

MINUTES

THE PUBLIC MEETING OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY WAS HELD AS AN ELECTRONIC MEETING IN THE EVENING AT THE TOWNSHIP OFFICE, LANCASTER ON OCTOBER 5, 2020

PRESENT: Mayor Frank Prevost, Deputy-Mayor Lyle Warden, Councillor Martin Lang, Councillor Stephanie Jaworski, and Councillor Sam McDonell

STAFF PRESENT: CAO Tim Mills, Deputy Clerk Kaylyn MacDonald, GM Community Services Joanne Haley

PUBLIC PRESENT: Jacqueline Milner, Jennifer Mitchell, Patricia Gillespie, Vicki Vanderveen

1. OPEN PUBLIC MEETING

Moved by Deputy Mayor Warden

Seconded by Councillor Lang

BE IT RESOLVED THAT the Public Meeting of the Township of South Glengarry now be opened.

CARRIED

2. APPROVAL OF AGENDA

Enter Num

Moved by Deputy Mayor Warden

Seconded by Councillor Lang

BE IT RESOLVED THAT the Township of South Glengarry approve the agenda as circulated.

CARRIED

3. DECLARATION OF PECUNIARY INTEREST - None

4. PRESENTATIONS AND DELEGATIONS

a) Mitchell Proposed Zoning Amendment

Ms. Haley thanked the public for attending and provided an overview of the rules of engagement for the meeting and formal wording from the Ontario Planning Act. Ms. Haley gave the legal description of the property as Part of Lot 1, Concession 1 Front, being Part 1 on RP 14 R4370, located on the south west corner of County Rd 34 (Military Rd) and South Beech St, Lancaster, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry and shared a key map showing the location and the zoning of the subject property and surrounding area. The property is 3.02 acres in size and currently vacant. Future development would be accessed by South Beech St and can be serviced by Municipal water & sewer. Ms. Haley explained that the purpose of the Amendment request is to rezone the subject property from Flood Plan – Holding (FP-H) to General Commercial (CG) as a topographical survey was completed that proves that the elevations of the subject property is above the flood plain.

The subject property is currently designated Commercial District in the County Official Plan and is located in the Urban Settlement Area of Lancaster. The proposed zoning amendment conforms to the Official Plan

b) The County, MTO and RRCA were circulated on the application. No formal comments have been received by the County. The MTO have no concerns with the principle of this proposed amendment, they would have specific requirements if and when development occurs. The RRCA supports the zoning change but has requested that a small area of the very southern portion of the property remain in the floodplain as it remains below the floodplain level (Ms. Haley shared a topographical map). The balance would remain available for development. Ms. Haley explained that the staff report which will go to Council will have a map clearly showing the flood plain area. This report would be on the November 2nd agenda. All public comments must be received by October 16, 2020 at 4 pm.

Deputy Mayor Warden requested that the exact area be reflected when the report comes to Council in order to reflect the area remaining flood plain. Ms. Haley explained that a more detailed, technical map would be provided at that time using GIS software.

Councillor McDonnell requested clarification if the RRCA was requesting the section remain flood plain or if it had been proven that it was out of the flood plain. Ms. Haley explained that the request was made because the topographical survey proved that the area in question did still qualify to remain as flood plain.

Councillor Jaworski asked if a portion of the property shown on the map south east of the property was an allowance for the highway. Ms. Haley explained that the area in question was owned by the MTO and was undevelopable to protect the on ramp for the 401. Ms. Jaworski asked to confirm that this lot was as close as it could be to the 401. Ms. Haley confirmed that it was and this was the reason that any entrances would be required to be off South Beech St because there is no public road frontage on Military Rd. Ms. Jaworski asked about the kinds of operations that would be allowed in General Commercial and whether card locks would be permitted as her interpretation was that they would not be. Ms. Jaworski asked for clarification on what is considered a cardlock as there are variants like the Flying J and on Summerstown. Ms. Haley agreed that a card lock was not permitted in Commercial District and provided an explanation of the description of a card lock from the zoning by-law. Ms. Haley explained how the Flying J is primarily a truck stop, it fits the commercial zone as an automobile and truck stop service station.

No comments were received from the public.

c) Bedard Proposed Zoning Amendment

Ms. Haley provided the legal description of the property as Part of Lot 23, Concession 6, being Part 1 on Reference Plan 14R5187, also known as 21141 County Rd 18, North Lancaster, now in the Township of South Glengarry, County of Glengarry. A key map showing the subject property was shared as well as a zoning map for the parcel of property and the surrounding area. The subject property is approximately 0.37 acres in size and is currently developed. Previously the property operated as a local corner store but since its closure, the property has been used for residential purposes but a zoning change has never been requested until now.

The purpose of this Amendment is to rezone the subject property from Core Commercial (CC) to Residential One (R1) as there is no longer a commercial use on the subject property and the current owner wishes to use the entire property for residential purposes only. Ms. Haley commented that it can be quite difficult for a property owner to get a mortgage when zoning reflects a commercial use and there is not one. The request conforms to the Official Plan and the County was circulated on the application and have no comments or concerns. A staff report will be brought to Council at the October 19th meeting of council for a decision. A request for comments to be received by Friday October 9, 2020 at 4 pm.

Ms. Haley explained that her understanding is that the store at the subject property has been closed since the 1950s but she has yet to be able to confirm that date.

Councillor McDonell commented that he can confirm that the store has not been operating for the last 24 years.

Councillor Jaworski asked to confirm what the advantage is for the owner to have the property zoned residential versus commercial. Ms. Haley explained that her understanding is that when a property is zoned commercial but not being used for a business, it can be very difficult to receive financing. Financial institutions typically recommend the zoning be changed.

Mayor Prevost explained that in his experience, financial institutions may ask for up to fifty percent down which can make selling a residential home zoned commercial an issue.

There were no comments from the public.

5. ADJOURNMENT

Moved by Councillor McDonell

Seconded by Councillor Lang

BE IT RESOLVED THAT the Public Meeting of the Township of South Glengarry adjourn to the call of the chair at 6:19pm.

CARRIED

Mayor

Clerk