

**TOWNSHIP OF SOUTH GLENGARRY
REGULAR MEETING OF COUNCIL
Council Chambers, Municipal Office
Monday, December 7, 2020 7:00 PM**

Page

1. CALL TO ORDER	
2. O CANADA	
3. APPROVAL OF AGENDA	
a) Additions, Deletions or Amendments All matters listed under For Information Only, are considered to be routine and will be enacted by one motion. Should a Council member wish an alternative action from the proposed recommendation, the Council member shall request that this matter be moved to the appropriate section at this time.	
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[and for 764694 Ontario Inc.](#)

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8.	UNFINISHED BUSINESS	
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9.	CLOSED SESSION	
a)	BE IT RESOLVED THAT Council convene to Closed Session to discuss the following item(s) under Section 239 (2) of The Municipal Act S.O. 2001	

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

(b) personal matters about an identifiable individual, including municipal or local board employees;
-Environment Committee Applications

(d) labour relations or employee negotiations;
-HR Matter

(k) plans and instructions for negotiations
- Boundary Rd Servicing Agreement

10. CONFIRMING BY-LAW

a) [Confirming By-law - 84-2020](#)

113

11. ADJOURNMENT



DECLARATION OF PECUNIARY INTEREST

I, _____, declare a pecuniary interest on Agenda Item(s) for the meeting of _____:

Signature

MINUTES

THE REGULAR 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 Stephanie Jaworski, Councillor Martin Lang, and Councillor Sam McDonell

STAFF PRESENT: CAO Tim Mills, Clerk Kaylyn MacDonald, GM Community Services Joanne Haley, GM Infrastructure Services Ewen MacDonald, GM Corporate Services Lachlan McDonald, Fire Chief Dave Robertson.

1. CALL TO ORDER

Resolution No. 360-2020

Moved by Deputy Warden

Seconded by Councillor Jaworski

BE IT RESOLVED THAT the Council Meeting of the Township of South Glengarry now be opened AT 7:00pm.

CARRIED

2. O CANADA

3. APPROVAL OF AGENDA

Resolution No. 361-2020

Moved by Councillor Lang

Seconded by Councillor McDonell

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

Items deleted from the agenda:

7. c) ii. Committee of Adjustment – November 2, 2020 Meeting Minutes

Items moved to Other Business:

7. d) ii. Resolution – Proposed Changes to the Municipal Elections Act (Grimsby)

7. d) iii. Resolution – Bill 218 Opposition (Meaford)

7. d) vii. Letter- Request for Comprehensive Study to Change Property Designation (D. Thompson)

7. d)viii. South Glengarry Holiday Shopping Event 2020

7. x. Fire Department Monthly Update Oct 2020

7. xiv. Departmental Update – Recreation & Facilities – October 2020

CARRIED

4. DECLARATION OF PECUNIARY INTEREST

- a) Pecuniary Interest Form – I, Lyle Warden, declare a pecuniary interest on Agenda Item(s) for the meeting of Staff Report 172-2020: The applicants have their home for sale with the Brokerage that I'm employed with.

5. APPROVAL OF MINUTES

- a) Previous Meeting Minutes - November 2nd, 2020

Resolution No. 362-2020

Moved by Councillor Jaworski

Seconded by Deputy Warden

BE IT RESOLVED THAT the Minutes of the Regular Meeting of the Council of the Township of South Glengarry, including the Closed Session, held on November 2, 2020 be adopted as circulated.

CARRIED

- b) Public Meeting Minutes - November 2, 2020
Resolution No. 363-2020 Moved by Councillor McDonell
Seconded by Councillor Lang
BE IT RESOLVED THAT the Minutes of the Public Meeting of the Council of the Township of South Glengarry held on November 2, 2020 be adopted as circulated.
CARRIED

- c) Special Meeting Minutes - November 6, 2020
Resolution No. 364-2020 Moved by Deputy Warden
Seconded by Councillor Lang
BE IT RESOLVED THAT the Minutes of the Special Meeting of the Council of the Township of South Glengarry held on November 6, 2020 be adopted as circulated.
CARRIED

6. PRESENTATIONS AND DELEGATIONS

7. NEW BUSINESS

- a) Staff Reports
 - i) Create - Discretionary Reserve Funds
Resolution No. 365-2020 Moved by Councillor Jaworski
Seconded by Councillor McDonell
BE IT RESOLVED THAT Staff Report 163-2020 be received and that the Council of the Corporation of the Township of South Glengarry approve the creation of two new reserve funds: Modernization Reserve and COVID-19 Reserve fund, and that the appropriate funds be allocated to said reserves.
CARRIED

- ii) 2021 Council Meeting Schedule
Resolution No. 366-2020 Moved by Councillor Lang
Seconded by Deputy Warden
BE IT RESOLVED THAT Staff Report 166-2020 be received and that the Council of the Township of South Glengarry approves the recommended 2021 Council Meeting Schedule.
CARRIED

- iii) 2020 PSAB Excluded Expenses
Resolution No. 367-2020 Moved by Councillor McDonell
Seconded by Councillor Jaworski
BE IT RESOLVED THAT Staff Report 167-2020 be received and that the Council of the Township of South Glengarry hereby adopts the PSAB Excluded Expenses Report for 2020.
CARRIED

- iv) Cornwall Electric LED Street Light Conversion
Resolution No. 368-2020 Moved by Councillor Jaworski
Seconded by Councillor Lang
BE IT RESOLVED THAT Staff Report 168-2020 be received and that Council direct Administration to present the LED Conversion Project Proposal to Cornwall Electric and that an Agreement to establish the terms and conditions for the project be developed and provided to Council for consideration at a future meeting.
CARRIED

- v) Road Needs Study RFP# 22-2020
Resolution No. 369-2020 Moved by Councillor McDonell
Seconded by Deputy Warden

BE IT RESOLVED THAT Staff Report #169-2020 be received and that the Council of the Township of South Glengarry award RFP # 22-2020 for a Road Needs Study to the Greer Galloway Group as per their submission of \$28,385.00 Plus HST and furthermore; that the Mayor and Clerk be authorized to sign any relevant documents.

CARRIED

- vi) Route Optimization Study-Public Works Facility Tender

Resolution No. 370-2020

Moved by Councillor Lang

Seconded by Councillor McDonell

BE IT RESOLVED THAT Staff Report 170-2020 be received and that the Council of the Township of South Glengarry Receive and File the Route Optimization Study.

CARRIED

Resolution No. 371-2020

Moved by Councillor Lang

Seconded by Councillor Jaworski

BE IT RESOLVED THAT Staff Report 68-2020 be received and that the Council of the Township of South Glengarry file this report and approves the floor plan as revised in Staff Report 170-2020.

CARRIED

- vii) To Adopt an Interim Control By-Law to Prohibit Cannabis Cultivation Production and Processing

Resolution No. 372-2020

Moved by Councillor Jaworski

Seconded by Councillor Lang

BE IT RESOLVED THAT Staff Report 171-20 be received and that Council of the Township of South Glengarry adopt by-law 77-20, being by-law to establish an Interim Control By-Law to prohibit cannabis cultivation, production and processing throughout the Township of South Glengarry. This By-law shall come into force and take effect for a period of one (1) year from the date of passing and be read a first, second and third time, passed, signed and sealed this 16th day of November, 2020.

CARRIED

- viii) Schreck & Seale Zoning Bylaw Amendment

Resolution No. 373-2020

Moved by Councillor Lang

Seconded by Councillor McDonell

BE IT RESOLVED THAT Staff Report 172-2020 be received and by-law 78-2020, being a by-law to amend by-law 38-09, the comprehensive Zoning By-Law for the Township of South Glengarry and for the property legally described as Part of Lots 18 & 19, Concession 2, SRR in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry be rezoned from from Agricultural (AG) and Natural Hazard (NH) to Agricultural – Exception Twenty-Five (AG-25) and Natural Hazard (NH) to reduce the Minimum Lot Area from 20 hectares to 17.93 hectares and to prohibit residential construction, be read a first, second and third time, passed, signed and sealed this 16th day of November, 2020. The Council of the Township of South Glengarry confirms that no public comments were received on this application therefore there was no effect on the decision.

CARRIED

- ix) Electronic Building Permit Application Processes (Cloudpermit)

Resolution No. 374-2020

Moved by Councillor Jaworski

Seconded by Deputy Warden

BE IT RESOLVED THAT Staff report 173-2020 regarding Single Source Award for the Purchase of Building Permit Software be received; and that

Council authorize the single source award for the purchase and implementation of Cloudpermit Building Permit Software to be funded from modernization fund for 2021 at a cost of \$20,000 and thereafter at an annual cost of \$15,000.

CARRIED

- x) 1939133 Ontario Inc. Zoning By-Law Amendment

Resolution No. 375-2020

Moved by Councillor McDonell

Seconded by Councillor Lang

BE IT RESOLVED THAT Staff Report 174-2020 be received and that Council adopt by-law 76-2020, being by-law to amend by-law 38-09, the comprehensive Zoning By-Law for the Township of South Glengarry for the property legally described as Part of Lot 38, Concession 9, located on the east side of County Road 34, in the geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry be rezoned from Rural (RU) to General Commercial (CG) to permit commercial development in the future, be read a first, second and third time, passed, signed and sealed this 16th day of November, 2020. The Council of the Township of South Glengarry confirms that no public comments were received on this application therefore there was no effect on the decision.

CARRIED

Resolution No. 376-2020

Moved by Deputy Warden

Seconded by Councillor Jaworski

BE IT RESOLVED THAT the Council of the Township of South Glengarry accepts the items presented on the agenda as Committee Reports and For Information Only.

CARRIED

- b) Other Business

- i) Resolution - Proposed Changes to the Municipal Elections Act (Prince Edward County)

- ii) Resolution – Bill 218 Opposition (Meaford)

Councillor Jaworski asked that staff bring a resolution to the next Council meeting to support the resolutions from Prince Edward County and Meaford.

- iii) Letter - Request for Comprehensive Study to Change Property Designation (D. Thompson)

Council asked Staff to bring a report to a future meeting on Mr. Thompson's request.

- iv) South Glengarry Holiday Shopping Event

At Councillor Jaworski's request, Economic Development and Tourism Coordinator Ms. Baggs provided an overview of the upcoming event.

- v) Fire Department Monthly Update Oct 2020

Council thanked Kenny U-pull and Gators Metal Recycling for providing opportunities for the South Glengarry fire service to practice their auto extrication skills.

- vi) Departmental Update – Recreation & Facilities – October 2020

Councillor Jaworski highlighted the note on the work plan that a report will be forthcoming on grass cutting and facility improvements and noted that she is looking forward to the analysis of how the new program was delivered.

- c) Committee Reports

- i) Cornwall Regional Airport Commission Minutes - October 21st, 2020

Enter Text

- d) For Information Only

- i) Resolution - Proposed Regulation under the Ontario Heritage Act Bill 108 (Grimsby)
- ii) Resolution - AODA Web-Site Support (Belleville)
- iii) Resolution - Amending AGCO Process to Consider Radial Separation from Other Cannabis Locations (Hamilton)
- iv) Notice - Enbridge Gas Inc Application for Fixing Just & Reasonable Rates (Ontario Energy Board)
- v) Departmental Update CAO - October 2020
- vi) Departmental Update - Corporate - October 2020
- vii) Departmental Update - Community Services - October 2020
- viii) Departmental Update Infrastructure Services - October 2020
- ix) Consent Summary 2020
- x) Consent Applications B-94 & B-95-20
- xi) Consent Application B-91-20
- xii) Consent Application B-85-20

8. UNFINISHED BUSINESS

- a) Unfinished Business Report - November 16, 2020

9. CLOSED SESSION

Resolution No. 377-2020

Moved by Councillor Lang

Seconded by Councillor McDonell

BE IT RESOLVED THAT the Council of the Township of South Glengarry convene to Closed Session at 8:43pm to discuss the following item(s) under Section 239 (2) of The Municipal Act S.O. 2001:

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

CARRIED

Resolution No. 378-2020

Moved by Councillor Jaworski

Seconded by Deputy Warden

THAT Council now rise and reconvene at 8:57pm without reporting.

CARRIED

10. CONFIRMING BY-LAW

Resolution No. 379-2020

Moved by Councillor McDonell

Seconded by Councillor Lang

BE IT RESOLVED THAT By-law No. 79-2020 to adopt, confirm and ratify matters dealt with by resolution, be read a first, second and third time, passed, signed, and sealed in Open Council.

CARRIED

11. ADJOURNMENT

Resolution No. 380-2020

Moved by Councillor Jaworski

Seconded by Deputy Warden

BE IT RESOLVED THAT the Council of the Township of South Glengarry adjourn to the call of the chair at 8:58pm.

CARRIED

Mayor

Clerk

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.

Mayor

Clerk

MINUTES

THE SPECIAL MEETING OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY WAS HELD AS AN ELECTRONIC MEETING IN THE MORNING AT THE TOWNSHIP OFFICE, LANCASTER ON NOVEMBER 20, 2020

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

STAFF PRESENT: CAO Tim Mills, Clerk Kaylyn MacDonald, GM Community Services Joanne Haley, GM Infrastructure Services Ewen MacDonald, GM Corporate Services Lachlan McDonald, Fire Chief Dave Robertson, Roads Manager Chris Lebrun, Director of Recreation and Facilities Rick Ladouceur.

- 1. CALL TO ORDER
Resolution No. 381-2020 Moved by Councillor Lang
Seconded by Councillor McDonell
 BE IT RESOLVED THAT the Special Meeting of the Township of South Glengarry now be opened at 9:00AM.
 CARRIED

- 2. APPROVAL OF AGENDA
Resolution No. 382-2020 Moved by Councillor Jaworski
Seconded by Deputy Warden
 BE IT RESOLVED THAT the Council of the Township of South Glengarry approve the agenda as circulated.
 CARRIED

- 3. DECLARATION OF PECUNIARY INTEREST – None.

- 4. NEW BUSINESS
 - a) 2021 Draft Budget
 - i) Council continued its review of the 2021 draft budget. Administration will bring the budget for approval in the new year.

- 5. ADJOURNMENT
Resolution No. 383-2020 Moved by Deputy Warden
Seconded by Councillor Lang
 BE IT RESOLVED THAT the Council of the Township of South Glengarry adjourn to the call of the chair at 12:01pm.
 CARRIED

Mayor

Clerk

Optimist club of Lancaster

19988 Loyalist Rd.

Williamstown, ON K0C 2J0

Monday, November 23, 2020

Township of South Glengarry Council

Attn: Mayor Frank Prevost

This is the proposal for the naming of the new building in Smithfield Park. Presented by the Optimist club of Lancaster.

In the beginning, a group of community minded citizens raised funds for the building of a community facility in Smithfield park. Fast forward to today. The majority of the original group of citizens has joined the Optimist club with the intent of rejuvenating Smithfield park and enhancing the extra curricular activities for the youth in South Glengarry.

The Optimist club was first organized in Lancaster in 1986. Our main focus was and still is today the youth in our community. Originally, we just focused on Lancaster, however with the reduction of schools in this area we now focus on all of South Glengarry. Our projects are many with approximately \$20,000 each year going to our children. To list a few accomplishments, we give money to the schools for special purchases. Just recently \$10,000 for a new sound system in Char-Lan High School. \$3000. to WPS to spend at their discretion. We give \$2000 each year for the food baskets organized by the Knights of Columbus. We give money to families that need assistance in our community. We offer a skating program and an Oratorical program for all our schools. Canada Day has been totally organized by the Optimist club in the past many years. The rink in Smithfield park is kept running by members of the Optimist club. This is just a sample of what we have done and continue to do. We also have further ideas that we would like to implement in Smithfield park to continue the rejuvenation process.

However, all this to say that there are many people that still have no idea that we exist in South Glengarry. We feel that because we were a leading force in bringing this building in Smithfield Park to fruition, and because of the much time and funds that we inject back into South Glengarry we would really like to have our name on the new building.

The Lancaster Optimist Community Center!

The Optimist Community Hub!

Either kind of has a neat ring to it, wouldn't you agree?

We look forward to further discussion if needed and of course your decision.

Anne Donkers President of the Optimist club of Lancaster



STAFF REPORT

S.R.175-2020

PREPARED BY: Ewen MacDonald, GM Infrastructure Services

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: December 7, 2020

SUBJECT: Road Dedication Connortown Road

BACKGROUND:

1. A Severance Application on Connortown Road included a condition for Road Widening.
2. It was discovered during the title search that a section of Connortown Road was not dedicated a Public Highway.
3. The Road Section is Legally described as PIN 67113-0146 North 1/2 LT 25 CON 9 CHARLOTTENBURGH being Part 5 on 14R-6547 (attached).

ANALYSIS:

1. Legal counsel for the applicant has submitted the Acknowledgment and Direction Document for the Clerk to sign to convey the lands to the Township.
2. By-Law # 80-2020 would dedicate the lands as Public Highway and the By-Law would then be registered.

IMPACT ON 2020 BUDGET:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

N/A

RECOMMENDATION:

BE IT RESOLVED THAT the Council of the Township of South Glengarry pass By-Law 80-2020 being a By-Law to dedicate Part 5 on Registered Plan 14R-6547, PIN 67113-



0146, as Public Highway; read a first, second, and third time, passed signed and sealed in Open Council this 7th day of December, 2020.

A handwritten signature in black ink, appearing to read "Tim Mills", is written over a horizontal line.

**Recommended to Council for
Consideration by:
CAO – TIM MILLS**

COORDINATES WERE DERIVED FROM REAL-TIME NETWORK OBSERVATIONS USING THE CAN-NET NETWORK UTM, ZONE 18, NAD83 (CSRS) (2010)

STATION	NORTHING	EASTING
A	1642769.258	1717046.771
B	16428080.698	1717565.746

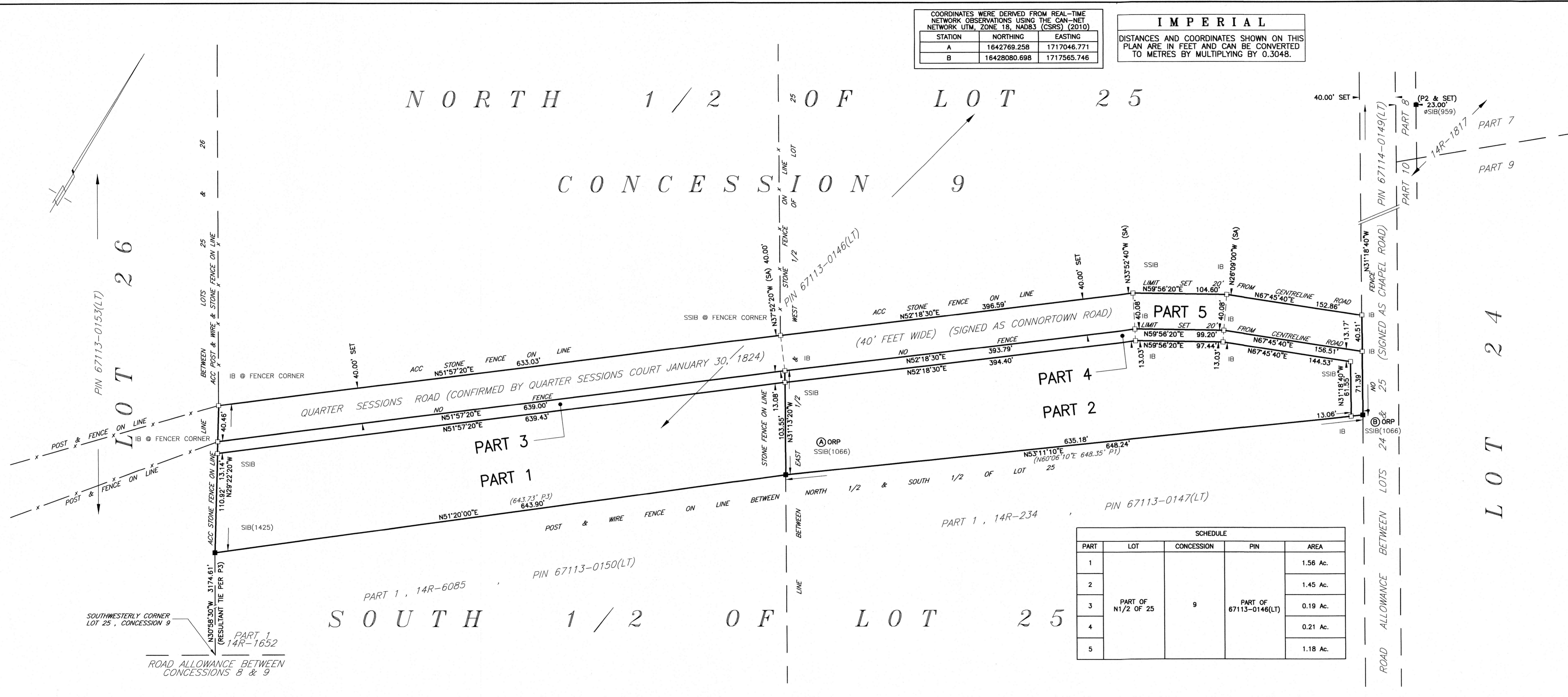
IMPERIAL
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 14R-6547
 RECEIVED AND DEPOSITED
 November 18, 2020
 November 19, 2020

Ron M. Jason
 RON M. JASON, O.L.S.

Brigitte Clermont
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GLENGARRY (No. 14)



PLAN OF SURVEY OF
PART OF NORTH 1/2 OF LOT 25 CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF CHARLOTTENBURGH
 TOWNSHIP OF SOUTH GLENGARRY
 COUNTY OF GLENGARRY
 RON M. JASON O.L.S.
 SCALE: 1 INCH=60 FEET
 0 20 40 60 80 100 120 140 160 180 200 FEET

NOTES
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.995977.
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 COORDINATE VALUES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG. 216/10.
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON, BY REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18, (75°W) NAD83 (CSRS) (2010).
 BEARING COMPARISONS SHOWN ARE WITH UNDERLYING PLANS.

- LEGEND**
- DENOTES PLANTED MONUMENT
 - DENOTES FOUND MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CM DENOTES CONCRETE MONUMENT
 - CC DENOTES CUT CROSS
 - IP DENOTES IRON PIPE
 - ORP DENOTES ROUND
 - WIT DENOTES WITNESS
 - ACC DENOTES ACCEPTED
 - MEAS DENOTES MEASURED
 - INST DENOTES INSTRUMENT
 - x-x DENOTES FENCE
 - SA DENOTES SPLIT ANGLE
 - P1 DENOTES PLAN 14R-234
 - P2 DENOTES PLAN 14R-1817
 - P3 DENOTES PLAN 14R-6085

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF NOVEMBER, 2020.

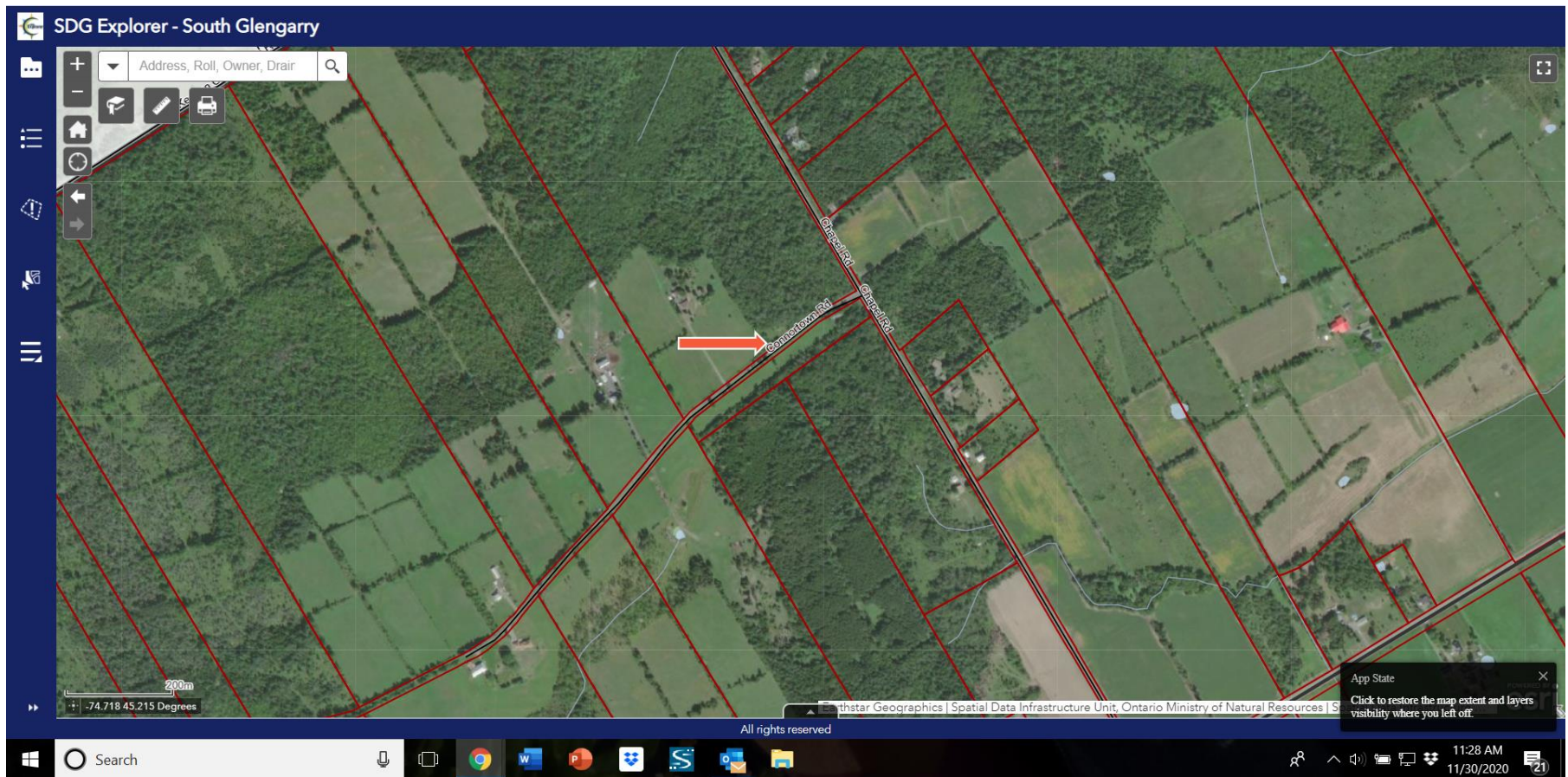
NOVEMBER 18, 2020
Ron M. Jason
 RON M. JASON
 ONTARIO LAND SURVEYOR

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA
1				1.56 Ac.
2				1.45 Ac.
3	PART OF N1/2 OF 25	9	PART OF 67113-0146(LT)	0.19 Ac.
4				0.21 Ac.
5				1.18 Ac.

Ron M. Jason Surveying Ltd.
 ONTARIO & CANADA LAND SURVEYORS
 PRESCOTT - ALEXANDRIA
 REF: 20-10-1065

Connortown Road



SG-J-20

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW NUMBER 80-2020
FOR THE YEAR 2020**

***BEING A BY-LAW TO ACCEPT CERTAIN LANDS AS ROAD ALLOWANCE
WITHIN THE TOWNSHIP AND TO DEDICATE SAME TO THE PUBLIC USE
AS PUBLIC HIGHWAY.***

WHEREAS, the *Municipal Act, 2001*, c.25 S 5 (1) provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS the *Municipal Act 2001*, c. 25 S. 5(3) provides that the powers of every Council are to be exercised by by-law.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:**

1. **THAT** the Corporation of the Township of South Glengarry accepts the conveyances listed on Schedule "A" attached hereto and forming part of this by-law.
- 2.
3. **THAT** the conveyances referred to on Schedule "A" attached hereto are hereby accepted as road allowances and dedicated to the public use as Public Highway.

***READ A FIRST, SECOND AND THIRD TIME, PASSED, SIGNED AND
SEALED IN OPEN COUNCIL THIS 7TH DAY OF DECEMBER 2020.***

MAYOR: _____ **CLERK:** _____

Schedule "A" to By-Law 80-2020

Description of lands accepted by the Township of South Glengarry as Open Road Allowances

Lot #	Concession	Part(s)	Reference Plan	Registered Plan Document	PIN	Registry Date
North ½ Lot 25	9	5	14R-6547		Part of 67113-0146	November 19, 2020



STAFF REPORT

S.R. 176-2020

PREPARED BY: Dave Robertson, Fire Chief

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: December 7, 2020

SUBJECT: Uniform Purchase

BACKGROUND:

1. The South Glengarry Fire Service provides uniform items to all staff when they join and on an as needed basis moving forward in their career. A standard member's uniform set consists of a shirt, pants, belt and tie.
2. 2020 and the COVID-19 health emergency have brought significant change and adjustment in the way our municipality conducts operations. The Fire Service has experienced a decrease in total emergency response requests, mainly due to decreased medical calls. We have remained fully response ready when called upon and we have been properly stocked with personal protective equipment (PPE) and the required training throughout the pandemic.
3. At times, we have reduced staff participation with regards to certain non-essential training and maintenance duties. South Glengarry Fire members have been very responsible and accepting of the many changes directed upon them throughout this pandemic.
4. In appreciation of the added responsibilities and adjusted workload encountered by our first responders, administration is proposing a one-time purchase of an additional uniform item in the form of a sweater or more commonly referred to as a "Job Shirt".





ANALYSIS:

5. The proposed order would entail the purchase of one Job Shirt for each of the 104 active members as of November 1st along with the 10 valued members who were active and have retired in the past year for a total of 114 shirts
6. Three suppliers were contacted in regards to providing the uniform items.

Firm	Value of product
Unisync Group Limited	\$10,830 Plus HST
DNA Promotional Products	\$12,027 Plus HST
Mr. Sew & Sew	No comparable product

7. This proposed purchase was not specified in the 2020 budget. Administration is proposing that this would be a reallocation of approved 2020 budget funds.
8. The proposed funds will come from the following general ledger (GL) accounts.
 - Combined GL #'s 1-5- (2511, 2512, 2513, 2514, 2515) -3999
 - o Cancelled 2020 staff holiday events. Stations are allocated \$500.00 each year to help offset the cost of a year-end holiday supper and station award event. Due to COVID-19 restrictions, these events will not be held in 2020.
 - o Unutilized 2020 total budget funds of **\$2500.00**
 - o Reallocated to proposed project **\$2500.00**
 - 1-5-2510-2127
 - o Equipment Repair and Maintenance (non-vehicle) budget in 2020 was \$40,000.00
 - o Unutilized 2020 budget funds as of Nov. 2 was \$19,802.00
 - o Reallocated to proposed project **\$7630.00**
 - 1-5-2510-2124
 - o Uniform purchase
 - o Unutilized 2020 budget funds as of Nov. 2 was \$1072.00
 - o Reallocated to proposed project **\$700.00**
9. Administration is proposing the purchase be awarded to Unisync Group Limited in the amount of \$10,830.00. South Glengarry has received excellent service and products from this firm in the past as they are our main uniform supplier.

IMPACT ON 2020 BUDGET:



There will be no additional funding requirements, as the project will be paid for with existing and budgeted funds.

ALIGNMENT WITH STRATEGIC PLAN:

Goal 3: Strengthen the effectiveness and efficiency of our organization

RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 176-2020 be received and that the Council of the Township of South Glengarry award the purchase of uniform items to Unisync Group Limited as per their submission of \$10,830 plus HST and furthermore; that the Mayor and Clerk be authorized to sign any relevant documents.

A handwritten signature in black ink, appearing to read "Tim Mills", is written over a horizontal line.

Recommended to Council for
Consideration by:
CAO – TIM MILLS



STAFF REPORT

S.R. 177-2020

PREPARED BY: Joanne Haley, GM Community Services

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: December 7, 2020

SUBJECT: Site Plan Control Agreements for Grant Marion Construction Ltd and for 764694 Ontario Inc.

BACKGROUND:

1. This staff report is written for 2 properties located side by side with a shared overall grading and drainage plan that are subject to site plan control.
2. The subject properties are legally described as Part of Lot 12, Registered Plan No. 101 being Parts 2 & 3 on Reference Plan 14R6380, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry located on Glen Walter Park Road.
3. The property owners are proposing to construct two three-unit townhouses; one located on each lot.
4. Prior to a building permit being issued, as per our Site Plan Control By-Law 14-18, all multi-residential development is subject to Site Plan Control.

ANALYSIS:

5. Each property is approximately 0.2 acres in size and will be fully serviced with municipal water and wastewater services. The properties are designated Residential District and are located in the Urban Settlement area of Glen Walter and are zoned Residential 3 exceptions 2 and 3. This proposed use conforms to both the Official Plan and the Zoning By-law.
6. The proposed site plan was circulated to and reviewed by the Building Department. The attached Site Plan Control Agreements contain the typical clauses to ensure that the developments proceed as per the approved plan. The proposed Site Plans including grading and drainage information can be found in Schedule B within the agreement as attached.
7. The Site Plan Control Agreements and the Site Plans will be registered on title following the execution of the agreement.



8. Building permits may be issued following the execution of the Site Plan Control Agreements.

IMPACT ON 2020 BUDGET:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

N/A

RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 175-2020 be received and that the Council of the Township of South Glengarry approves By-Law #'s 81-2020 & 82-2020, and the Site Plan Control Agreements for the properties legally described as Part of Lot 12, Registered Plan No. 101, being Parts 2 & 3 on Reference Plan 14R6380, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry and authorizes the Mayor and Clerk to execute the Site Plan Control Agreement.

A handwritten signature in black ink, appearing to read "Tim Mills", is written over a horizontal line.

Recommended to Council for
Consideration by:
CAO – TIM MILLS

SG-D-20

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW 81-2020
FOR THE YEAR 2020**

**BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO
A SITE PLAN AGREEMENT BETWEEN THE TOWNSHIP OF SOUTH
GLENGARRY AND 764694 ONTARIO INC.**

WHEREAS, the *Municipal Act, 2001*, c.25 S 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act 2001*, c. 25 S. 5(3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS the Council of the Township of South Glengarry deems it necessary and in the public interest to enter into a Site Plan Agreement with 764694 Ontario Inc. being the owners of the land legally described as Part of Lot 12, Registered Plan No. 101 being Part 3 on Reference Plan 14R6380, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry.

AND WHEREAS the Council of the Township of South Glengarry passed By-law No. 14-18, being a by-law to establish a Site Plan Control Area pursuant to Section 41 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, on the aforementioned subject property.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:**

1. **THAT** the Mayor and Clerk are hereby authorized to sign a Site Plan Agreement with 764694 Ontario Inc., a copy of which is attached hereto as Schedule "A" and is hereby declared to form part of this by-law.
2. **THAT** this by-law shall come into force and take effect on the date of its final passing.

**READ A FIRST, SECOND AND THIRD TIME, PASSED, SIGNED AND SEALED
IN OPEN COUNCIL THIS 7th DAY OF DECEMBER, 2020.**

MAYOR:

CLERK:

**THIS AGREEMENT made in quadruplicate this
7th day of December, 2020**

BETWEEN:

764694 ONTARIO INC.

**Hereinafter called the "OWNER"
OF THE FIRST PART**

AND:

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
Hereinafter called the "TOWNSHIP"
OF THE SECOND PART**

WHEREAS the Owner has applied to the Township for approval of a site plan for the Owner's lands, which site plan is annexed hereto as Schedule "B" and the Township has approved the said site plan subject to the Owner entering into this Agreement with the Township.

NOW THEREFORE this Agreement witnesseth that in consideration of the approval by the Township of the site plan for the development on the Owner's lands and the implementation of the conditions in the said approval, the Owner and the Township agree as follows:

1. IN THIS AGREEMENT:

- | | |
|----------------------|--|
| "TOWNSHIP" | means the Corporation of the Township of South Glengarry, and its appointees; |
| "OWNER" | 764694 Ontario Inc. |
| "LANDSCAPING" | means any rock, brick, poured concrete or treated wood retaining walls intended to withhold soils or rock at a higher grade or elevation, trees, hedges, shrubs or other similar vegetation. |

LANDS

2. The Owner hereby agrees and acknowledges that the lands affected by this Agreement are the lands described in Schedule "A" attached hereto and forming part of this Agreement.

PERMITS

3. (a) The Township agrees that upon execution of this Agreement by all parties and upon submission and approval of the plans and specifications in accordance with Township by-laws and regulations, a building permit or permits for the development of the lands as contemplated by this Agreement shall be issued.
- (b) The owner agrees that placement of structures and site services on the property shall be in accordance with the site plan attached to this agreement.

GRADING

4. The Owner shall provide to the Township of South Glengarry a Site Plan containing grading and drainage information that includes the location of the proposed three-unit townhouse and conforms to the Township's Site Plan Control By-Law. The Site Plan is included in "Schedule "B" -Approved Site Plan" as attached to this document.

LICENSE TO ENTER LAND

5. (a) The Owner hereby grants to the Township, its servants, agents and contractors, the license to enter the Owner's lands for the purpose of inspection of the works and to perform such work as may be required as a result of a default.

DEFAULT

6. (a) In the event of a default by the Owner or it's successors or assignees in the provision and maintenance of all matters and things required to be done by it pursuant to this Agreement, and after thirty (30) days written notice to the Owner, the Township may, at the expense of the Owner, enter upon the Owner's lands and do all such matters and things as are in default. "Cost" and "Expense of the Owner" in this clause shall be the actual cost incurred by the Township plus 25% of such cost as a charge for overhead. Any costs incurred by the Township pursuant to this Agreement shall be paid by the Owner to the Township within thirty (30) days of the mailing of an invoice by the Township addressed to the Owner and costs referred to in this clause may be recovered by the Township in like manner as municipal taxes pursuant to the provisions of the *Municipal Act*, as amended.

- (b) The Owner further agrees that the entry and performance of works or procedures by the Township as herein provided shall not constitute a trespass.

AGREEMENT BINDING ON SUCCESSOR ON TITLE

- 7. (a) The Owner covenants and agrees that each and every covenant herein contained shall be binding upon the Owner of the Owner's lands and upon each and every successor on title.
- (b) The Owner covenants and agrees with the Township that if it subsequently sells or conveys the Owner's lands or any part thereof, each transfer or grant shall contain a covenant on the part of the grantee therein binding it, its successors and assigns, to the terms of this Agreement, and any further amendments thereto, and a further covenant on the part of the grantee or its successors and assigns to include a similar covenant in all subsequent transfers or grants of the Owner's lands, until the duties and obligations of the Owner under this Agreement have been fully performed. This Agreement does not relieve the Owner from complying with any other building and/or zoning requirements under the provisions of the *Ontario Building Code Act* and *Planning Act*.

SCHEDULES

- 8. The following Schedules are attached hereto and form part of this Agreement:

SCHEDULE "A"	Legal Description of the Owner's Property;
SCHEDULE "B"	Approved Site Plan
SCHEDULE "C"	SECURITIES

SCHEDULE "A"

LEGAL DESCRIPTION **OF THE OWNER'S LANDS**

THOSE LANDS AND PREMISES located in the Township of South Glengarry, in the County of Glengarry and Province of Ontario AND BEING COMPRISED OF: Part of Lot 12, Registered Plan No. 101 being Part 3 on Reference Plan 14R6380, in the geographic Township of Charlottenburgh.

SCHEDULE "B"

APPROVED SITE PLAN

Drawing Name:	Drawing Date:	By:
Glen Walter Park Road Site Plan- SP2	November 27, 2020	Luc Marion, P Eng.
Glen Walter Park road Overall Grading Strategy	November 27, 2020	Luc Marion P, Eng.

SCHEDULE "C"

SECURITIES

Securities in the amount of \$1,000.00 shall be provided to the municipality.

Securities in the form of irrevocable letters of credit automatically renewed annually, cash or negotiable bonds written in the name of the municipality shall be provided to cover the period of time for which the development of the property is to be completed.

The security deposit will be released upon the completion of construction and the approval of a final inspection as well as the submission and approval of an "as- built" site plan.

SG-D-20

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW 82-20
FOR THE YEAR 2020**

**BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO
A SITE PLAN AGREEMENT BETWEEN THE TOWNSHIP OF SOUTH
GLENGARRY AND GRANT MARION CONSTRUCTION LTD.**

WHEREAS, the *Municipal Act, 2001*, c.25 S 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act 2001*, c. 25 S. 5(3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS the Council of the Township of South Glengarry deems it necessary and in the public interest to enter into a Site Plan Agreement with Grant Marion Construction Ltd. being the owners of the land legally described as Part of Lot 12, Registered Plan No. 101 being Part 2 on Reference Plan 14R6380, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry.

AND WHEREAS the Council of the Township of South Glengarry passed By-law No. 14-18, being a by-law to establish a Site Plan Control Area pursuant to Section 41 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, on the aforementioned subject property.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:**

1. **THAT** the Mayor and Clerk are hereby authorized to sign a Site Plan Agreement with Grant Marion Construction Ltd., a copy of which is attached hereto as Schedule "A" and is hereby declared to form part of this by-law.
2. **THAT** this by-law shall come into force and take effect on the date of its final passing.

**READ A FIRST, SECOND AND THIRD TIME, PASSED, SIGNED AND SEALED
IN OPEN COUNCIL THIS 7th DAY OF DECEMBER, 2020.**

MAYOR: _____ **CLERK:** _____

**THIS AGREEMENT made in quadruplicate this
7th day of December, 2020**

BETWEEN:

GRANT MARION CONSTRUCTION LTD.

**Hereinafter called the "OWNER"
OF THE FIRST PART**

AND:

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
Hereinafter called the "TOWNSHIP"
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| "OWNER" | Grant Marion Construction Ltd. |
| "LANDSCAPING" | means any rock, brick, poured concrete or treated wood retaining walls intended to withhold soils or rock at a higher grade or elevation, trees, hedges, shrubs or other similar vegetation. |

LANDS

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GRADING

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DEFAULT

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SCHEDULES

- 8. The following Schedules are attached hereto and form part of this Agreement:

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SCHEDULE "B"	Approved Site Plan
SCHEDULE "C"	SECURITIES

SCHEDULE "A"

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SCHEDULE "B"

APPROVED SITE PLAN

Drawing Name:	Drawing Date:	By:
Glen Walter Park Road Site Plan- SP2	November 27, 2020	Luc Marion, P Eng.
Glen Walter Park road Overall Grading Strategy- SP1	November 27, 2020	Luc Marion P, Eng.

