd. for the sole use of its clients, MacEwen Petroleum Inc. and Grant Castle Corp., in support of an Application for Zoning By-law Amendment to the Township of North Glengarry. Landscape Ltd. undertakes no duty to accept any responsibility to third parties may who may rely upon this document.

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1.0 Introduction

1.1 Background

Landscape Ltd. was retained by MacEwen Petroleum Inc. (“**MacEwen**”) to prepare a Land Use Planning Rationale (the “**Planning Rationale**”) in support of the redevelopment of a 6,357 m² site at southwest corner of Mechanic Street West and Prince Street in Maxville (the “**Development Site**”) within the Township of North Glengarry (“**North Glengarry**”) which is one of several municipalities within the United Counties of Stormont, Dundas and Glengarry (“**SDG**”). The Development Site is part of a larger parcel of land with a total area of 15,696 m² (the “**Subject Property**”) that is owned by Grant Castle Corp., which is non-arm’s length to MacEwen. Please refer to [Exhibit A](#).



Exhibit A: Location Map - Subject Property outlined in yellow (source: Purview)

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. Please refer to [Exhibit B](#).

Pursuant to an Official Plan and Zoning By-law Amendment (No. Z-08-2015) in 2015:

- the Official Plan designation was amended from Institutional and General Industrial Special Exception to Residential 2 Density (R2) and General Industrial; and
- the Zoning By-law designation was amended from Institutional and Industrial Special Exception to Residential Second Density and General Industrial.

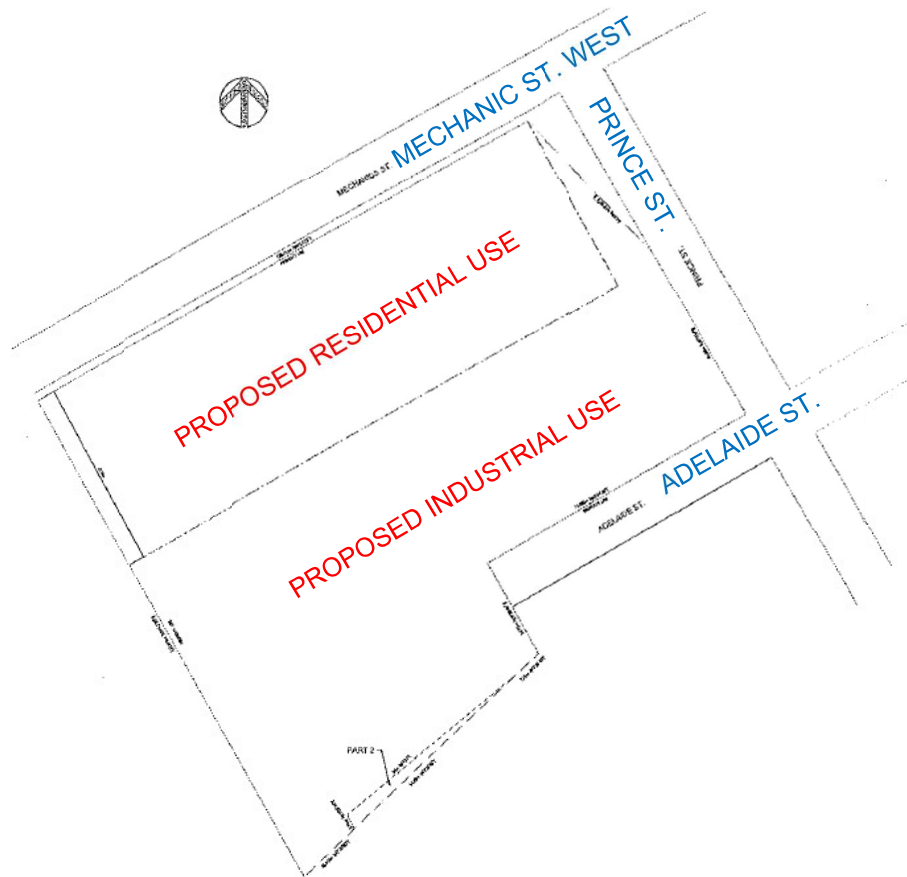


Exhibit B: Land Use Amendments in 2015

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 proposes to construct a 1,496 m² two-storey building on the Development site that will serve as the new head office for MacEwen (the “**Proposed Development**”). In order to facilitate the Proposed Development, applications for Zoning By-law Amendment and Site Plan Control are required. This Planning Rationale provides an assessment of the current planning context along with explanation and support for the zoning amendment from the existing Residential Second Density - Holding (R2-H) Zone to a General Commercial (CG) Zone.

1.2 Description of Subject Property and Development Site

The Subject Property, as depicted in **Exhibit C**, is irregular in shape with frontage of approximately 139.2 metres along Mechanic Street West and 87.5 metres along Prince Street.

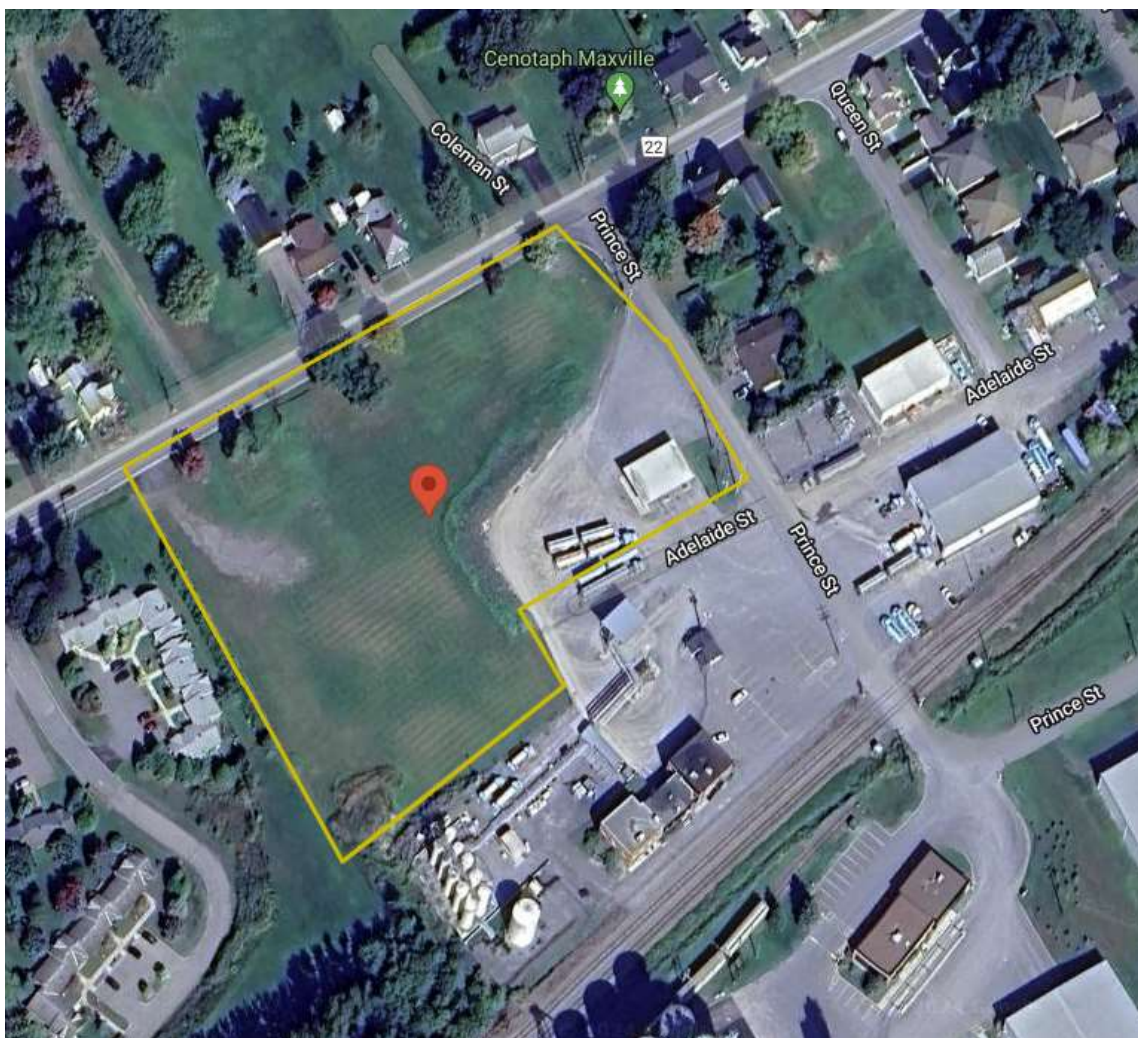


Exhibit C: Air Photo - Subject Property outlined in yellow (source: Purview)

The Parcel Identifier (PIN) for the Subject Property is 671030378 and its legal description is:

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 PL 32; 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.

The Development Site, as depicted in **Exhibit D**, consists of the entirety of the Subject Property's frontage along the south side of Mechanic Street West but only extends approximately 24.6 metres along the west side of Prince Street.

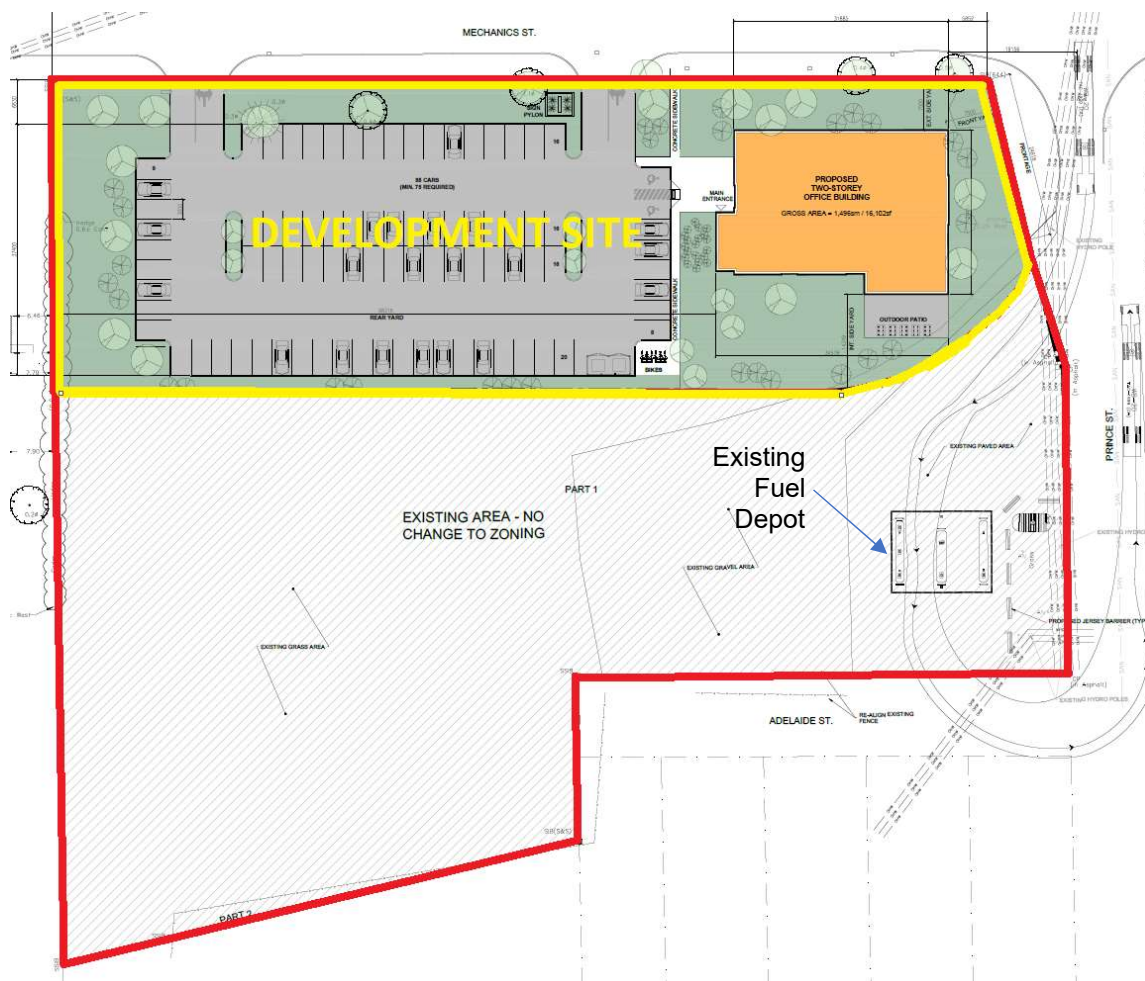


Exhibit D: Subject Property (outlined in red) and the Development Site (outlined in yellow)

The only improvement on the Subject Property is a fuel deposit consisting of a canopy and pump islands that serve MacEwen's operations. The fuel depot is accessible from Adelaide Street, Prince Street and from MacEwen's abutting site to the south. Photographs of the Subject Property are contained in [Exhibit E](#), [F](#) and [G](#). The Development Site is a vacant and relatively flat, grass-covered area that is bordered by some trees along Mechanic Street West. With the exception of certain visible remnants of a building foundation at the northwest corner of the Development Site, it is generally level with the street frontages.



Exhibit E: Subject Property as viewed from the corner of Prince Street and Mechanic Street West



Exhibit F: Facing north on Prince Street from Adelaide Street; MacEwen fuel depot on the left



Exhibit G: Remnants of a building foundation along Mechanic Street West.

1.3 Site Context

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.

The land uses in the vicinity of the Development Site are as follows:

- 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.
- A number of service-commercial and retail amenities are located to the east of the Development Site in the vicinity of the intersection of Mechanic Street West and Main Street (County Road 20):
 - Scotiabank (4 Mechanic Street West);
 - Quickie convenience store and MacEwen gas station (3 Main Street South)
 - Home Hardware (8 Main Street South);
 - PharmaChoice Maxville Pharmacy (15 Main Street South)

2.0 Description of Proposed Development

The Proposed Development will consist of a two-storey slab on grade office building (the “**Building**”) situated at the northeast corner of the Subject Property. The Building will have a gross floor area of 1,496 m² (16,102 ft²) with its main entrance oriented to face the parking lot on its west side. Piped municipal services will be available to the Building.

An excerpt from the site plan is included below as **Exhibit H**.

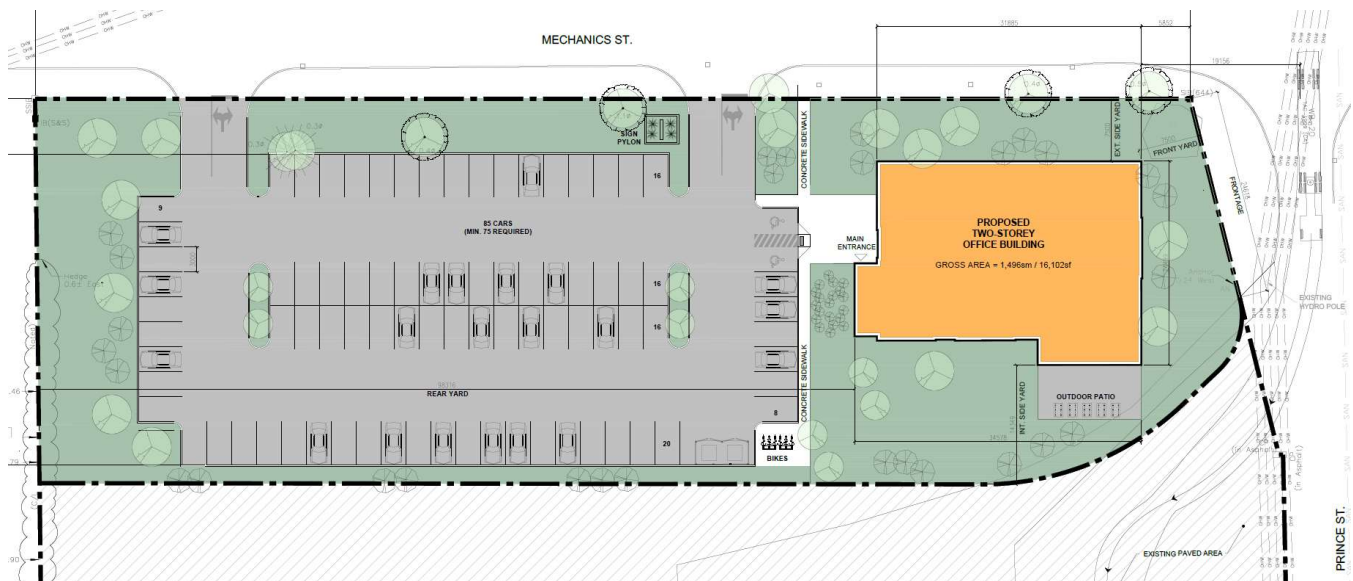


Exhibit H: Excerpt from Site Development Plan

Vehicular access to the Proposed Development will be from two points along Mechanic Street West. A concrete sidewalk from Mechanic Street West provides pedestrian access to the Building and traverses

the Proposed Development, providing connectivity to the adjacent lands to the south. 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. 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.



Exhibit I: Architect's Rendering of the north and west facades of the Building



Exhibit J: Architect's Rendering of the south and east facades of the Building

The preliminary design of the Building, as shown in **Exhibit I** and **Exhibit J** features stone and brick facades with plentiful glazing. We are of the view that this 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.

3.0 Planning and Policy Context

3.1 Provincial Policy Statement, 2024 (the “PPS 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.

The PPS 2024 maintains the province’s focus on increasing the supply of new housing and ensuring a mix of housing types that will satisfy the needs and financial circumstances of residents. The PPS 2024 sets a specific goal of facilitating the constructing of at least 1.5 million homes by 2031. Urban and settlement areas (built-up areas where development is concentrated and which have a mix of land uses) are promoted as the priority areas for growth and economic development.

In addition to the policies supporting new housing initiatives, the PPS 2024 (under Policy 2.8.1) provides that planning authorities shall support a modern economy by:

- a) *“providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) *identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) *encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities;*
- e) *addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land use.”*

The PPS 2024 supports the protection of employment areas for current and future use. Employment areas are defined as *“those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.”*

The Development Site is located within the settlement area of Maxville and is part of an assembly of land that is under the control of MacEwen. With its roots dating back almost 50 years, MacEwen has grown from a small operation serving rural eastern Ontario into a leading independent petroleum and convenience store company. Its Maxville-based head office and associated operations have played an integral role in the economic growth of the area. The Proposed Development serves to reinforce MacEwen's commitment to the vitality of North Glengarry and the prosperity of the employment area in which it is located. Accordingly, it is our opinion that the expansion of MacEwen's footprint in Maxville with the construction of a new head office support the directives of the PPS 2024.

The next section of this Planning Rationale addresses the Proposed Development in the context of the Official Plan, which is the most important vehicle for implementation of the policies of the PPS 2024.

3.2 The SDG Official Plan

The Township of North Glengarry is regulated under the Official Plan of SDG (the "OP") which was adopted July 17, 2017 and approved February 4, 2018. The OP serves SDG and six local municipalities that were amalgamated in 1998: South Glengarry, North Glengarry, South Stormont, North Stormont, South Dundas and North Dundas.

The OP sets out goals and objectives for development and growth in SDG for a 20-year period (2017-2037). 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.

