

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, December 9, 2024, 5:45pm 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 October 28, 2024

- 4. ZONING AMENDMENTS**
 - a. Z-09-2024 La Gantoise
- 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 October 28 ,2024

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: CAO/Clerk - Sarah Huskinson
Director of Building, By-law & Planning - Jacob Rheume
Deputy Clerk: Jena Doonan

1. DISCLOSURE OF CONFLICT OF INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Carma Williams

Seconded By: Jacques Massie

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

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jaques Massie

Seconded By: Michael Madden

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday September 30, 2024.

Carried

4. ZONING AMENDMENTS

4.a Z-07-2024

Owner: Martin DUMAS 18873

Location: Kenyon Concession Road 5, Alexandria

Purpose of application: to re-zone both the severed and retained portion subject to Consent Applications B-84-24 & B-49-24 as follows;

To re-zone the 73.01 acres "severed portion" (B-48-24) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-250) to:

- prohibit residential development and;

- acknowledge the deficiency with the road frontage from the required 200m to the proposed 156m and;

- acknowledge the deficiency in lot area from the required 74 acres to the proposed 73.01 acres and;

To re-zone the 1.58 acres “severed portion” (B-49-24) from General Agricultural (AG) to General Agricultural Special Exception (AG-251) 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.**

4.b Z-08-2024

Owner: 1945154 Ontario Inc. (Cedar Ridge Designs)

Location: 18331 Kenyon Concession Road 8, Maxville, K0C 1T0 Kenyon Concession 19 IL, Part
Lots 3& 4

Purpose of application:

To re-zone the AG-179 zoned property (0111 011 015 68000) from “General Agricultural Special Exception - AG-179” to “General Agricultural Special Exception - AG-252” to:
prohibit residential development;
acknowledge the shortage of minimum required interior side yard setback from the required 12 meters to 6.4 meters & 3 meters (MV-02-2023);
permit the continued operation of a commercial cabinet manufacturing facility;
permit On-Farm Diversified Uses as per Provincial Guidelines and;
To keep the existing zoning designation for the AG-178 zoned property to prohibit agricultural uses on the lands

VERBAL COMMENTS: -No verbal comments made

WRITTEN COMMENTS -No Written comments were made

The clerk 3 times asked for comments from the public in attendance and from members of Council.

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

Resolution No. 3

Moved By: Brian Caddell

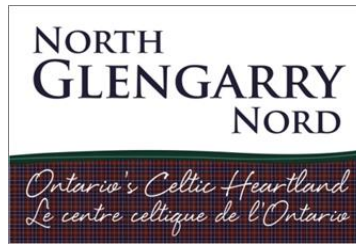
Seconded By: Jeff Manley

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 6:03 pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT PUBLIC MEETING OF PLANNING

