



STAFF REPORT TO COUNCIL

Report No: BP-2022-26

July 25, 2022

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

RE: **ZONING BY-LAW AMENDMENT No. Z-06-2022**

Owner: Ferme Mivolaïne Inc.

Location: 22325 County Road 10, Glen Robertson, ON
Lochiel Con 2, West Part Lot A

Recommended Motion:

THAT the Council of the Township of North Glengarry adopts Zoning By-Law No. Z-06-2022.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on June 27, 2022.

The purpose of the application was to re-zone both the severed and retained portion subject to Consent Application B-188-21 condition No. 3, 4 & 9 as followed;

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 application was circulated as per the planning act, being by regular mail, advertised in the Glengarry News and posted on the property. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law Z-06-2022
- Staff report from June 27, 2022

Others Consulted:

n/a

Reviewed and approved by:
Sarah Huskinson, CAO/Clerk