As shown in [Exhibit K](#), the Subject Property is designated as Employment District. Permitted uses within the Employment District include, but are not limited to, the following uses:

- industrial uses;
- transportation and distribution facilities near transportation corridors;
- office uses; and
- Other associated retail and ancillary facilities, such as hotels, restaurants, fitness centres, financial institutions, convention centres, service commercial uses.



Exhibit K: Excerpt from the SDG OP with the Subject Property marked by a red star

Based on our review of the various schedules to the OP, 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.

Given that the Employment District may include a mix of manufacturing, warehousing, transportation and offices uses, it is important to consider the concept of compatibility with respect to sensitive uses such as may be found in the adjacent Residential Districts to the north and west of the Subject Property. The Proposed Development consists only of an office use which is not anticipated to pose any adverse consequences (such as noise or light spillage) on the existing single family detached residences along the north side of Mechanic Street West or the east side of Prince Street. In addition, given the considerable separation distance between the Building and Maxville Manor, the Proposed Development should not have any discernable impact.

The Zoning By-law Amendment to CG is consistent with the OP in that it promotes a new land use that can be adequately serviced with existing capacity of public service facilities and infrastructure and it does not compromise the residential uses in the immediate vicinity. Furthermore, the Proposed Development will sustain existing employment and will encourage economic development in SDG.

4.0 North Glengarry Zoning By-law

North Glengarry's Zoning By-law (the "Zoning By-law") was enacted and passed by the Council of North Glengarry on August 14, 2000. Under the Zoning By-law the Subject Property was initially designated as a General Industrial (MG) Zone; however, as noted in Section 1.1 of this Planning Rationale a portion of

the Subject Property (which now forms the Development Site) was rezoned to a Residential Second Density - Holding (R2-H) Zone, as depicted in [Exhibit L](#).

The R2 Zone permits a duplex dwelling, a semi-detached dwelling, rooming and boarding house in addition the uses permitted under the R1 Zone: single detached dwelling, group home and accessory apartment.

