

## 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 NOVEMBER 16, 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: Joseph Ianni, Josh Eamon, Charlotte Rouleau

### 1. OPEN PUBLIC MEETING

Mayor Prevost opened the public meeting.

### 2. DECLARATION OF PECUNIARY INTEREST

- a) Pecuniary Interest Form - None

### 3. PRESENTATIONS AND DELEGATIONS

- a) Tyotown Heights Proposed Zoning Amendment

Ms. Haley welcomed Council and any members of the public in attendance. Ms. Haley explained that the public meeting was being held under section 34 of the Ontario Planning Act and the rules and procedures for the meeting.

Ms. Haley explained that the subject property is located at part of lot 38 & 39 registered plan 101 in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, fronting onto Tyotown Road and shared a key map of the property. The purpose of the amendment is to rezone the subject property from Open Space (OS) to Residential One (R1) to permit residential development as per the recent draft plan approved subdivision containing 5 residential lots. This zoning amendment is required as a draft plan approval condition.

The subject property is approximately 2 hectares in size. On July 14, 2020, the United Counties of SDG issued draft plan of subdivision approval to create 5 one acre residential lots. The lots will be serviced by private septic systems and a well. A plan for the lots was shown to Council. The subject property is designated Rural Settlement Area in the Official Plan and is zoned Open Space in the Township's Zoning By-law. The proposed zoning amendment conforms to the Official Plan. The amendment will be subject to a decision of Council at an upcoming Council meeting. Approval will advance the creation of the subdivision. No public comments have been received to date in writing. One phone call was received with general questions about the lots.

Councillor Jaworski asked about the present Open Space zoning for the property. Ms. Haley explained that in the 2006 Official Plan this property designated open space in error. As there were no development pressures at the time the property owner felt no need to appeal the designation and

was prepared to wait for the next official plan to correct the designation. The correction will allow the zoning to conform to the new Official Plan. Charlotte Rouleau, 18238 Tyotown Road, asked a question regarding the zoning for the property across the road and the property east to west. Ms. Haley explained that the zoning isn't changing for the rest of the property, only the rectangle being shown. Ms. Haley added that the zoning across the road is Rural and floodplain. Ms. Rouleau asked a subsequent question regarding how many driveways would be added for the five lots. Ms. Haley confirmed that five driveways would exit onto Tyotown. Mr. Prevost asked to clarify if the zoning for the property across the road was Mr. Gadbois' and if it was all zoned floodplain. Ms. Haley explained that the zoning for the property may all be flood plain but would need to do further research to confirm.

#### 4. ADJOURNMENT

Mayor Prevost adjourned the public meeting.

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Mayor

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Clerk