



STAFF REPORT TO COUNCIL

Report No: BP-2023-23

September 11, 2023

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

RE: **ZONING BY-LAW AMENDMENT No. Z-11-2023**

Owner: TOWNSHIP OF NORTH GLENGARRY (Habitat for Humanity)

Location: 62-64 Marlborough Street, Maxville, ON
Lot 22 East of Main St N, Blk G Plan 32 (Part of Roll No. 0111 014 001 57000)

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-11-2023.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on June 26, 2023.

Purpose of application is to rezone the subject lands from Open Space to Residential Second Density (R2) to permit the construction of a semi-detached dwelling on the subject lands, and to permit the reduction for the interior side yard minimum width setback requirement in R2 zones from the required 2.4m to the proposed 1.5m.

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 Council of the United Counties of Stormont, Dundas and Glengarry approved the Official Plan Amendment on July 17, 2023, making the Zoning Amendment now compliant with the OP.

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-11-2023
- Public Meeting of Planning Staff report from June 26, 2023

Others Consulted:

n/a

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk