

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday, September 26th 2022

Council Chambers

Township of North Glengarry

3720 County Road 34, Alexandria, ON

A Public Meeting of Planning was held in the Council Chamber on Monday, September 26th 2022 at 6:30pm.

COUNCIL MEMBERS PRESENT: Mayor – Jamie MacDonald
Deputy Mayor – Carma Williams
Councillor (Lochiel Ward) – Brenda Noble
Councillor (At Large) – Jacques Massie
Councillor (Kenyon Ward) – Jeff Manley
Councillor (Maxville Ward) – Johanne Wensink
Councillor (Alexandria Ward) – Michael Madden

MUNICIPAL STAFF PRESENT: CAO/Clerk – Sarah Huskinson
Director of Building, By-law & Planning – Jacob Rhéaume

PUBLIC MEETING OF PLANNING CALLED TO ORDER

The chair of the Committee called the Meeting to order at 6:30pm.

1. DISCLOSURE OF CONFLICT INTEREST

- There were no declarations of interest.

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Jeff Manley

Seconded By: Johanne Wensink

That the Council of the Township of North Glengarry accepts the Public Meeting of Planning agenda of Monday, September 26th/2022.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Brenda Noble

Seconded By: Michael Madden

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

Carried

The meeting was then turned over to the Planning Department

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

4. ZONING AMENDMENTS

a) Z-14-2022

Owner: Elizabeth MacGillivray

Location: 20869/20865 Laggan-Glenelg Rd., Dalkeith

Purpose of application: To re-zone both the severed and retained portion subject to consent application B-217-21 as follows;

The **retained** portion of the property (103.68 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-214) to:

- Prohibit “future additional” residential development; and
- acknowledge the deficient lot frontage from the required 200m to the proposed 124.35m; and

The **severed** portion of the property (1.61 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-215) to:

- prohibit agricultural uses.

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

Councillor (Lochiel Ward) – Brenda Noble – Questioned if there was a third dwelling on the same lot?

Director of Building, By-law & Planning – Jacob Rhéaume – Clarified that no, there was no third dwelling. Currently two dwellings on one lot, one being severed and one dwelling on the adjacent farm land.

Deputy Mayor – Carma Williams – Can the owners of the retained land apply for a zoning amendment to permit a secondary dwelling?

Director of Building, By-law & Planning – Jacob Rhéaume – Not in this case as the current septic system could not support a secondary dwelling and this zoning amendment is prohibiting any additional dwelling. Also, the lot is not big enough to accommodate a secondary dwelling.

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

No other comments were received.

b) Z-15-2022

Owner: Lynn MacNab

Location: 21879 Laggan-Glenelg Rd., Dalkeith

Purpose of application: To temporarily re-zone the property from Residential Hamlet (RH) to Residential Hamlet Special Exception 3T (RH-3T) to permit the construction of accessory structures (2) on site prior to the development of a single family dwelling. The effect of the passing of this by-law amendment will permit the accessory structures to remain on the subject property for the duration of up to three years.

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

Deputy Mayor – Carma Williams – Was asking if the Township was dealing with this situation after the fact, as the structures are already there and wanted to know who tracts the temporary by-laws?

Director of Building, By-law & Planning – Jacob Rhéaume – Confirmed that yes, the structures were there as the owner was not aware that building permits were required and explained that the building & planning department receives annual reminders for follow ups on temporary zoning by-laws.

Councillor (Alexandria Ward) – Michael Madden – Wanted to clarify that when the building permit is issued, the temporary status goes away? Sometimes permits get issued and nothing happens.

Director of Building, By-law & Planning – Jacob Rhéaume – Responded by saying yes, the temporary zoning designation goes away once a building permit is issued. Informing everyone in attendance that if nothing happens (meaning no development) within six months of the permit being issued, the Township would have the authority to revoke the building permit.

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

No other comments were received.

c) Z-16-2022

Owner: Denise Bourcier

Location: 19382 County Road 43, Alexandria

Purpose of application: To re-zone the property from Rural (RU) to Rural Special Exception (RU-21) to permit a secondary dwelling (single detached home) on the subject lands.

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

No comments were received.

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 6:59pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor