

MINUTES

THE PUBLIC MEETING OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY WAS HELD IN THE EVENING AT THE TOWNSHIP OFFICE, LANCASTER ON DECEMBER 21, 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, GM Infrastructure Services Ewen MacDonald, GM Corporate Services Lachlan MacDonald, Fire Chief Dave Robertson.

PUBLIC PRESENT: Luc Marion, Jacqueline Milner

1. OPEN PUBLIC MEETING

Mayor Prevost opened the public meeting.

2. DECLARATION OF PECUNIARY INTEREST

a) Declaration of Pecuniary Interest Form – None.

3. PRESENTATIONS AND DELEGATIONS

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.

a) Bertoldi Zoning Amendment

Ms. Haley provided information on the subject property located at Part of Lot 17 Concession 9, being Parts 2 and 5 of Reference Plan 14R 6139 in the geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry.

The subject property is approximately 93 acres in size; it is primarily forested and contains a cabin (was built without approvals several years ago). The cabin is not serviced.

The property owner recently relocated the cabin to be closer to the road which resulted in the public and administration becoming aware of this structure. The cabin is 10ft x 20ft in size.

The zoning by-law permits cabins but only as a temporary use as the primary use for properties located in the Agriculture zone are for residential or agricultural purposes; therefore, the property owner was offered different processes in order to seek permission to allow the cabin to remain.

The purpose of this requested Zoning By-law Amendment is to rezone the subject property from Agriculture (AG) to Agriculture – Exception Twenty-Seven (AG-27) to permit a Cabin as a primary and permanent use.

Ms. Haley shared photos of the property and a new entrance that was created which brought the property to administration's attention. The subject property is currently designated Agricultural Resource in the County Official Plan and the proposed zoning amendment conforms to the Official Plan.

This zoning amendment application will be subject to a decision of Council

A staff report including a recommendation will be brought to Council for a decision at the January 18, 2021 Council meeting.

If this amendment is approved the property owner will be required to obtain a building permit. All public comments must be received by Friday January 8, 2021 at 4pm.

Councillor Jaworski asked if there is any Township zoning that permits residents to have cabins. Ms. Haley explained that cabins are only permitted subject to Council approval via a temporary use by-law or zoning amendment. If Council wanted cabins to be permitted outright would need to amend the zoning by-law accordingly and add cabins as a permitted use and other things to the definition to insure permits are being applied for in order for assessment to be captured. The reason it is not permitted outright is because the primary use of residential properties is for primary dwellings or agriculture, depending on the zoning. Permitting seasonal cabins that are not serviced could lead to cabins being built and becoming permanent dwellings when they were not built to the same standard required by the building code.

b) Lapensee Zoning Amendment

Ms. Haley explained that the subject property is located at Part of Lot 33 Concession 1, NRR in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry. The applicant/property owner recently applied for a severance to dispose of the surplus dwelling to the farming operation

The severance was conditionally approved with several conditions one being the requirement to rezone the retained land to reduce the minimum lot area and to prohibit residential construction

The purpose of this Amendment is to rezone the subject property from Agriculture (AG) and Natural Hazard (NH) to Agriculture – Exception Twenty-Six (AG-26) and Natural Hazard to reduce the Minimum Lot Area from 20 hectares to 18.69 hectares and to prohibit residential construction. The subject property is vacant and is currently being farmed. If this amendment is approved no residential construction will be permitted and the land should continue to be farmed.

The subject property is currently designated Agricultural Resource in the County Official Plan.

This proposed amendment conforms to the Official Plan and the PPS. No written comments have been received to date from members of the public.

This zoning amendment application will be subject to a decision of Council. A staff report including a recommendation will be brought to Council for a decision at the January 18, 2021 Council meeting.

All public comments must be received by Friday January 8, 2021 at 4pm. No questions or comments.

c) Kaneb - Grant Marion Zoning Amendment

The property is located on Part of Lot 12, Registered Plan No. 101 and Part of Lots 52, 77, 78, and 79 of Registered Plan No. 142 in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry

The purpose of this Amendment is to rezone the subject properties from General Commercial (CG) and Residential One (R1) to Residential Three (R3) to permit the development of a three-unit Townhouse.

The area subject to the zoning amendment is currently three properties that are proposed to be merged into one parcel.

The combined total area of all three parcels is approximately 0.57 acres in size. The proposed development will be serviced by municipal water and wastewater. The access to the proposed development will be off of Glen

Walter Park Road. Ms. Haley shared a site plan and proposed design of the development. The subject property is currently designated Residential District in the County Official Plan and is located in the Urban Settlement Area of Glen Walter.

The proposed zoning amendment conforms to the Official Plan. The United Counties of SDG have been circulated on this application; they have indicated that they would prefer to have the accesses off of Glen Walter Park Road and want to be circulated on the site plan control process to be involved with the storm water management, proposed grading and drainage to insure there is no negative impact on County Rd 2.

This zoning amendment application will be subject to a decision of Council. A staff report including a recommendation will be brought to Council for a decision at the January 18, 2021 Council meeting.

If this amendment is approved the proposed development will be subject to a Site Plan Control Approval process and will require a building permit.

4. ADJOURNMENT

Mayor Prevost adjourned the public meeting.

Mayor

Clerk