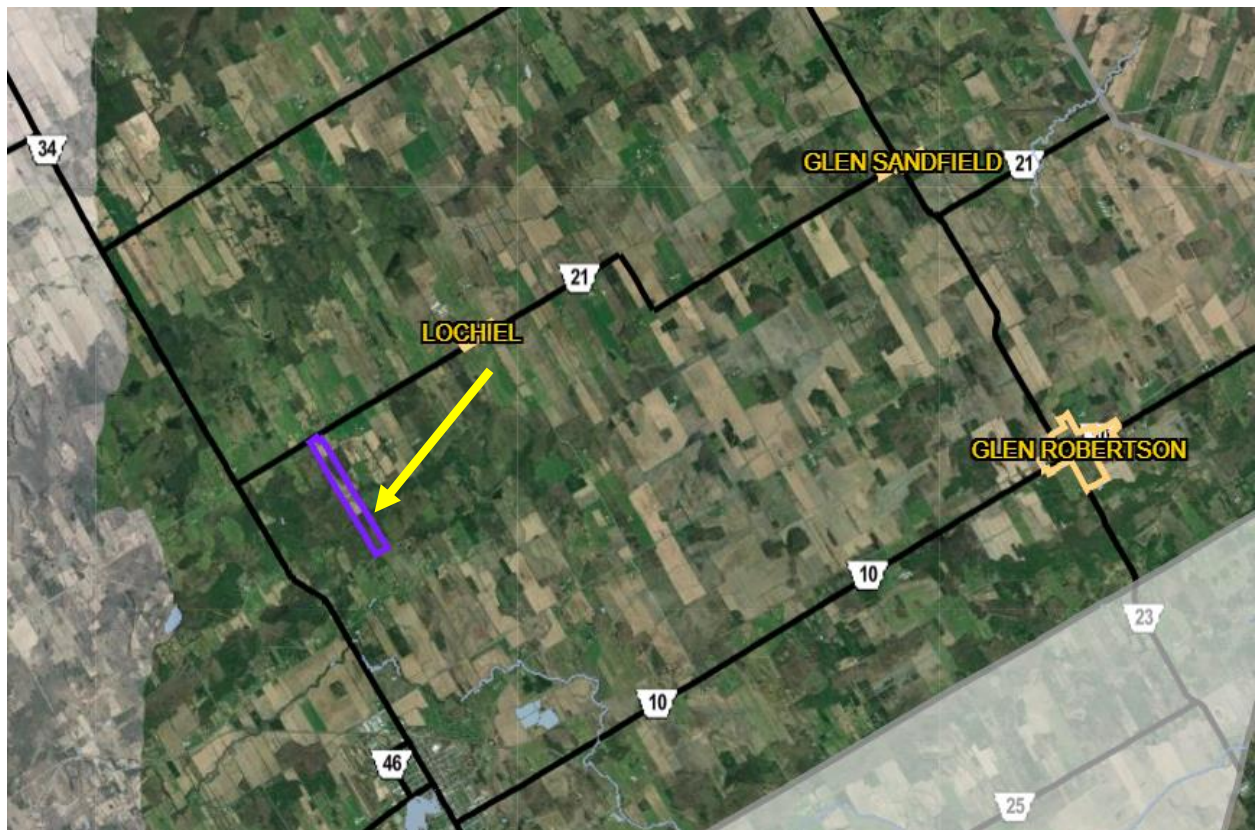
DATE: December 9, 2024

TO: Mayor and Council Members

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

RE: Zoning By-law Amendment No. Z-09-2024

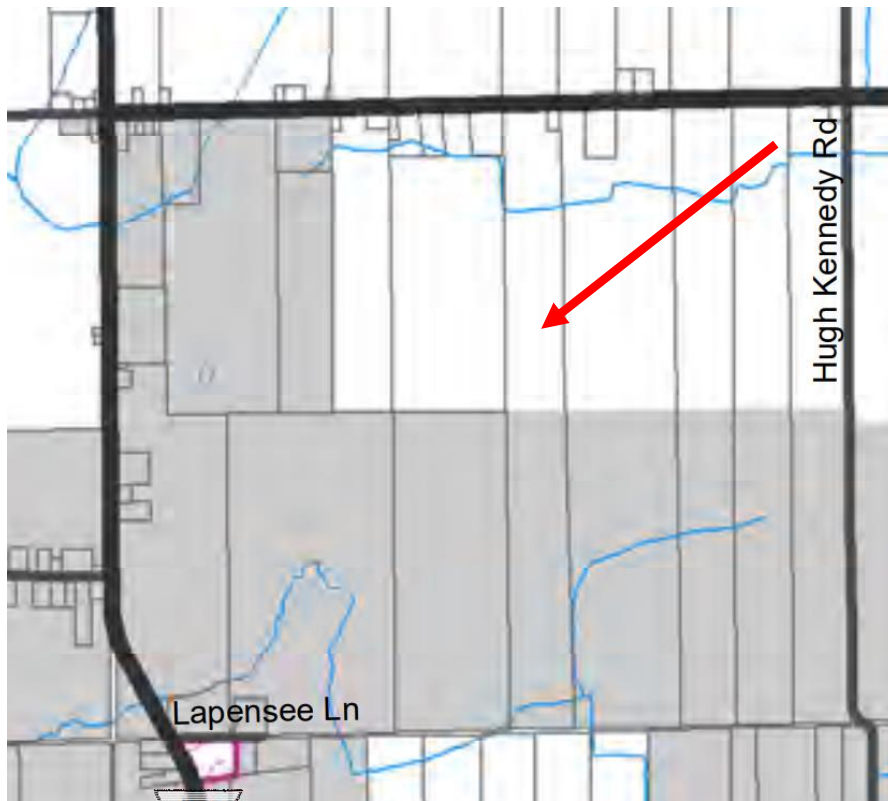
Owner: La Gantoise Inc.
20522 Lochiel Road (County Road 21), Alexandria
Lochiel Con 4, West Part Lot 34



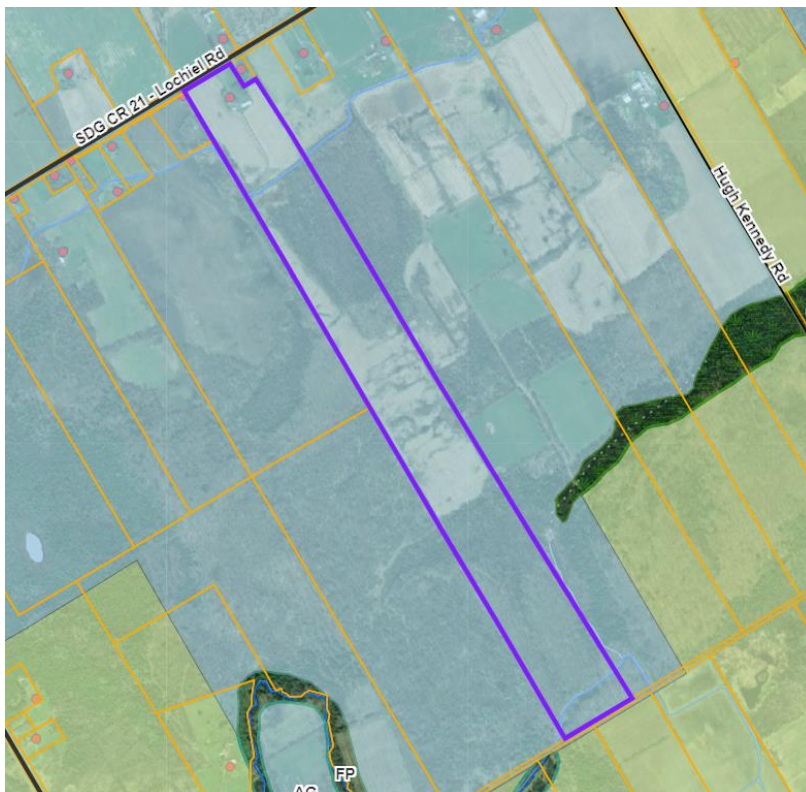




Official Plan designation: Agricultural Resource Lands & Rural District



Zoning designation: General Agricultural (AG)



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.

Discussion: The subject land area is approximately 108.70 acres. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on September 18, 2024, to sever approximately 2.29 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 top property lines will be made compliant with the interior yard minimum required. The survey has not been submitted at this point in time, the owner will have to submit it in order to clear another condition of the consent application, the septic system location will also have to be shown on the survey to ensure compliance. Usually, the survey is available for the Public Meeting of Zoning but because of time constraints, the owner will ensure it's made a complaint after the meeting.

The closest point to the property line to all buildings will need to be more than 6m or another Planning Application (Minor Variance) will be required. 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 for the agricultural portion is non-compliant for this severance. The lot area is proposed to be more than the minimum required 74 acres for agricultural lands.

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 United Counties of SDG to clear that condition, 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 Agricultural Resource Lands & Rural District for all adjacent and neighboring properties.

The surrounding zoning is General Agricultural (AG) & Rural (RU) for all adjacent and neighboring properties with some Wetlands (WL).

The surrounding uses include mostly rural residential properties, cash crop properties with some intensive livestock facilities on the North and East.



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.