

## THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

### *Planning Committee Meeting*

Monday, April 14<sup>th</sup>, 2014 at 6:30 p.m. – Council Chambers  
102 Derby Street West, Alexandria, ON, K0C 1A0

#### AGENDA

The Council of the Township of North Glengarry would like to advise the public that this meeting is or may be recorded by either the press or any other individuals, but not by the Township.

1. **DISCLOSURE OF CONFLICT INTEREST**
2. **ACCEPT THE AGENDA** (Additions/Deletions) ® (Carma)
3. **RATIFY MINUTES** ® (Kevin)  
  
[-Planning Committee Meeting Monday, March 24<sup>th</sup>, 2014](#)
4. **Severances**
  - a) [Mark & Shelley Willock B-200/13](#) ® (Jamie)
  - b) [Glen & Margaret MacLeod B-9/14](#) ® (Jim)
  - c) [Roman Catholic Episcopal B-20/14](#) ® (Jacques)
5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **NOTICE OF MOTION**
8. **ADJOURNMENT** ® (Eric)

# **THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY**

## **PLANNING COMMITTEE MEETING**

Monday March 24<sup>th</sup>, 2014  
Council Chambers  
Centre Sandfield Centre  
102 Derby Street West, Alexandria, ON

A Planning Committee Meeting was held in the Council Chamber on Monday March 24<sup>th</sup>, 2014 at 6:30 p.m.

PRESENT: Mayor – Chris McDonell  
Deputy Mayor – Jamie MacDonald  
Councillor (Maxville Ward) – Carma Williams  
Councillor (Lochiel Ward) – Eric MacSweyn  
Councillor (Kenyon Ward) – Jim Picken  
Councillor (Alexandria Ward) – Jacques Massie  
CAO/Clerk – Daniel Gagnon  
CBO/By-Law Enforcement/Planning Manager – Gerry Murphy

REGRETS: Councillor (At Large) – Kevin van den Oetelaar

### ***1. PLANNING COMMITTEE MEETING CALLED TO ORDER***

The chair of the Committee called the Meeting to order at 7:15 p.m.

### ***2. ACCEPT THE AGENDA***

Resolution No. 1

Moved by: Carma Williams

Seconded by: Eric MacSweyn

That the Council of the Township of North Glengarry accepts the Planning Committee Meeting agenda of March 24<sup>th</sup>, 2014.

Carried

### ***3. ACCEPT THE MINUTES***

Resolution No. 2

Moved by: Eric MacSweyn

Seconded by: Carma Williams

That the Council of the Township of North Glengarry accepts the minutes of the Planning Committee Meeting of Monday March 10<sup>th</sup>, 2014.

Carried

The Meeting was then turned over to the Planning Manager – Gerry Murphy

#### **4. SEVERANCES**

a) No. B-5/14

Owner: Roman Catholic Episcopal/Evan and Nancy MacDonald

Location: 68 St-James Street Alexandria

Resolution No. 3

Moved by: Jamie MacDonald

Seconded by: Jim Picken

That the Planning Committee recommends to Council to approve severance application B-5/14 with the following conditions:

- 1) That the applicant pay the municipal review fee of \$150.
- 2) That the applicant provide the Municipality with a copy of the deed and survey within one year of the date of the final approval.

Carried

b) No. B-9/14

Owner: Glen and Margaret MacLeod

Location: 146 Skye Rd. Dunvegan

Resolution No. 4

Moved by: Jim Picken

Seconded by: Jacques Massie

That the Planning Committee recommends to Council to deny severance application B-9/14 in its present format, as the proposed retained portion, being 5 acres, in Prime Agricultural lands exceeds the minimum size provisions 2.3.4.1 (c) as described in the Provincial Policy statement 2014.

c) No. B-10/14

Owner: Yves Vincent  
Location: 19811 Kenyon Concession Road 1 Alexandria

Resolution No. 5

Moved by: Jacques Massie

Seconded by: Jim Picken

That the Planning Committee approve severance application B-10/14 with the following conditions:

- 1) That the applicant pay the \$1000 cash in lieu of parkland fee.
- 2) That the applicant pay the municipal review fee of \$150.
- 3) That the applicant deed a portion of the property for road allowance if required.
- 4) That the applicant provide the Municipality with a copy of the deed and survey within one year of the date of the final approval.

Carried

## ***5. OLD BUSINESS***

## ***6. NEW BUSINESS***

## ***7. NOTICE OF MOTION***

## ***8. ADJOURNMENT***

Resolution No. 7

Moved by: Jamie MacDonald

Seconded by: Jim Picken

There being no further business to discuss, the meeting was adjourned at 7:35 p.m.

Carried

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Daniel Gagnon – CAO/Clerk

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Mayor – Chris McDonell

# TOWNSHIP OF NORTH GLENGARRY

## STAFF REPORT

### PLANNING MEETING

Date: April 14<sup>th</sup>, 2014

To: Planning Committee

From: \_\_\_\_\_  
Gerry Murphy Planning Manager

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Daniel Gagnon CAO

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***Re: Severance Application B-200/13***

Owner: Mark and Shelley Willock

Property Location: CONCESSION 3 WEST PART LOT 32 being 20630 Eigg Rd Alexandria

Purpose of application: To create a separate parcel of land deemed surplus to the needs of the farming operation.

Official Plan designation: Agricultural

Zoning designation: Agricultural

Discussion: Application B-200/13, was first presented to the Planning Committee on January 27<sup>th</sup> 2013, the contents of that report are contained in this package. In summary the property contains 70 acres of Agricultural lands with a single family dwelling and various outbuildings. The property owners wish to sever 5 acres with the dwelling, now deemed surplus to the needs of the farm, the remaining 65 acres will continue to be utilized as a farming operation. The application was deferred on Jan 27<sup>th</sup> 2013 due to the fact that the planning recommendation was to deny the application, in its present format, as it did not comply with the Official plan policies on agricultural severances.

The report indicated that the retained portion containing the dwelling included the use of a horse barn with box stalls for 2 horses. A five acre parcel was considered far too small to create any agricultural use were the zoning by law requires 75 acres for agricultural uses. Further, the 5 acre lot was considered in excess of a reasonable minimum size as defined in the Provincial policy statements where the area of such lots are to be restricted in size to support just the residential dwelling along with the well and septic system.

Mr. Willock has made a resubmission of the application with a support letter stating that the use of the out buildings will exclude any livestock facilities. The size of the lot however remains, in the opinion of the planning department, in excess of the "reasonable minimum".

***Recommendation:***

The planning committee may wish to consider the following options:

- 1) Deny the application as the 5 acres proposed retained portion exceeds the reasonable minimum size as stipulated in the Provincial policy statements.
- 2) Approve the application with the following conditions:
  - a) That the applicant rezone the retained portion to prohibit the keeping of livestock.
  - b) That the applicant rezone the severed portion to prohibit any future residential use.
  - c) That the applicant rezone the severed portion to recognize the reduce area from the required 75 acres to the proposed 65 acres.
  - d) That the applicant pay the cash in lieu of parkland fee of \$1,000.
  - e) That the applicant pay the municipal review fee of \$150.

# TOWNSHIP OF NORTH GLENGARRY

## STAFF REPORT

### PLANNING MEETING

Date: April 14<sup>th</sup>, 2014

To: Planning Committee

From: \_\_\_\_\_  
Gerry Murphy Planning Manager

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Daniel Gagnon CAO

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***Re: Severance Application B-9/14***

Owner: Glen and Margaret MacLeod

Property Location: CONC 9 NORTH PART LOT 7 being 146 Skye Rd. Dunvegan

Purpose of application: To sever a portion of an Agricultural land holding housing a dwelling deemed surplus to the needs of the farming operation.

Official Plan designation: Agricultural

Zoning designation: Agricultural

Discussion: Application B-9/2014 was presented to the planning committee on March 24<sup>th</sup> 2014. The property consists of 100 acres of prime agricultural lands where the existing house is deemed surplus to the needs of the farm holding. The property owner wishes to sever 5 acres with the dwelling unit. The original recommendation from the planning department was to deny the application as the proposed 5 acres exceed the "reasonable minimum" as stipulated in the Provincial Policy statements. The planning committee resolved not to adopt the recommendation and requested alternative options. As such the following options are presented to the Committee for consideration.

1) Deny the severance as the proposed 5 acre retained portion exceeds a reasonable minimum size as stipulated in the Provincial policy statement.

2) Approve the severance with the following conditions:

- a) That the applicant pay the Cash in lieu of parkland fee of \$1000.
- b) That the applicant pay the Municipal review fee of \$150.

- c) That the applicant rezone the retained portion to prohibit housing of livestock.
- d) That the applicant rezone the severed portion to prohibit any residential uses.
- e) That the applicant provide the Municipality with a copy of the deed and survey once available.

# TOWNSHIP OF NORTH GLENGARRY

## STAFF REPORT

### PLANNING MEETING

Date: April 14<sup>th</sup>, 2014

To: Planning Committee

From: \_\_\_\_\_  
Gerry Murphy Planning Manager

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Daniel Gagnon CAO

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***Re: Severance Application B-20/14***

Owner: Roman Catholic Episcopal

Property Location: PART OF LOT 16 PLAN 2 Town of Alexandria/Alexandria Main Street.

Purpose of application: To sever a portion of land to be used as a lot addition to an abutting neighbour being the Caisse Populaire

Official Plan designation: Commercial

Zoning designation: Institutional

Discussion: The property in question is the land owned by the RCEC, where St Finnan's church stands. The neighbour to the south, the Caisse Populaire, wish to purchase a small portion of the church's interior south side yard (15feet) to accommodate space for an air conditioning system. The fifteen feet severed portion will still allow for ample set back between the repositioned interior side lot line of the Church and will not affect or interfere with any required parking or access to the church entrances. This is a technical severance where no new lot is being created.

Recommendation: The recommendation of the planning department is that the application be approved as there is no negative impact on the property and is technical and minor in nature. Subject to the following conditions:

- 1) That the applicant pay the municipal review fee of \$150.00
- 2) That the applicant provide the municipality with a copy of the deed and survey within one year of the date of the final approval.