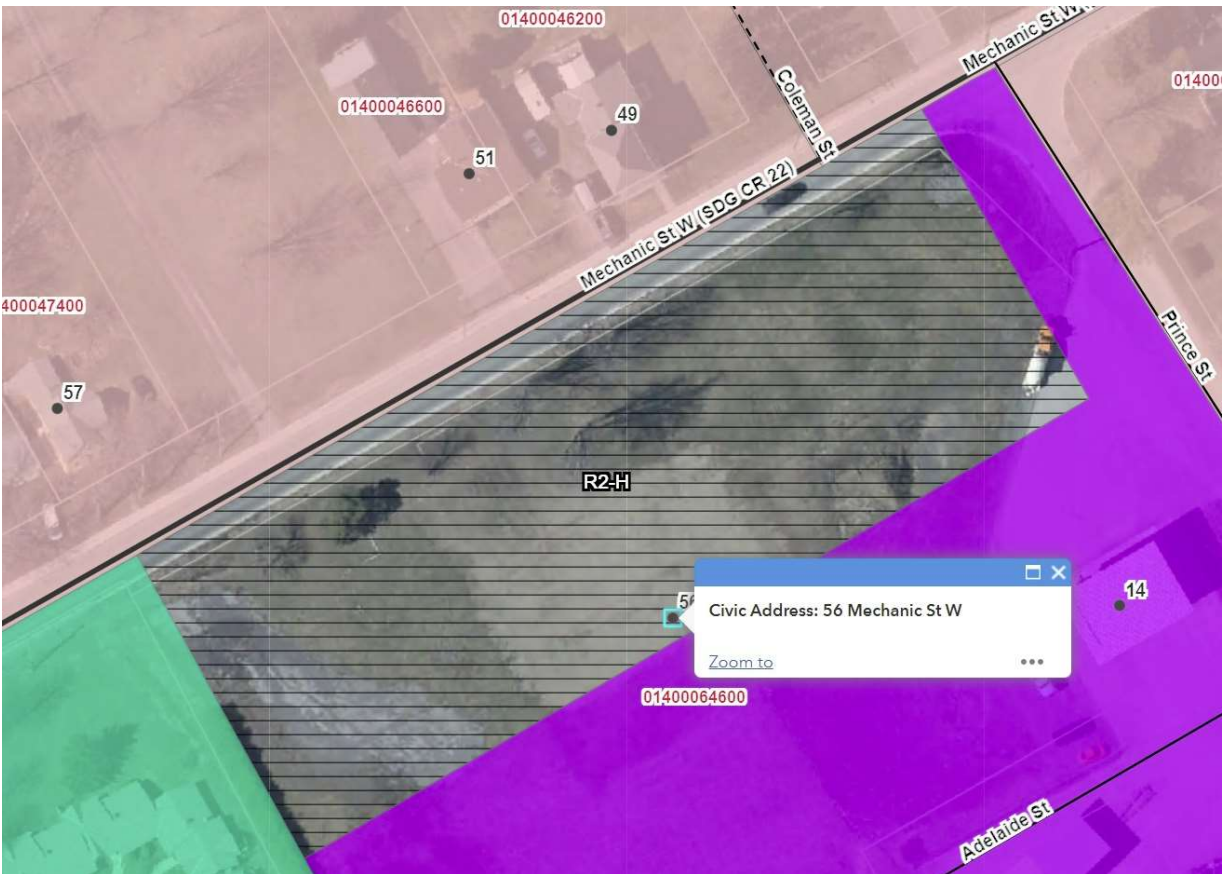


Exhibit L: R2-H zoning for the Subject Property

In order to permit the construction of an office building on the Development Site, an Application for Zoning By-law Amendment has been submitted for consideration by the Township of North Glengarry to amend the zoning designation from R2-H to a General Commercial (CG) Zone. Office is a permitted use under the CG Zone. The other permitted uses under the CG Zone as outlined in Section 6.1 of the Zoning By-law are:

- antique shop
- automobile service station
- bakery
- bank
- catering establishment
- clinic

- commercial club
- dry cleaning establishment
- farmer's market
- financial service
- funeral parlour
- garden supply centre
- health service
- parking lot or parking garage
- personal service
- pet shop
- places of entertainment, recreation or assembly
- printing shop
- private club
- rental establishment
- restaurant
- retail store
- service outlet
- studio
- tavern
- taxi and bus depots
- theatre
- tourist lodging establishment
- vehicle sales or rental establishment
- veterinary establishment
- dwelling units located above and/or attached to a permitted commercial use, in the same building as the commercial use
- existing residential uses
- apartment accessory to existing residential use

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. Please refer to the table below:

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

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

5.0 Conclusion

The Proposed Development is an appropriate use of the Development Site which has remained vacant for a considerable period of time:

1. An Amendment to the Zoning By-law from a Residential Second Density Zone to a General Commercial Zone is supported by the policies of the Employment District in the SDG OP;
2. The Proposed Development will comply with the performance standards of the General Commercial Zone;
3. The Proposed Development represents intensification within a settlement area with an energy-efficient, modern office building that will bolster employment and have a positive impact on the local economy;
4. The Proposed Development will offer benefits from a land use planning perspective. The siting of the Building in close proximity to the front and exterior side yards will result in an efficient use of the Development Site and will offer a favourable urban design outcome.

It is our professional opinion that the Zoning By-law Amendment constitutes sound land use planning and will result in a desirable outcome for residents of the Maxville community, North Glengarry and SDG.

Respectfully submitted,

LANDSCOPE LTD.



Per: Jonah M. Bonn, MCIP, RPP



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

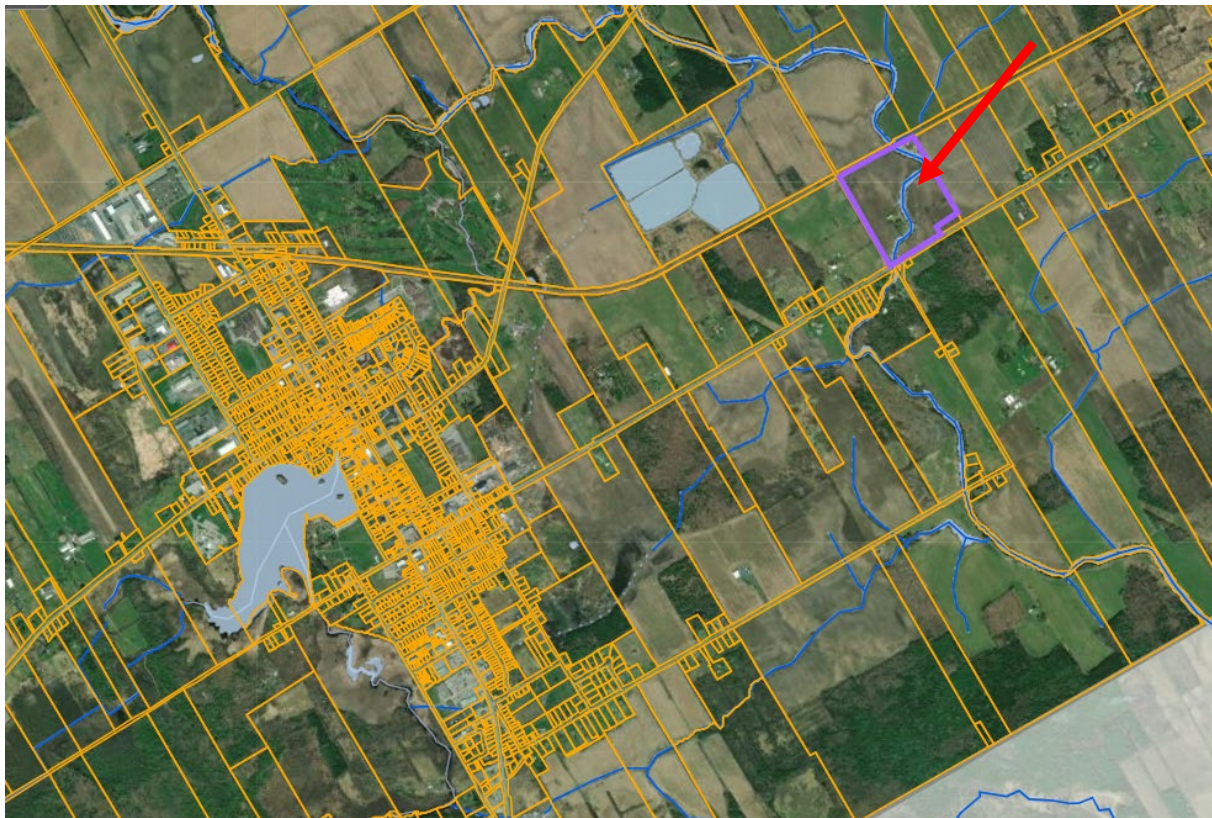
DATE: January 13, 2025

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-14-2024

Owner: Maurice LAFRAMBOISE
20725 Glen Robertson Road (County Road 10), Alexandria
Lochiel Concession 2, Part Lot 30; RP 14R6668, Parts 1 & 2





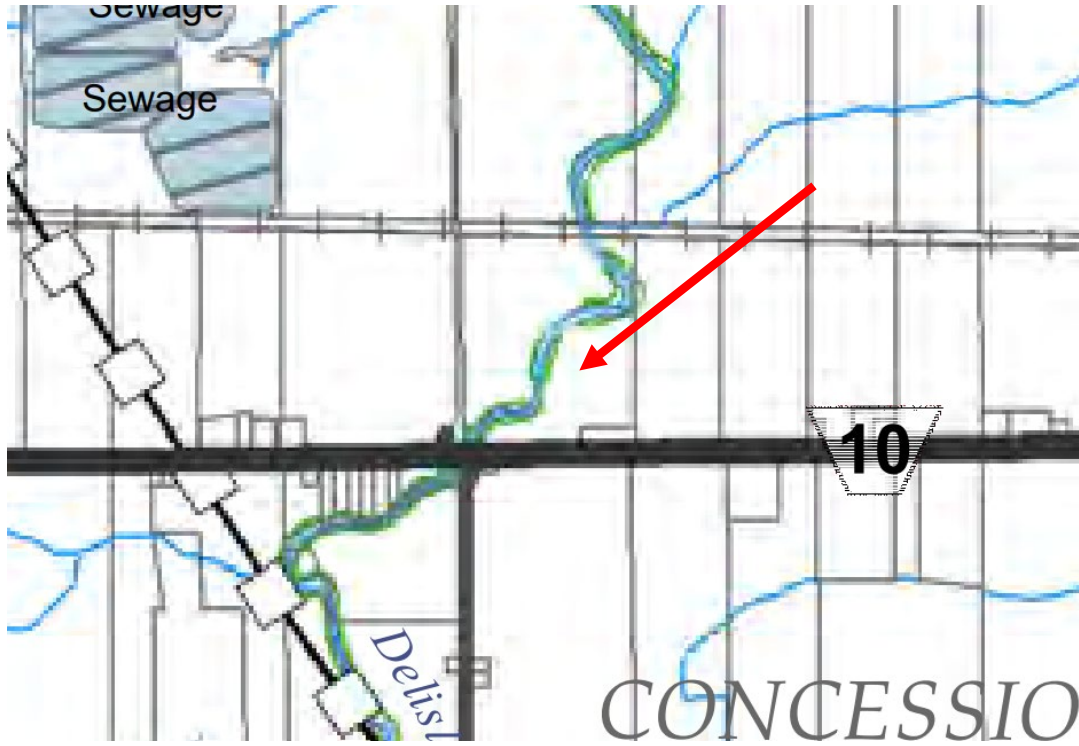


20725
B-19-24

B-19-24

Delisle River

Official Plan designation: Agricultural Resource Lands & Provincially Significant Wetland (PSW)



Zoning designation: General Agricultural (AG) & Floodplain (FP) – Delisle River



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:

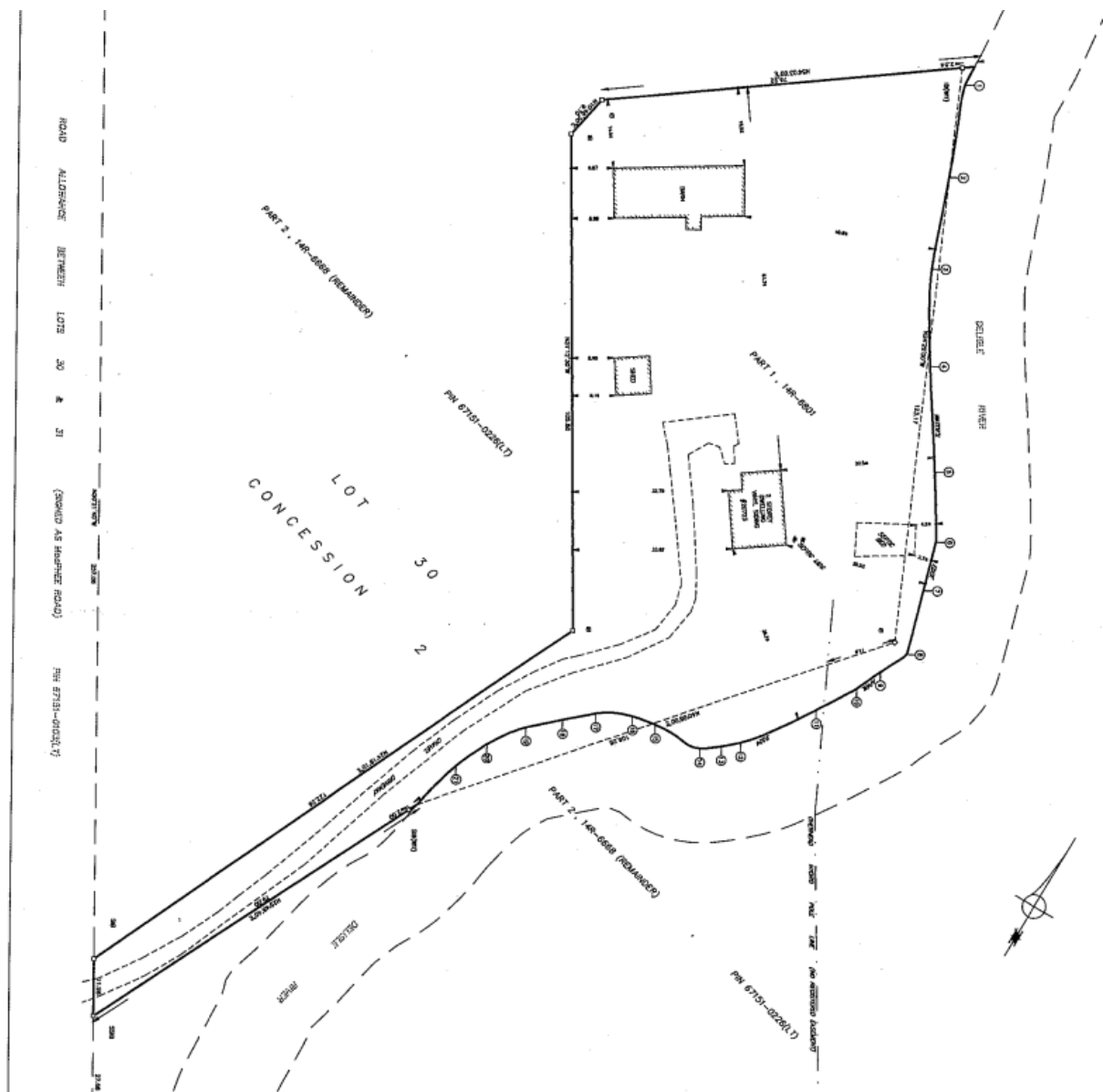
- prohibit agricultural uses and;
- acknowledge the deficiency with the road frontage on MacPhee Road from the required 45m to the proposed 11.95m.



Discussion: The subject land area is approximately 44.1 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on March 20, 2024, to sever approximately 2.69 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 portions, the setbacks from the accessory storage building property lines will be made compliant with the interior yard minimum required.

The survey has been submitted and is made to ensure setbacks are compliant to all accessory buildings, single family dwelling and the septic system. The closest point to the property line to all buildings is 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 the accessory building.



Only the lot frontage on MacPhee Road (opened and maintained road portion) for the residential portion is non-compliant for this severance. Even though the address (location) is on Glen Robertson Road (County Road 10), the actual lot frontage is on MacPhee Road. The lot area is proposed to be less than the minimum required 74 acres for agricultural lands but because this is an existing condition, it is simply being recognized in this By-law.

The existing driveway and civic number will be used only for the residential portion. There are no other entrances for the agricultural portion, the owner will have to apply to the Township for a new entranceway for the agricultural portion from MacPhee Road. The Counties will not allow for an entrance from Glen Robertson Road, or, the fields could be accessed via neighboring fields. A new civic number could be issued for the agricultural portion of the severance.



The owner will have to apply for a change-of-use permit for the agricultural building as it will remain on the residential portion of the severance. Prior to clearing all the conditions, the Chief Building Official will go on site to ensure no other structures are creating a health and safety hazard for the public and future owners, such as sheds, silo, other old buildings, etc.

The use of either portion of the severance will remain the same. The residential lot will be used only for residential purposes.

The surrounding official plan designation is mostly Agricultural Resource Lands for all adjacent and neighboring properties with some Provincially Significant Wetland (PSW) because of the proximity to the Delisle River.

The surrounding zoning is General Agricultural (AG) for all adjacent and neighboring properties with some Wetlands (WL) because of the proximity to the Delisle River.

The surrounding uses include mostly rural residential properties, cash crop properties with the Alexandria Lagoons located just North-West.



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.