

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
PUBLIC MEETING OF PLANNING

Monday, June 27th, 2022
Council Chambers
Centre Sandfield Centre
102 Derby Street West, Alexandria, ON

A Public Meeting of Planning was held in the Council Chamber on Monday, June 27th, 2022 at 6:15 p.m.

COUNCIL MEMBERS Mayor: Jamie MacDonald
PRESENT:

Deputy Mayor: Carma Williams
Councillor (At Large) - Jacques Massie
Councillor (Lochiel Ward) - Brenda Noble
Councillor (Kenyon Ward) – Jeff Manley

Councillor (Maxville Ward) - Johanne Wensink
Councillor (Alexandria Ward) – Michael Madden

MUNICIPAL STAFF CAO/Clerk - Sarah Huskinson
PRESENT:

Director of Building, By-law & Planning - Jacob Rhéaume
Planning Department – Chantal Lapierre

PUBLIC MEETING CALLED TO ORDER

The chair of the Committee called the meeting to order at 6:15pm

1. DISCLOSURE OF CONFLICT OF INTEREST

- There were no declarations of interest.

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Jacques Massie

Seconded By: Jeff Manley

That the Council of the Township of North Glengarry accepts the Public Meeting of Planning agenda of Monday, June 27th, 2022.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Michael Madden

Seconded By: Brenda Noble

That the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of **Monday, April 25th, 2022.**

Carried

The Meeting was then turned over to the Planning Department
- **Director of Building, By-law & Planning** - Jacob Rhéaume

4. ZONING AMENDMENTS

a) **No. Z-06-2022**

Owner: Ferme Mivoline Inc.

Location: 22325 County Road 10, Glen Robertson

Purpose of Amendment:

To re-zone both the severed and retained portion subject to consent application
B-188-21 condition No. 3, 4 & 9 as follows;

The **retained** portion of the property (48.55 acres) from General Agricultural (AG) (*North of railway tracks*) to General Agricultural Special Exception (AG-204) and from Rural (RU) (*South of railway tracks*) to Rural Special Exception (RU-19) to:

- prohibit residential development;
- acknowledge the minimum lot frontage deficiency from the required 200m to the proposed 100m and;
- acknowledge the minimum lot area deficiency from the required 74 acres to the proposed 48.55 acres; and

The **severed** portion of the property (2.33 acres) from Rural (RU) to Rural Special Exception (RU-20) to:

- prohibit agricultural uses.

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

No comments were received.

b) **No. Z-07-2022**

Owner: Luc Papineau

Location: 2614 County Rd 30, Alexandria

Purpose of Amendment: to re-zone the Restricted Agricultural (AR) portion of the property from Restricted Agricultural to Restricted Agricultural Special Exception (AR-3) to permit a secondary dwelling (single detached home) on the subject lands.

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

Deputy Mayor: Carma Williams – If both dwellings are sharing a well, can that be problematic in the future?

Director of Building, By-law & Planning - Jacob Rhéaume – The owner, has confirmed that each dwelling will have a separate well.

The clerk asked 2 additional times for comments from Council and from the public, no other comments were made.

c) **No. Z-08-2022**

Owner: Simon & Nancy Jeurond

Location: 19524 Kenyon Conc Rd 8, Dunvegan

Purpose of Amendment: to re-zone both the severed and retained portion subject to consent application B-189-21 condition No. 3 as follows;

The **retained** portion of the property (156.82 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-206) to:

- prohibit residential development; and

The **severed** portion of the property (2.43 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-207) to:

- prohibit agricultural uses.

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

Deputy Mayor: Carma Williams – Was inquiring if the current owners were selling the land?

Director of Building, By-law & Planning - Jacob Rhéaume – Responded by saying that the owners intent is to keep the land and sell the house.

The clerk asked 2 additional times for comments from Council and from the public, no other comments were made.

d) No. Z-09-2022

Owner: Glendalk Farms Ltd.

Location: 21205 Crooked Rd, Ddalkeith

Purpose of Amendment: to re-zone both the severed and retained portion subject to consent application B-219-21 condition No. 5 & 6 as follows;

The **retained** portion of the property (80.84 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-208) to:

- prohibit residential development;
- acknowledge the reduction in the interior yard setback for agricultural buildings from the required 9m to the proposed 6m and;

The **severed** portion of the property (1.35 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-209) to:

- prohibit agricultural uses;
- acknowledge the reduction in the interior yard setback for storage buildings from the required 12m to the proposed 1m;
- acknowledge the reduction in the rear yard setback for storage buildings from the required 12m to the proposed 1m;
- acknowledge the reduction in the front yard setback for the existing single-family dwelling from the required 15m to the proposed 6m;
- permit the existing secondary dwelling on the property and;
- permit residential storage buildings to have a height at mid span of more than 5m.

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

Councillor (Kenyon Ward) – Jeff Manley – Was inquiring if there was access to the farm land?

Director of Building, By-law & Planning - Jacob Rhéaume – Yes, the farm land has a separate entrance to the fields and buildings.

Councillor (Lochiel Ward) - Brenda Noble – Was verifying that all agricultural buildings were staying and not being demolished.

Director of Building, By-law & Planning - Jacob Rhéaume – Confirmed that no buildings were being demolished at this time, which is the reason the applicant was requesting reductions for setbacks in this zoning amendment proposal.

The clerk asked 2 additional times for comments from Council and from the public, no other comments were made.

b) No. Z-10-2022
Owner: Marc Lacombe & Keely Ryan
Location: 21735 Seven Hills Rd, Vankleek Hill

Purpose of Amendment: to re-zone the property from General Agricultural (AG) to General Agricultural Special Exception (AG-210) to permit a secondary dwelling (single detached home) on the subject lands.

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

Councillor (Kenyon Ward) – Jeff Manley – Was asking if the new dwelling would have a separate well and septic system?

Director of Building, By-law & Planning - Jacob Rhéaume – Yes, the new dwelling will have its own well and septic system.

Councillor (Lochiel Ward) - Brenda Noble – Wanted to confirm that the two dwellings could not be split into two parcels and was asking if there will be two driveways?

Director of Building, By-law & Planning - Jacob Rhéaume – At this time, no severance can be done and the plan is to use the same driveway for both dwellings.

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

8. ADJOURNMENT

Resolution No. 3

Moved By: Jeff Manley
Seconded By: Johanne Wensink

There being no further business to discuss, the **Public Meeting of Planning** was adjourned at **7:04pm**.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor