



## **STAFF REPORT TO COUNCIL**

**Report No: BP-2024-08**

**April 8, 2024**

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

RE: **ZONING BY-LAW AMENDMENT No. Z-19-2023**

**Owner:** MacEwen Agricentre Inc.

**Location:** 40 Catherine Street West, Maxville, ON  
Concession 17 Indian Lands, Parts of 10 to 15 on Plan 32, Block F and Lots 4 to 7,  
being Parts 1 to 5 on Reference Plan 14R-1585 and Parts 1 to 3 on Reference Plan  
14R-2661 in the geographic Township of North Glengarry

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### **Recommended Motion:**

**THAT** the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-19-2023.

### **Background / Analysis:**

A Zoning By-law Amendment application was presented (simultaneously with an Official Plan Amendment) during a public meeting of planning on February 22, 2024.

The purpose of the application was to re-zone a portion of the subject site, located at 40 Catherine Street West in Maxville, from “Residential First Density (R1)” zone to “General Industrial – Special Exception 2 (MG-2)” to permit the expansion of the existing commercial business (MacEwen Agricentre) and industrial use. The special exception (MG-2) to the General Industrial zone addresses separation distances to the existing residential uses, reduction in technical parking requirements and relief from zone standards such as building height and lot frontage.

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. 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-19-2023
- Public Meeting of Planning Staff report from February 22, 2024

**Others Consulted:**

n/a

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Reviewed and Approved by:  
Sarah Huskinson, CAO/Clerk