SCHEDULE "C"

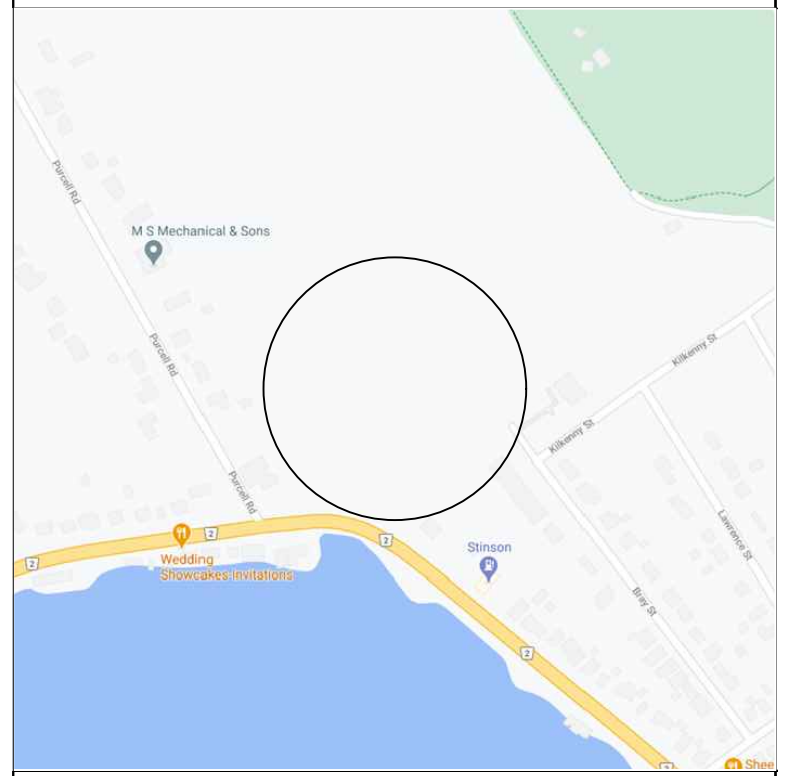
SECURITIES

Securities in the amount of \$1,000.00 shall be provided to the municipality.

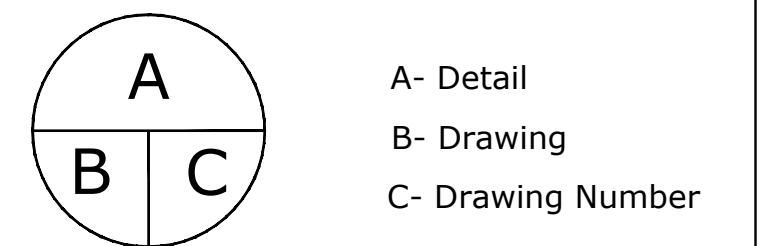
Securities in the form of irrevocable letters of credit automatically renewed annually, cash or negotiable bonds written in the name of the municipality shall be provided to cover the period of time for which the development of the property is to be completed.

The security deposit will be released upon the completion of construction and the approval of a final inspection as well as the submission and approval of an "as- built" site plan.

Key Plan



Grant-Marion Construction retains all rights to the drawings. In accordance with Copyright laws, the documents may not be reproduced, modified or transmitted without authorisation.



Date	No.	Revision

LEGEND:

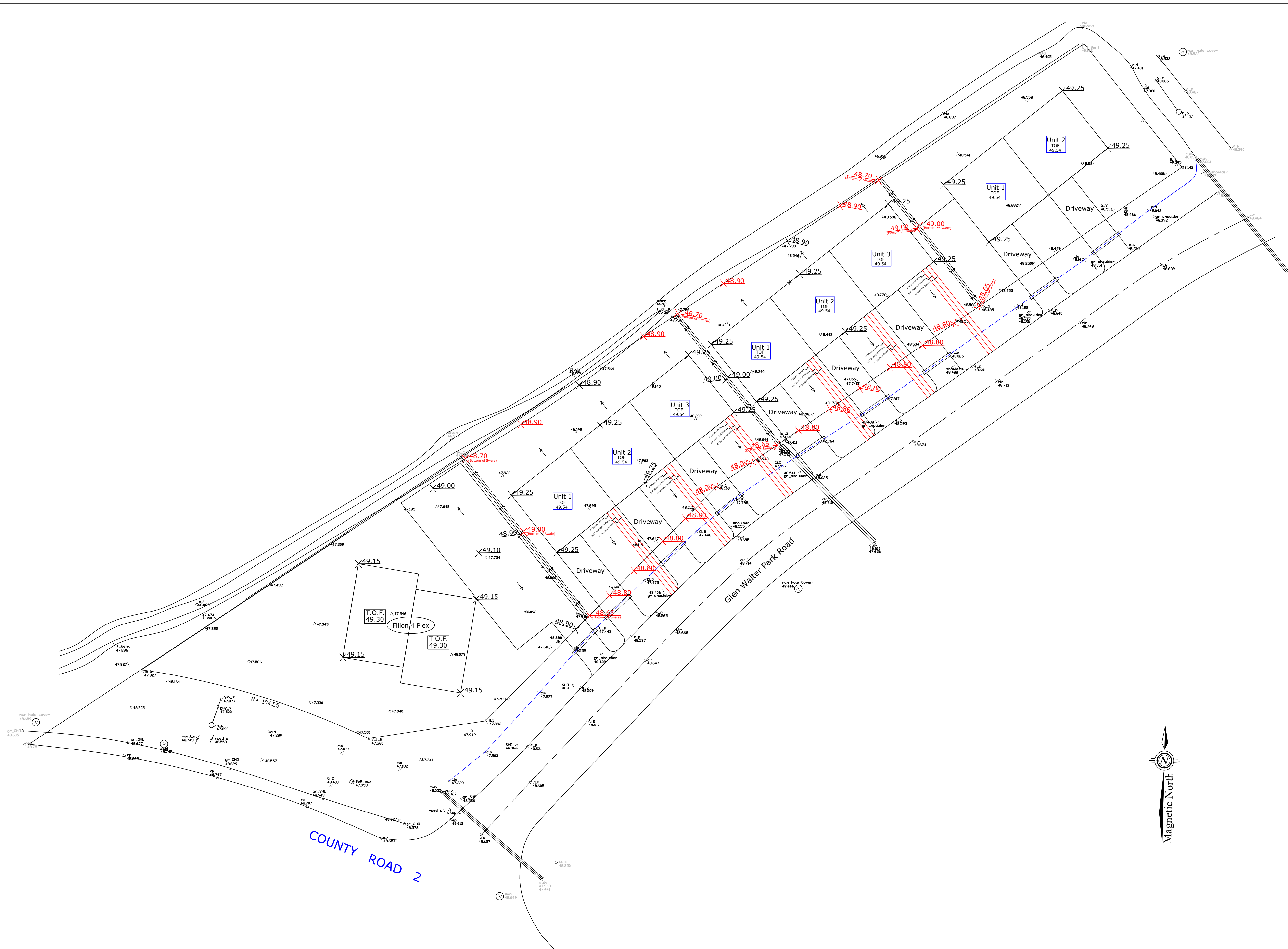
- CLD : Center Line of Ditch
- CLR : Center Line of Road
- culv : Existing Culvert
- e_p : Edge of Pavement

× existing grades
× Proposed Grade

⊗ 48.435
BENCH MARK is Man Hole Cover Located at the intersection of Bray and Glen Walter Park Road

Owner: Grant-Marion Construction Limited

Project#: H18-19



Contractor:

GRANT-MARION Construction Limited
2747 MARLEAU AVENUE
CORNWALL, ONTARIO K6H 7B6
TEL: 613-938-8004
FAX: 1-888-700-0771
www.grantmarionconstruction.com

- General Notes:**
- 1) Unless signed and sealed by an Engineer, these drawings are "Not for Construction".
 - 2) Do not scale these Drawings. If additional dimensions are required, please notify the draftsman as soon as possible.
 - 3) It is the contractor's responsibility to site verify all dimensions and to report any discrepancies to the draftsman as soon as possible.
 - 4) The drawings must be read in conjunction with the latest Ontario Building Code as well as the Ontario Construction Safety Act.
 - 5) During Construction, it is the contractor's responsibility to comply with the latest OBC and OCSA regulations.
 - 6) The work must be performed in accordance with all municipal, provincial and federal bylaws.

Approved by:

GLEN WALTER PARK ROAD / OVERALL GRADING STRATEGY

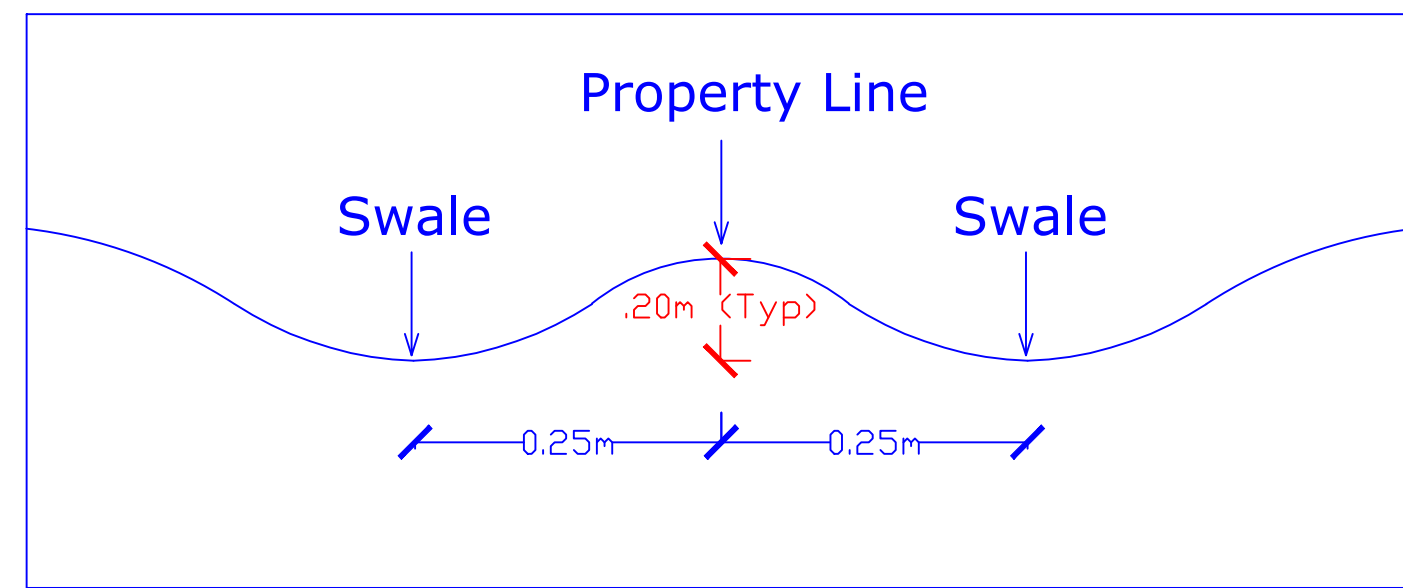
Registered Plan 14R-6380 Parts 2, 3 & 4

Drafted by:
Robert Marion

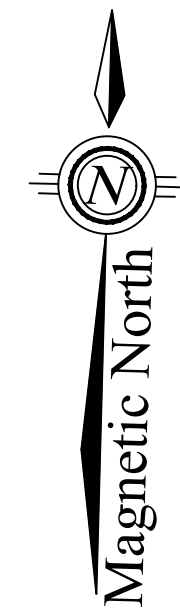
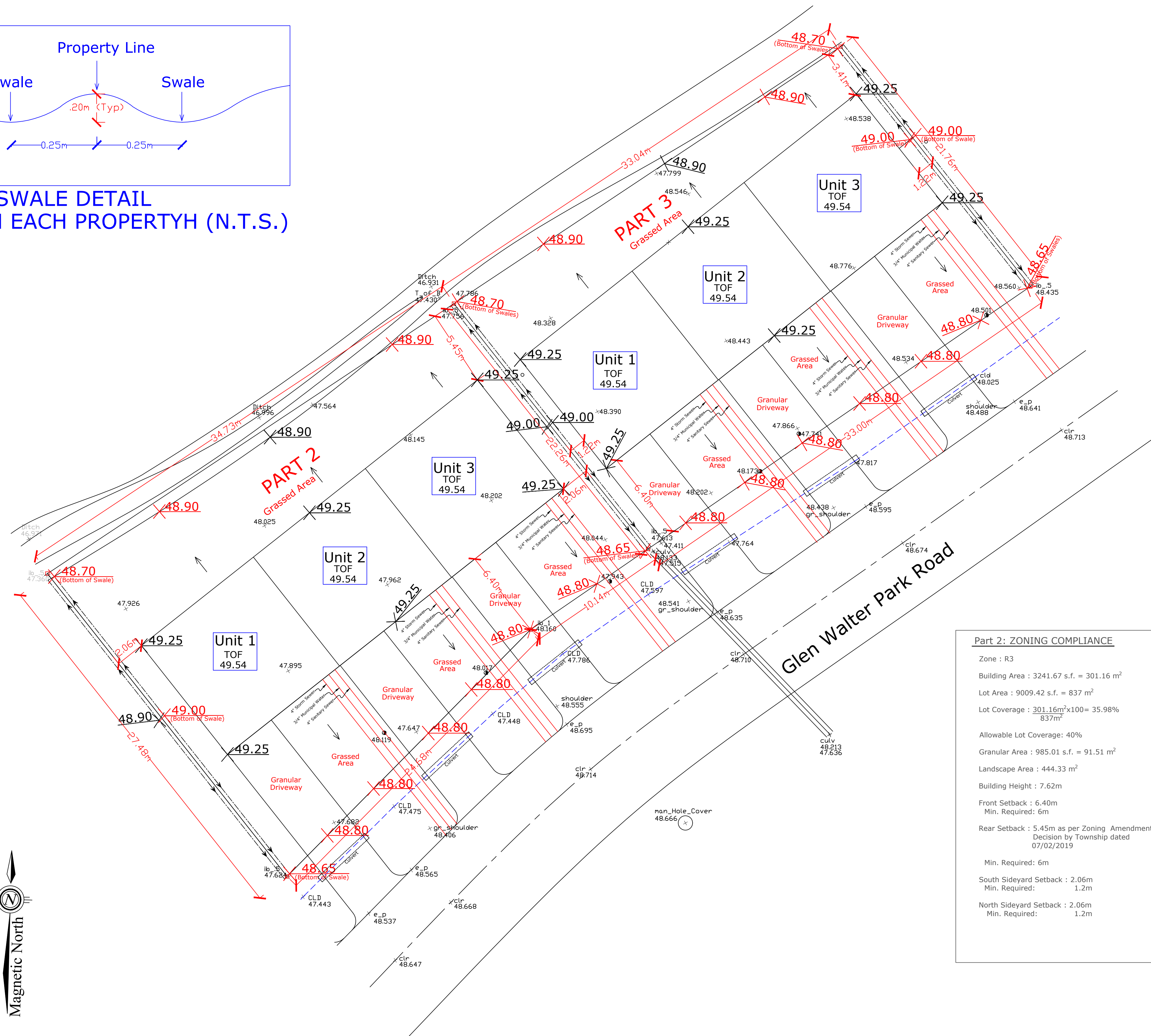
Date:
11 / 27 / 2020

SP1

Scale: 1:250



TYPICAL SWALE DETAIL BETWEEN EACH PROPERTY (N.T.S.)



Contractor:
GRANT-MARION Construction Limited
 2747 MARLEAU AVENUE
 CORNWALL, ONTARIO K6H 7B6
 TEL: 813-938-8004
 FAX: 1-888-700-0771
 www.grantmarionconstruction.com

General Notes:
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 6) The work must be performed in accordance with all municipal, provincial and federal bylaws.

Approved by:

GLEN WALTER PARK ROAD / SITE PLAN

Registered Plan 14R-6380 Parts 2 & 3

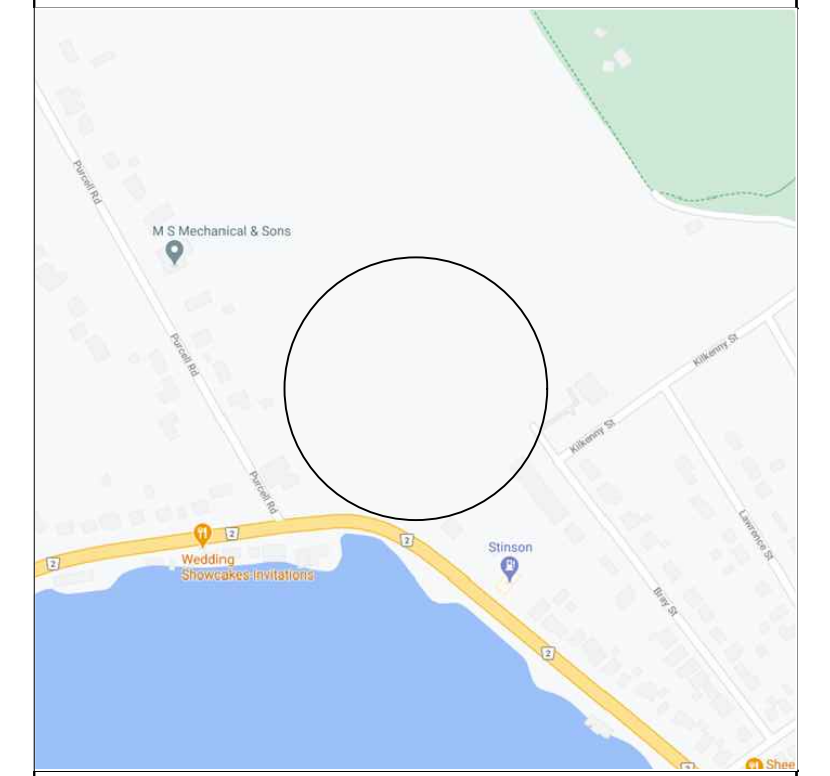
Drafted by:
 Robert Marion

Date:
 11 / 27 / 2020

SP2

Scale: 1:150

Key Plan



Grant-Marion Construction retains all rights to the drawings. In accordance with Copyright laws, the documents may not be reproduced, modified or transmitted without authorisation.

A	A- Detail
	B- Drawing
B	C- Drawing Number

Date	No.	Revision

LEGEND:

- CLD : Center Line of Ditch
- CLR : Center Line of Road
- culv : Existing Culvert
- e_p : Edge of Pavement

X existing grades
 X Proposed Grade

⊗ 48.435
 BENCH MARK is Man Hole Cover Located at the intersection of Bray and Glen Walter Park Road

Owner: Grant-Marion Construction Limited

Project#: H18-19



STAFF REPORT

S.R. 178-2020

PREPARED BY: Joanne Haley, GM Community Services
PREPARED FOR: Council of the Township of South Glengarry
COUNCIL DATE: December 7, 2020
SUBJECT: Tyotown Heights Subdivision Zoning Amendment

BACKGROUND:

Site Location:

Part of Lot 38 & 39, Registered Plan No. 101, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry.

Owner/Applicant:

1. Grant's Dairy Inc.

Description of Site and Surroundings:

2. The subject property is located on the south side of Tyotown Road within the greater area of Glen Walter. It is approximately 2 hectares in size and is currently vacant. The surrounding lands are characterized as single-family homes to the east, west and the north, with farmland to the north and the south.

Summary of Requested Zoning Proposal:

3. On October 20, 2020, the Township accepted the zoning amendment application; said application was deemed complete on October 22, 2020. The purpose of this Amendment is to rezone the subject property from Open Space (OS) to Residential One to permit residential development.

ANALYSIS:

Planning Rationale:

Provincial Policy Statement



1. The Planning Act requires that all Township planning decisions be consistent with the Provincial Policy Statement (PPS), 2020, a document that provides further policies on matters of Provincial interest related to land use development. This recommended Zoning By-law amendment is considered to be consistent with the matters of Provincial interest as outlined in the Planning Act and is in keeping with the PPS, 2020 specifically section 1.0 Building Strong and Healthy Communities, subsection 1.1.4. Rural Areas in Municipalities and 1.4 Housing. The PPS encourages municipalities to provide an appropriate range and mix of housing types.

Official Plan Designation

2. The subject property is designated Rural District. Section 3.4.6 and 3.5 of the Official Plan permits low density housing; this proposed zoning amendment conforms to these sections of the Official Plan. The proposed zoning amendment also conforms to sections 4.3.6.3 Township Roads and 4.3.4 Stormwater Management.

Zoning By-Law:

3. The subject property is currently zoned Open Space in the Township's Zoning By-Law 38-09.
4. The Township's Zoning By-Law 38-09 conforms to the United Counties Official Plan and is consistent with the Provincial Policy Statement (PPS), 2020.

Public Consultation:

5. The proposed Amendment was circulated to the neighbouring property owners within 120 metres of the proposed site it was advertised in the Glengarry News. A public meeting was held on November 16, 2020 via Zoom. There were members of the public in attendance at the meeting, there were several questions asked regarding the proposed use, surrounding zones, entrances onto Tyotown Road etc, however, there were no written comments from the public received before or after the public meeting.
6. The Ontario Planning Act requires all complete zoning Amendment applications to be processed and a decision to be made within 90 days of receipt of an application. This process will be completed within the prescribed timeframe as a decision will be made on day 48.



7. This proposed Zoning By-Law amendment is being recommended to be approved by Council as it is consistent with the PPS, 2020 and it conforms to the United Counties Official Plan.
8. Council also has the option to defer the application. Applications may be deferred if Council requires additional information, further staff review, or other reasons. Should Council wish to defer the applications, reasons for the deferral and direction to Staff will be required so that Staff can prepare an updated Staff Report for future consideration.
9. Council also has the option to refuse the applications. Should Council wish to refuse the applications, reasons for the refusal are required including a written explanation of the refusal. If the decision of Council is appealed, the Local Planning Appeal Tribunal (LPAT) must have consideration to the decision of Council.

IMPACT ON 2020 BUDGET:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

N/A

RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 178-2020 be received and by-law 83-2020 being by-law to amend by-law 38-09, the comprehensive Zoning By-Law for the Township of South Glengarry for the property legally described as Part of Lot 38 & 39, Registered Plan No. 101, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, be rezoned from Open Space (OS) to Residential One (R1) to permit residential development as per the recent draft plan approved subdivision containing 5 residential lots. The Council of the Township of South Glengarry confirms that there were no negative oral comments from the public received on this application therefore there was no effect on the decision.



A handwritten signature in black ink, appearing to read "Tim Mills", is written over a horizontal line.

**Recommended to Council for
Consideration by:
CAO – TIM MILLS**

SG-G-20

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW 83-2020
FOR THE YEAR 2020**

***BEING A BY-LAW TO AMEND BY-LAW 38-09, THE COMPREHENSIVE
ZONING BY-LAW FOR THE TOWNSHIP OF SOUTH GLENGARRY***

WHEREAS, the *Municipal Act, 2001*, c.25 S 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act 2001*, c. 25 S. 5 (3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS pursuant to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, as amended, Council of the Municipality may enact by-laws regulating the use of lands and the erection of buildings and structures thereon;

AND WHEREAS the Council of the Township of South Glengarry deems it advisable to amend by-law 38-09, a by-law that regulates the use of land and the use and erection of buildings and structures, as thereafter set forth;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:**

THAT the area affected by this by-law is legally described as Part of Lot 38 & 39, Registered Plan No. 101, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, fronting onto Tyotown Road as indicated on Schedule "A" attached hereto and forming part of this by-law.

THAT the property located at Part of Lot 38 & 39, Registered Plan No. 101, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, be rezoned from Open Space (OS) to Residential One (R1)

1. **THAT** all other applicable provisions of by-law 38-09, as amended, shall continue to apply.
2. **THAT** this by-law shall come into force and effect and take effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, as amended.

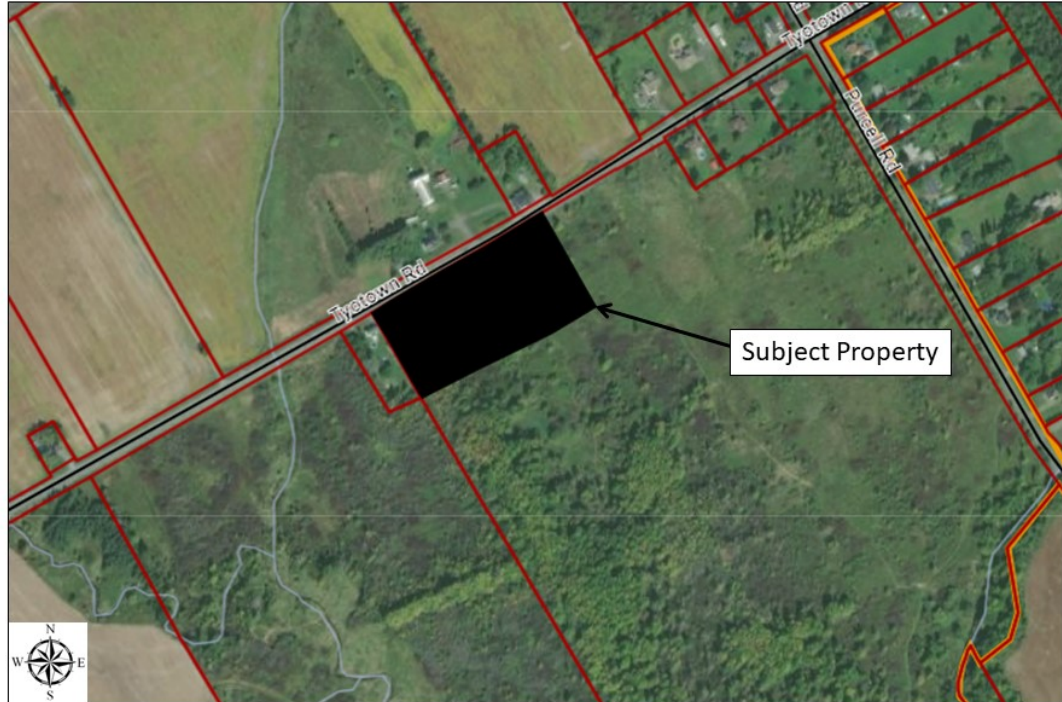
***READ A FIRST, SECOND AND THIRD TIME, PASSED, SIGNED AND SEALED
IN OPEN COUNCIL THIS 7th DAY OF DECEMBER, 2020.***

MAYOR: _____ CLERK: _____

BY-LAW 83-2020
EXPLANATORY NOTE

This is an amendment to zoning By-law 38-09, which is the zoning by-law of the Township of South Glengarry. The purpose of this 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.

Schedule "A"



Lands to be zoned to
Residential One

**This is Schedule "A" to By-law 83-2020
Adopted this 7th day of December 2020**

**Township of
South Glengarry**

Mayor

Clerk



November 2, 2020

**MINUTES OF
COMMITTEE OF ADJUSTMENT**

Township of South Glengarry

A meeting of the Committee of Adjustment was held at 5:30 pm on November 2, 2020 via a public zoom webinar with phone access.

Committee Members present were: Mayor Frank Prevost, Deputy Mayor Lyle Warden (Chairperson), Councillor Sam McDonell, Councillor Martin Lang, Councillor Stephanie Jaworski, Kaylyn MacDonald, Deputy Clerk, and Secretary-Treasurer Joanne Haley

MOVED BY: Sam McDonell
SECONDED BY: Martin Lang

BE IT RESOLVED THAT the Committee of Adjustment meeting of November 2, 2020 is hereby called to order.

CARRIED

Meeting was called to order at 5:32 pm

Approval of Agenda

MOVED BY: Frank Prevost
SECONDED BY: Sam McDonell

BE IT RESOLVED THAT the Agenda be approved as presented.

CARRIED

Approval of Minutes

MOVED BY: Sam McDonell
SECONDED BY: Frank Prevost

BE IT RESOLVED THAT the Minutes of the October 5, 2020 meeting be approved as presented.

CARRIED



Declaration of Pecuniary Interest

None

Review of Application:

Application A-30 & 31-20- Kuipers and Alford

Joanne Haley provided to the Committee the following information:

J. Haley explains that applications A-30-20 & A-31-20 will be presented together as these minor variances are required due to a condition of a recently approved severance application.

- **Subject Property:**

- Part of Lot 36, Concession 7, NRR, Martintown in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry.

- **Proposed Minor Variance:**

(A-30-20) The subject property was recently created by consent (severance) for residential purposes and does not conform to the minimum lot area requirements of the Zoning By-law, the following relief from the Zoning By-Law 38-09 is requested:
Part 6.2 - to reduce the minimum lot area from 4000 sq. meters to 2,499 sq. meters on the portion of the subject property known as the severed parcel.

(A-31-20) The subject property was recently created by consent (severance) for residential purposes and does not conform to the minimum lot area requirements of the Zoning By-law, the following relief from the Zoning By-Law 38-09 is requested:
Part 6.2 - to reduce the minimum lot area from 4000 sq. meters to 2,499 sq. meters on the portion of the subject property known as the retained parcel (which is developed).

- **Planning:**

(A-30-20 & A-31-20) The property is designated Rural Settlement Area in the County Official Plan. This application conforms to the general intent of the Official Plan. The property is zoned Residential One and conforms to the general intent of the Zoning By-law

- **Consultation:**

The United Counties of SDG was circulated on this application; they have no comments or concerns, and I have received no public comments to date.



- **Recommendation:**

These applications were circulated to applicable municipal staff; Planning and Building have no concerns with this application.

Discussion:

F. Prevost- Does the 4,000 square meters include the right-of-way? J. Haley explained that it does include the right-of-way. The property is being severed directly into half. The right-of-way wouldn't be developable, but the setbacks can be in the right-of-way.

L. Warden- Will the part that is being severed be used for a new lot for a building? J.Haley confirmed that the property is zoned residential and will either be sold and developed or developed by the applicant. It is the last property in the village limits.

No comments from the public.

A-30-20

MOVED BY: Sam McDonell

SECONDED BY: Martin Lang

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

CARRIED

A-31-20

MOVED BY: Frank Prevost

SECONDED BY: Sam McDonell

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

CARRIED



Application A-32-20 & 33-20 Kovich

Joanne Haley provided to the Committee the following information:

J. Haley explains that applications A-32-20 & A-33-20 will be presented together as these minor variances are required due to a condition of a recently approved severance application

- **Subject Property:**

- Part of Lot 26, Concession 1, Front, Glen Walter, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry

- **Proposed Minor Variance:**

(A-32-20) The subject property was recently created by consent (severance) for residential purposes and does not conform to the minimum lot frontage and the minimum lot area requirements of the Zoning By-law, the following relief from the Zoning By-Law 38-09 is requested:

Part 6.2 - to reduce the minimum lot frontage from 40 meters to 36.6 meters and to reduce the minimum lot area from 4,000 sq. meters to 3,640 sq. meters on the portion of the subject property known as the retained parcel.

(A-33-20) The subject property was recently created by consent (severance) for residential purposes and does not conform to the minimum lot frontage of the Zoning By-law, the following relief from the Zoning By-Law 38-09 is requested:

Part 6.2 - to reduce the minimum lot frontage from 40 meters to 30.8 meters on the portion of the subject property known as the severed parcel.

- **Planning:**

(A-32-20 & A-33-20) The property is designated Rural District in the County Official Plan. This application conforms to the general intent of the Official Plan. The property is zoned Residential One and conforms to the general intent of the Zoning By-law.

- **Consultation:**

The United Counties of SDG was circulated on this application; they have no comments or concerns. The RRCA was involved in the process to create the lots and have no concerns with the proposed variances.

- **Recommendation:**



These applications were circulated to applicable municipal staff; Planning and Building have no concerns with this application.

Discussion:

F. Prevost- Wanted clarification on the location on the properties. J. Haley explained that one property is closer to the water, and the other is more in the middle.

S. Jaworski joined the meeting at 5:45PM.

L. Warden- Were these buildings(homes) built before the by-laws changed where we would not allow two homes being built on the same property. J. Haley explained she did not see anything in our current records and would not be able to confirm if they received special exemptions.

No Comments from the public.

A-32-20

MOVED BY: Martin Lang

SECONDED BY: Sam McDonell

CARRIED

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

A-33-20

MOVED BY: Frank Prevost

SECONDED BY: Sam McDonell

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

CARRIED

Next Meeting date: November 16, 2020



Adjournment BE IT RESOLVED THAT the meeting of November 2, 2020 be adjourned to the call of the Chair @ 5:48 p.m.

DRAFT



November 16, 2020

**MINUTES OF
COMMITTEE OF ADJUSTMENT**

Township of South Glengarry

A meeting of the Committee of Adjustment was held at 5:30 pm on November 16, 2020 via a public zoom webinar with phone access.

Committee Members present were: Mayor Frank Prevost, Deputy Mayor Lyle Warden (Chairperson), Councillor Sam McDonell, Councillor Martin Lang, Councillor Stephanie Jaworski, Kaylyn MacDonald, Deputy Clerk, and Secretary-Treasurer Joanne Haley

MOVED BY: Sam McDonell
SECONDED BY: Martin Lang

BE IT RESOLVED THAT the Committee of Adjustment meeting of November 16, 2020 is hereby called to order.

CARRIED

Meeting was called to order at 5:30 pm

Approval of Agenda

MOVED BY: Sam McDonell
SECONDED BY: Stephanie Jaworski

BE IT RESOLVED THAT the Agenda be approved as presented.

CARRIED

Approval of Minutes

MOVED BY: Frank Prevost
SECONDED BY: Sam McDonell

BE IT RESOLVED THAT the Minutes of the November 2, 2020 meeting be approved as presented.

CARRIED



Declaration of Pecuniary Interest

None

Members of the public that participated in this meeting via zoom or by phone were as follows:

- Steven Jarvo A-37-20
- Adrien Quenneville- A-34-20
- Claire Winchester A-37-20
- Lionel Villeneuve A-35-20
- Jim MacEwen A-36-20
- Stephane Boudreau A-37-20

Review of Application:

1. Application A-34-20- Quenneville

Joanne Haley provided to the Committee the following information:

- **Subject Property:**
 - Part of Lot 17, Concession 7, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry.
- **Proposed Minor Variance:**
 - Property owner is currently using the subject property as an agricultural use as a variety of farm animals are on the subject property, the following relief from the Zoning By-Law 38-09 is requested: Part 10.2 - to permit an Agricultural Use on an existing lot that is 8.21 Hectares in size where the Zoning By-law Requires a minimum lot area of 20 Hectares.
 - This application was filed due to a complaint regarding animals on an undersized lot.
- **Planning:**
 - The property is designated Agricultural Resource in the County Official Plan. This application conforms to the general intent of the Official Plan.
 - The property is zoned Agricultural and conforms to the general intent of the Zoning By-law.
- **Consultation:**



- The United Counties of SDG was circulated on this application; they have no comments or concerns.
- I have received no public comments to date.

- **Recommendation:**

- These applications were circulated to applicable municipal staff; Planning and Building have no concerns with this application.

Discussion:

L. Warden- When did the zoning By-law that requires a minimum lot area of 20 Hectares implemented? J. Haley explained that prior to 2009 the Township had three zoning by-laws; one for Charlottenburg Township, one for Lancaster Township and one for the village of Lancaster and each land area varied. Prior to creating the by-law in 2009, the agricultural committee reviewed the requirements of the provincial policy and the previous by-laws to come up with a compromise between the two Municipalities. The provincial policy statement discouraged hobby farms in the prime agricultural areas as they wanted larger parcels of land to allow for non-hobby farm purposes. This was because the main use of hobby farms is a residence, and the secondary use of would be animals as pets as opposed to generating a living income. Moving forward, once we receive our new official plan, we will be able to look at reducing those lot areas for agricultural uses.

No comments from the public.

MOVED BY: Frank Prevost

SECONDED BY: Sam McDonell

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

CARRIED



Application A-35-20-Villeneuve

Joanne Haley provided to the Committee the following information:

- **Subject Property:**
 - Part of Lots 14 & 15, Concession 2, SRR in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, also known as 5654 County Road 27.
 - In 2018, the Council of the Township of South Glengarry passed a by-law known as the Secondary Unit By-law- which amended the Township's zoning by-law to permit secondary units to be constructed within a dwelling, an accessory structure or to be a second home providing that the second dwelling unit is smaller than the primary.
 - If the proposed dwelling is not smaller than the primary the property owner has 2 options:
 - Enlarge the existing dwelling or;
 - Apply for a minor variance

- **Proposed Minor Variance:**
 - The applicant proposes to construct a secondary dwelling unit that has a larger gross floor area than the gross floor area of the primary dwelling unit, the following relief from the Zoning By-Law 38-09 is requested:
 - Part 3.37 (2) - to permit the proposed secondary dwelling unit to have a gross floor area of 2,694 sq. ft where the primary dwelling unit has a gross floor area of 2,088 sq. ft.

- **Planning:**
 - The property is designated Agricultural Resource in the County Official Plan. This application conforms to the general intent of the Official Plan. The property is zoned Agricultural and conforms to the general intent of the Zoning By-law.

- **Consultation:**
 - The United Counties of SDG was circulated on this application; they have the following comments:
 - Transportation will not permit a second entrance to the newly constructed secondary dwelling.
 - A setback permit from SDG would be required if the new secondary dwelling is located less than 45m from the centreline of SDG 27.
 - I have received no public comments to date.



- **Recommendation:**

These applications were circulated to applicable municipal staff; Planning and Building have no concerns with this application.

Discussion:

S. Jaworski- What is the logic behind wanting the secondary residence to be smaller than the primary one, and if this goes ahead does the secondary residence become the primary residence? J. Haley explained that the main purpose of secondary unit policies the province created was to allow for aging in place, affordable housing. In South Glengarry, we chose to have the by-law to allow the secondary unit to be smaller than the primary. There is no specific hard rule that we had to do this; however, it was something other Municipalities were doing and that is why our by-law was written this way. J. Haley further explains that it does not matter what residence becomes the primary or secondary residence. Because of the requirement that these units are never allowed to be severed and will always co-exist, it just means that there is going to be two dwellings on the property.

No Comments from the public.

MOVED BY: Sam McDonell

SECONDED BY: Martin Lang

CARRIED

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

Application A-36-20- MacEwen

Joanne Haley provided to the Committee the following information:

- **Subject Property:**
 - Part of Lot 10, Registered Plan 176, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, also known as the Farlinger Point Subdivision.
- **Proposed Minor Variance:**
 - The applicant proposes to construct a single detached dwelling within the watercourse setback, the following relief from the Zoning By-Law 38-09 is requested:



- Part 3.39 (7) (c) - to reduce the Watercourse Setback from 30 meters to 15 meters.

- **Planning:**

- The property is designated Residential District in the County Official Plan and is in the Urban Settlement Area of Glen Walter. This application conforms to the general intent of the Official Plan.
- The property is zoned Residential One and conforms to the general intent of the Zoning By-law.

- **Consultation:**

- The RRCA was circulated on this application; they require an Ontario Regulation permit is prior to development.
- I have received no public comments to date

- **Recommendation:**

These applications were circulated to applicable municipal staff; Planning and Building have no concerns with this application.

Discussion:

No comments from the public.

MOVED BY: Frank Prevost

SECONDED BY: Sam McDonell

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

CARRIED

Application A-37-20- Winchester

Joanne Haley provided to the Committee the following information:

- **Subject Property:**

Part of Lot 32, Registered Plan 101, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry.



- **Proposed Minor Variance:**

- This property recently received provisional Consent (Severance) approval resulting in the retained land referred to as the subject property having insufficient public road frontage on Samuel Drive.
- Part 6.2 & 10.2 - to reduce the minimum lot frontage from 40 meters to 20 meters.

- **Planning:**

- The property is designated Rural Settlement Area and Rural District in the County Official Plan. This application conforms to the general intent of the Official Plan.
- The property is zoned Residential One- Holding, Flood Plain- Holding and Rural and conforms to the general intent of the Zoning By-law.

- **Consultation:**

- The RRCA was circulated on this application; I received no comments to date; they were supportive of the severance being approved.
- I have received no formal public comments to date; I spoke with one nearby property owner wanting to know the proposed use of the retained lands.

- **Recommendation:**

- These applications were circulated to applicable municipal staff; Planning and Building have no concerns with this application

Discussion:

Stephane Boudreau (18284 Samuel Dr.)- If the Township were to proceed with the road access to 20 meters, would it be serviced by a septic and well. If we don't allow the severance from 40 to 20, does that mean they have to go up the road on Sapphire Hills. J. Haley explains that currently there is no proposed development on the retained land. However, if a person wanted to develop that land or build a home on it, they would be required to install a septic system and a well because that land is not service or intended to be serviced. J. Haley further explains that the severance has already been approved subject to this condition of the minor variance. If the minor variance is not approved, then the severance would not be approved, and the land would be required to exist in its entirety the way it was before filing the severance application. Their only other option would be to wait until the public accesses are built off Sapphire Estates phase five which is known as Ruby Drive which has not been constructed yet. S. Boudreau indicated that he thought Lorette Rd and Sapphire Hill would be developed first. J. Haley explained that we do not know when applications will be filed so you never know when development could come forward. Because that property is zoned residential one holding, if a development application comes forward it



would have to be by plan a subdivision which means that the abutting property owners would be circulated to be able to comment on the subdivision process. Also, a condition of the subdivision would be to change the zoning to remove the holding symbol to allow building permits to be issued and the public would be circulated. If we have development in that location, you will have at least two more opportunities to participate.

No comments from the public.

MOVED BY: Sam McDonell
SECONDED BY: Martin Lang

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

CARRIED

Next Meeting date: December 7, 2020

Adjournment BE IT RESOLVED THAT the meeting of November 16, 2020 be adjourned to the call of the Chair @ 6:05 p.m.

INFORMATION REPORT**REPORT TO:** Council of the Township of South Glengarry**MEETING DATE:** December 7, 2020**SUBJECT:** Consent Summary 2020**PREPARED BY:** Joanne Haley, GM Community Services**CONSENT APPLICATIONS SUMMARY- 2020**

#	Application #	Recommendation	Decision
1	B-3-20	Recommended	Approved
2	B-9-20	Recommended	Approved
3	B-23-20	Recommended	Approved
4	B-27-20	Recommended	Approved
5	B-31-20	Recommended	Approved
6	B-35-20	Recommended	Approved
7	B-48-20	Recommended	Approved
8	B-49-20	Recommended	Approved
9	B-50-20	Recommended	Approved
10	B-51-20	Recommended	Approved
11	B-57-20	Recommended	Approved
12	B-60-20	Recommended	Approved
13	B-63-20	Recommended	Approved
14	B-65-20	Recommended	Approved

15	B-66-20	Recommended	Approved
16	B-67-20	Recommended	Approved
17	B-74-20	Recommended	Approved
18	B-77-20	Recommended	Approved
19	B-85-20	Recommended	Approved
20	B-91-20	Recommended	Approved
21	B-94-20	Recommended	Approved
22	B-95-20	Recommended	Approved
23	B-99-20	Recommended	
24	B-109-20		
25	B-110-20	Recommended	
26	B-111-20	Recommended	

INFORMATION REPORT

REPORT TO: Council of the Township of South Glengarry



MEETING DATE: December 7, 2020

SUBJECT: Notices of Consent Decisions

PREPARED BY: Joanne Haley, GM Community Services

RE: Notice of Consent Decision

Please find attached four "Notice of Decision" letters from the United Counties of Stormont, Dundas, and Glengarry as well as the memo for the application recommending approval. The recommendations and conditions requested have been included in the decisions as requested.



**UNITED COUNTIES OF
STORMONT, DUNDAS AND GLENGARRY
*DECISION***

The Approval Authority for the United Counties of Stormont, Dundas and Glengarry did, on **Thursday, November 26, 2020**, decide that **PROVISIONAL CONSENT WILL BE GIVEN** to:

APPLICATION NO. B-85-20

OWNER: Jerome & Patricia MacDonell

MUNICIPALITY: South Glengarry

The Approval Authority considered all oral and written submissions made on this application, the effect of which helped the Approval Authority make an informed decision. Conditions are the result of public and agency comments.

Provided that the following conditions are fulfilled to the satisfaction of the Administrative Assistant-Planning:

1. A review fee of \$200.00 must be paid to the Township of South Glengarry. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
2. An agreement must be entered into with the Township of South Glengarry to prohibit residential construction on the retained lands. This restriction will be included in a housekeeping amendment of the Township's Zoning By-law at a future date. The cost to enter into the agreement is \$1,000.00. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
3. The Township of South Glengarry will complete a site visit of the severed lands to confirm that there are no issues with the existing septic system. Further information may be required from the applicant once the site visit is completed. The applicant will be required to attend to the Township office to apply for a site visit and to file a fee of \$170.00. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
4. That Road widening must be deeded to the Township on both the severed and retained parcels. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
5. That the Administrative Assistant-Planning be provided with a description of the land to be conveyed that is consistent with the application and sufficient and equal to that required for the registration of a deed or other conveyance of land under the provisions of the Registry Act. Three (3) copies of the new deed for the severed parcel are to be provided to the Administrative Assistant-Planning for the issuance of the certificate of the Secretary, and the stamping fee of \$220.00 must accompany the deeds. Upon providing a paper copy of the Deposited Reference Plan to the Administrative Assistant-Planning, a digital copy, which can be emailed, in a PDF or TIF format must also be submitted.

OFFICIAL RENDERING THE ABOVE DECISION:

Benjamin de Haan, P. Eng
Approval Authority

I, Megan Boudens, Administrative Assistant-Planning, do hereby certify that the above is a true copy of the **Decision** of the Approval Authority with respect to the application recorded herein.

Megan Boudens, Administrative Assistant

NOTE: The Planning Act provides that where conditions are imposed and the applicant(s) has/have not fulfilled the conditions to the satisfaction of the Administrative Assistant-Planning **WITHIN ONE YEAR** after notice was given, the application for consent shall thereupon be deemed to be refused. **THE LAST DAY TO SUBMIT DOCUMENTS TO THE ADMINISTRATIVE ASSISTANT-PLANNING TO SHOW THAT THE CONDITIONS HAVE BEEN FULFILLED IS:**

November 26, 2021

THE LAST DAY TO SUBMIT AN APPEAL AGAINST THIS DECISION IS: **DECEMBER 16, 2020**



**DEPARTMENT OF TRANSPORTATION
AND PLANNING SERVICES**

26 Pitt Street, Suite 223, Cornwall, Ontario K6J 3P2

Tel: 613-932-1515 • Fax: 613-936-2913 • Email info@sdgcounties.ca • www.sdgcounties.ca

NOTICE OF DECISION

APPLICATION NO. B-85-20

NAME: Jerome & Patricia MacDonell

MUNICIPALITY: Township of South Glengarry (Former Geographic Charlottenburgh Twp.)

Attached is a copy of the Decision with respect to the above noted Application for Consent.

You may be entitled to receive notice of any changes to the conditions of the provisional consent if you have made either a written request to be notified of the Decision or a written request to be notified of changes to the conditions.

The applicant and every agency or other person to whom Notice of Decision is sent, may, within **twenty (20) days** of the date of giving the Notice of Decision, appeal to the Local Planning Appeal Tribunal:

- a) the Decision of the Approval Authority; and/or
- b) any or all of the conditions imposed by the Approval Authority.

Any appeal to the Local Planning Appeal Tribunal must be made on the proper Appellant Form (A1), which can be obtained from this office. You must enclose the appeal fee of \$400.00 for each application appealed, paid by certified cheque or money order, made payable to the Minister of Finance. The completed Appellant Form and payment are to be returned to the Administrative Assistant-Planning, United Counties of S. D. & G. who will forward all documents to the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed in the name of an individual who is a member of the association or group.

Additional information regarding this application and decision is available during business hours at the office of the Administrative Assistant - Planning, at the above address or by calling the office at **932-1515, Extension 218**.

LAST DATE TO SUBMIT AN APPEAL ON THIS DECISION IS: December 16, 2020

Date of giving of this notice is: November 26, 2020

Megan Boudens
Administrative Assistant-Planning
Email: mboudens@sdgcounties.ca

INFORMATION REPORT



REPORT TO: Council of the Township of South Glengarry
MEETING DATE: November 16, 2020
SUBJECT: Consent Application B-85-20
PREPARED BY: Joanne Haley, GM Community Services

RE: B-85-20
Part Lot 12, Concession 2, SSRR
Former Township of Charlottenburgh
MacDonell

Type of Consent: To dispose of a surplus dwelling to a farming operation.

Subject:

The subject property is located on part of lot 12, Concession 2, SSRR. on the north side of Leitch Road. The purpose of this application is to sever approximately 2.5 acres of developed land that is surplus to the farming operation and to retain approximately 51 acres of agricultural land.

Official Plan Designations:

The subject property is designated Agriculture in the County Official Plan. In Section 8.14.13 II of the County Official Plan there are strict policies for consents in an Agricultural Designation. Section 8.14.13.II.1.2 indicates that “a consent may be granted on lands designated as Agricultural Resource Land as shown on the Land Use Plan Schedules for a residence surplus to a farming operation”. This proposed consent conforms to the Official Plan. Section 8.14.13.II.7 indicates that “where a consent is granted for a residence surplus to a farming operation, a local Municipality shall through a Zoning By-law or other municipal approach prohibit further dwellings on the vacant retained lands created by the subject consent.”

Zoning By-law:

The subject property is zoned Agriculture in the Township of South Glengarry Zoning By-law. This proposed consent conforms to the Township’s Zoning By-Law.

Proposed Recommendation:

That the United Counties of SDG Director of Transportation and Planning approves this application for consent as it conforms to the Official Plan, the general intent to the Zoning By-Law and the PPS. This consent will be subject to the following conditions:

1. A review fee of \$200.00 must be paid to the Township.
2. An agreement must be entered into with the Township of South Glengarry to prohibit residential construction on the retained lands. This restriction will be included in a housekeeping amendment of the Township's Zoning By-law at a future date. The cost to enter into the agreement is \$1,000.00.
3. The Township of South Glengarry will complete a site visit of the severed lands to confirm that there are no issues with the existing septic system. Further information may be required from the applicant once the site visit is completed. The applicant will be required to attend to the Township office to apply for a site visit and to file a fee of \$170.00.
4. That Road widening must be deeded to the Township on both the severed and retained parcels.



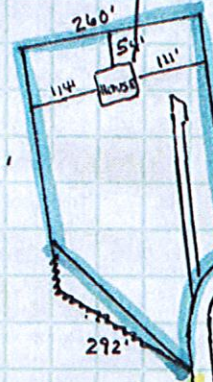
RAISIN RIVER

TREE LINE

BUSH

FIELD

BUSH



SHOP/BARN

HOUSE

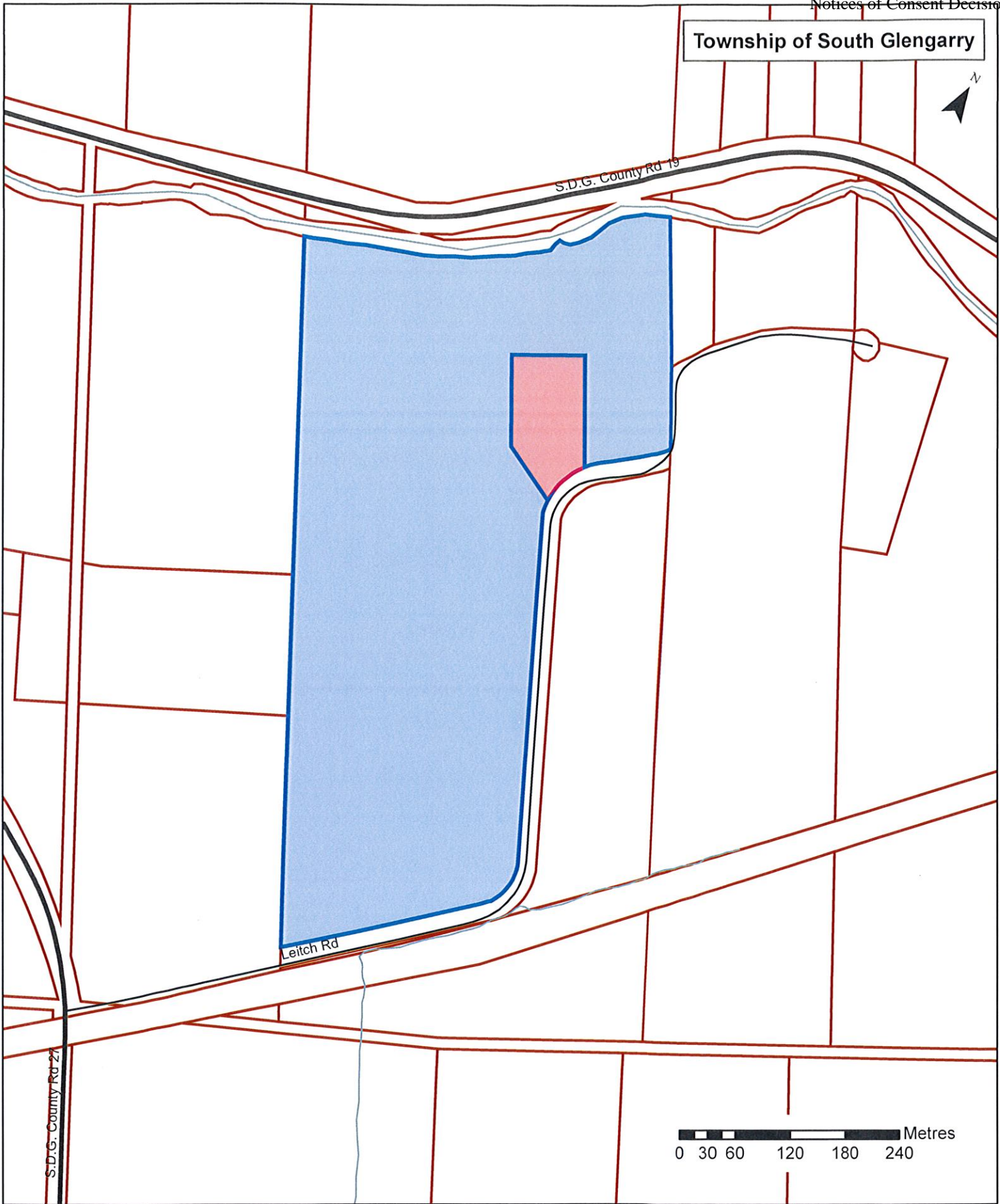
OWNER: [REDACTED]
 ADDRESS: 19189 Leitch Rd
 Williamstown ON
 K0C 2J0
 PT E 1/2 LT 12 CONRS SIDE
 RAISIN RIVER
 PT W 1/2 LT 12 CON2
 ROLL: 010100601623005



LEITCH RD

PEANUT LINE

- = RETAINED 51.43 +/- ACRES (FARMLAND)
- = SEVERED 2.48 +/- ACRES (HOUSE)

Township of South Glengarry



-  Retained ~ 51.43 acres
-  Severed ~ 2.48 acres

Application Number: B-85-20





**UNITED COUNTIES OF
STORMONT, DUNDAS AND GLENGARRY
*DECISION***

The Approval Authority for the United Counties of Stormont, Dundas and Glengarry did, on **Thursday, November 26, 2020**, decide that **PROVISIONAL CONSENT WILL BE GIVEN** to:

APPLICATION NO. B-91-20

OWNER: John & Sheila Denner

MUNICIPALITY: South Glengarry

The Approval Authority considered all oral and written submissions made on this application, the effect of which helped the Approval Authority make an informed decision. Conditions are the result of public and agency comments.

Provided that the following conditions are fulfilled to the satisfaction of the Administrative Assistant-Planning:

1. A review fee of \$200.00 must be paid to the Township of South Glengarry. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
2. The Township of South Glengarry will complete a site visit of the retained lands to confirm that there are no issues with the existing septic system. Further information may be required from the applicant once the site visit is completed. The applicant will be required to attend to the Township office to apply for a site visit and to file a fee of \$170.00. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
3. That the land being severed by this consent shall be conveyed as an addition to abutting property and shall be held in identical ownership as said abutting property and the Administrative Assistant-Planning shall be provided with a copy of the abutting property owner's deed for verification. The provisions of Subsections 3 or 5 of Section 50 of the Planning Act, R.S.O., 1990, as amended, shall apply to any subsequent conveyance relating to the said lot.
4. That the Administrative Assistant-Planning be provided with a description of the land to be conveyed that is consistent with the application and sufficient and equal to that required for the registration of a deed or other conveyance of land under the provisions of the Registry Act. Three (3) copies of the new deed for the severed parcel are to be provided to the Administrative Assistant-Planning for the issuance of the certificate of the Secretary, and the stamping fee of \$220.00 must accompany the deeds. Upon providing a paper copy of the Deposited Reference Plan to the Administrative Assistant-Planning, a digital copy, which can be emailed, in a PDF or TIF format must also be submitted.

OFFICIAL RENDERING THE ABOVE DECISION:

Benjamin de Haan, P. Eng
Approval Authority

I, Megan Boudens, Administrative Assistant-Planning, do hereby certify that the above is a true copy of the **Decision** of the Approval Authority with respect to the application recorded herein.

Megan Boudens, Administrative Assistant

NOTE: The Planning Act provides that where conditions are imposed and the applicant(s) has/have not fulfilled the conditions to the satisfaction of the Administrative Assistant-Planning **WITHIN ONE YEAR** after notice was given, the application for consent shall thereupon be deemed to be refused. **THE LAST DAY TO SUBMIT DOCUMENTS TO THE ADMINISTRATIVE ASSISTANT-PLANNING TO SHOW THAT THE CONDITIONS HAVE BEEN FULFILLED IS:**

November 26, 2021

THE LAST DAY TO SUBMIT AN APPEAL AGAINST THIS DECISION IS: **DECEMBER 16, 2020**



**DEPARTMENT OF TRANSPORTATION
AND PLANNING SERVICES**

26 Pitt Street, Suite 223, Cornwall, Ontario K6J 3P2

Tel: 613-932-1515 • Fax: 613-936-2913 • Email info@sdgcounties.ca • www.sdgcounties.ca

NOTICE OF DECISION

APPLICATION NO. B-91-20

NAME: John & Shelia Denner

MUNICIPALITY: Township of South Glengarry (Former Geographic Lancaster Twp.)

Attached is a copy of the Decision with respect to the above noted Application for Consent.

You may be entitled to receive notice of any changes to the conditions of the provisional consent if you have made either a written request to be notified of the Decision or a written request to be notified of changes to the conditions.

The applicant and every agency or other person to whom Notice of Decision is sent, may, within **twenty (20) days** of the date of giving the Notice of Decision, appeal to the Local Planning Appeal Tribunal:

- a) the Decision of the Approval Authority; and/or
- b) any or all of the conditions imposed by the Approval Authority.

Any appeal to the Local Planning Appeal Tribunal must be made on the proper Appellant Form (A1), which can be obtained from this office. You must enclose the appeal fee of \$400.00 for each application appealed, paid by certified cheque or money order, made payable to the Minister of Finance. The completed Appellant Form and payment are to be returned to the Administrative Assistant-Planning, United Counties of S. D. & G. who will forward all documents to the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed in the name of an individual who is a member of the association or group.

Additional information regarding this application and decision is available during business hours at the office of the Administrative Assistant - Planning, at the above address or by calling the office at **932-1515, Extension 218**.

LAST DATE TO SUBMIT AN APPEAL ON THIS DECISION IS: December 16, 2020

Date of giving of this notice is: November 26, 2020

Megan Boudens
Administrative Assistant-Planning
Email: mboudens@sdgcounties.ca

INFORMATION REPORT



REPORT TO: Council of the Township of South Glengarry

MEETING DATE: November 16, 2020

SUBJECT: Consent Application B-91-20

PREPARED BY: Joanne Haley, GM Community Services

RE: B-91-20
Part Lot 23, Concession 9
Former Township of Lancaster
Denner

Type of Consent: Lot Addition

Subject:

The subject property is located on part of lot 23, Concession 9 on the north side of County Road 25. The purpose of this application is to sever approximately 48 acres of agricultural land that contains a barn while retaining approximately 11.8 acres of residentially developed land.

Official Plan Designations:

The subject property is designated Agriculture in the County Official Plan. In Section 8.14.13 II of the County Official Plan there are strict policies for consents in an Agricultural Designation. Section 8.14.13.II.1.2 indicates that “a consent may be granted on lands designated as Agricultural Resource Land as shown on the Land Use Plan Schedules for a residence surplus to a farming operation”. This proposed consent conforms to the Official Plan. Section 8.14.13.II.7 indicates that “where a consent is granted for a residence surplus to a farming operation, a local Municipality shall through a Zoning By-law or other municipal approach prohibit further dwellings on the vacant retained lands created by the subject consent.” This application does not conform perfectly to the Provincial Policy Statement (PPS), however, the United Counties of SDG Planning staff consulted with the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and it was recommended to obtain a Planning Rationale to support the creation of a larger lot containing the residential use known as the retained land. A portion of the retained land is designated Rural Settlement Area as it falls within the village of Glen Norman and the remainder of the land is designated Agricultural. The Planning Rationale supported the creation of a much larger lot containing the surplus

dwelling due to the configuration of the lot, the location of the municipal drain that dissects the lot and the designation of the subject property.

Zoning By-law:

The subject property is zoned Residential One and Agricultural in the Township of South Glengarry Zoning By-law. This proposed consent conforms to the Township's Zoning By-Law

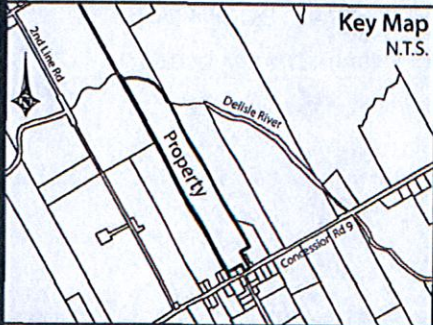
Proposed Recommendation:

That the United Counties of SDG Director of Transportation and Planning approves this application for consent as it conforms to the Official Plan, the general intent to the Zoning By-Law and the PPS. This consent will be subject to the following conditions:

1. A review fee of \$200.00 must be paid to the Township.
2. The Township of South Glengarry will complete a site visit of the retained lands to confirm that there are no issues with the existing septic system. Further information may be required from the applicant once the site visit is completed. The applicant will be required to attend to the Township office to apply for a site visit and to file a fee of \$170.00.

Denner Severance Sketch for a Lot Addition

21129 Concession Road 9
Part Lot 23, Concession 9
Geographic Township of Lancaster
Township of South Glengarry
SDG COUNTIES

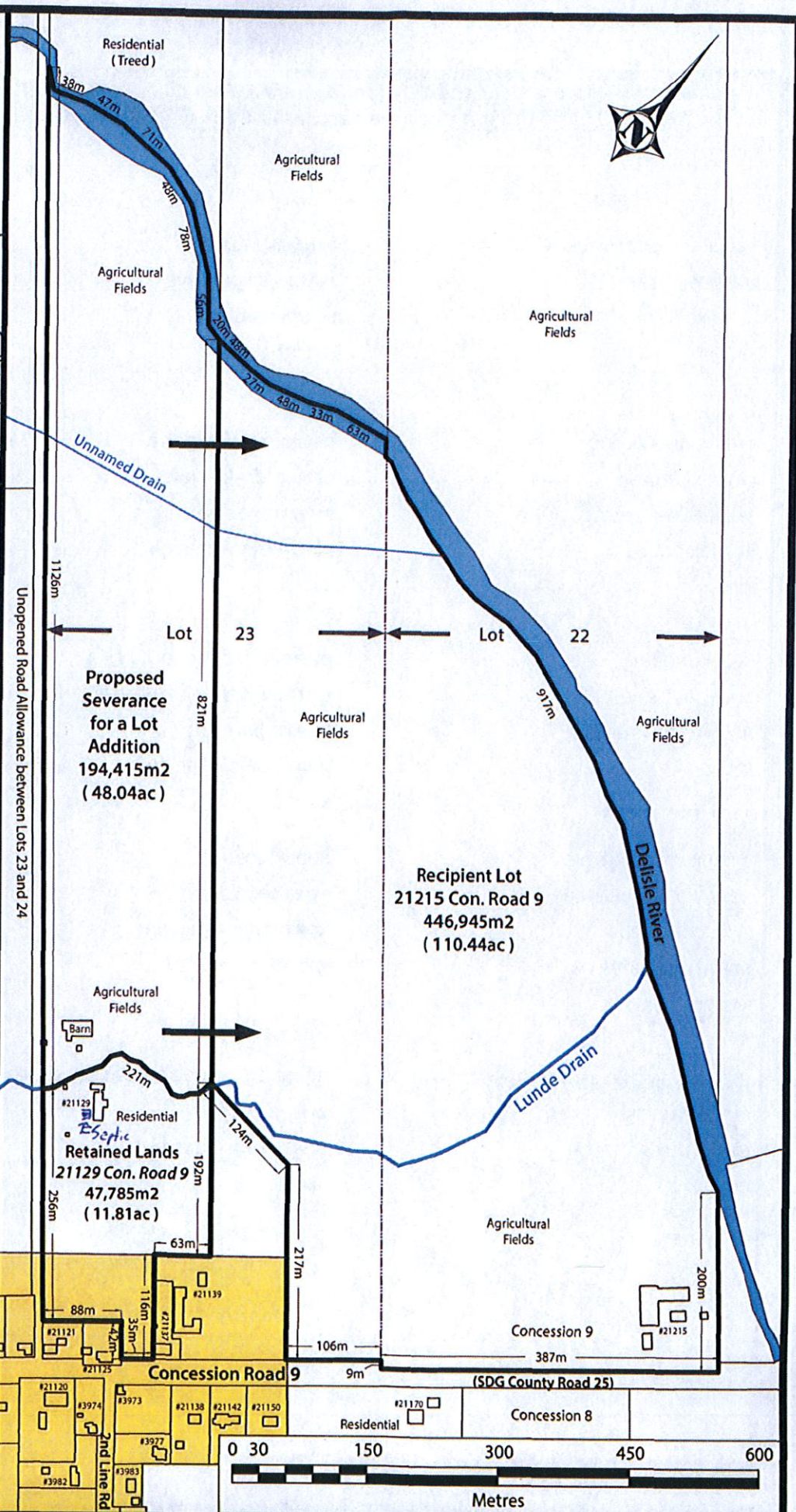


Legend

- Settlement Area (Glen Norman)
- Delisle River
- Municipal Drains

Notes:

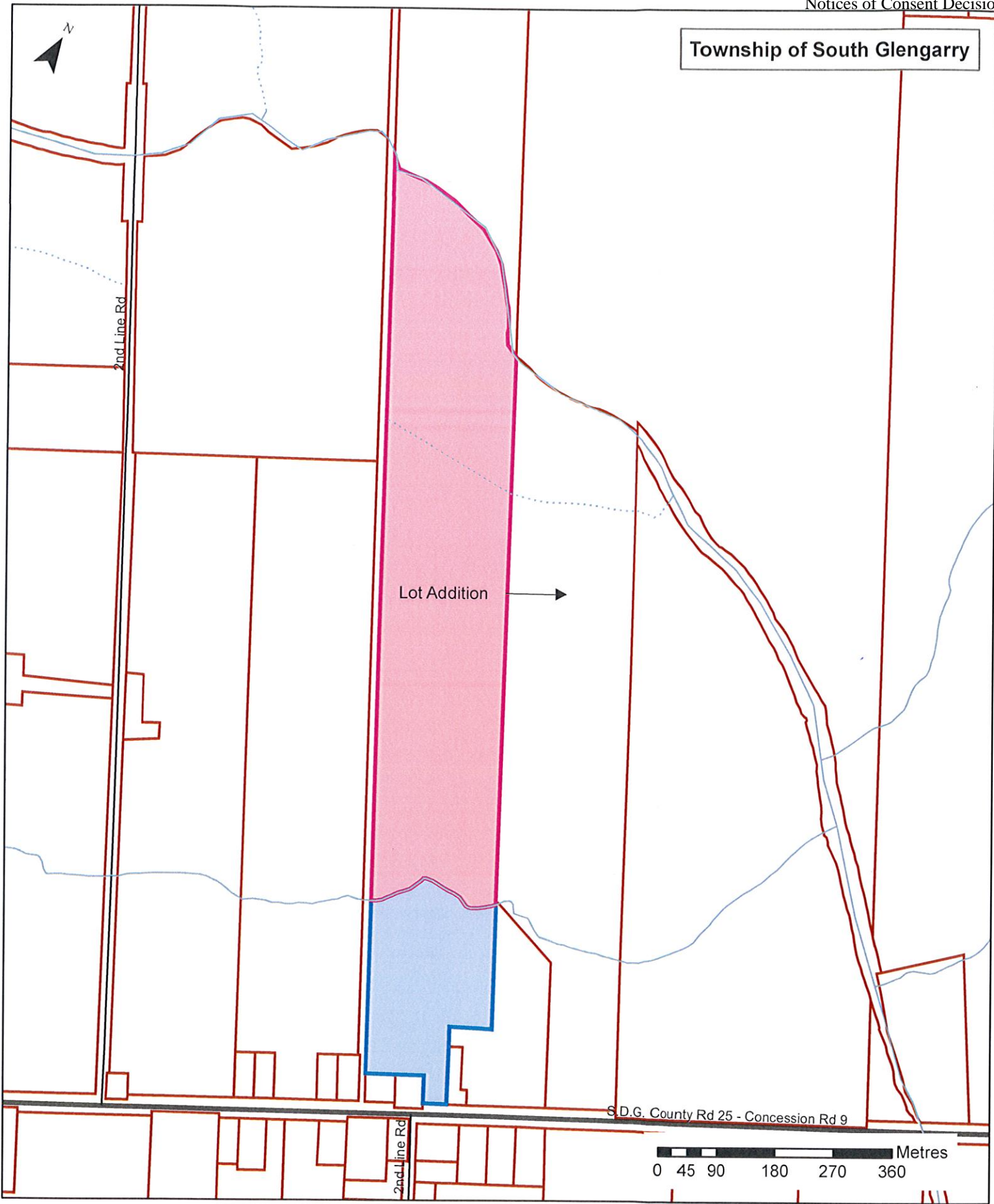
1. The subject property falls partially inside the Settlement Area of Glen Norman. The severed lot will not contain any Settlement Area lands.
2. Lunde Drain will be used to establish the new severance line for the proposed lot addition.
3. A hydro tower line is located approximately 430 metres south of the subject property. It's location will not impact the proposed severance.
4. Boundary and dimensions of the property, the recipient lot, and the locations of existing buildings are approximate based on available GIS mapping and not derived from a Plan of Survey.





Version Date: August 6, 2020 | File No. 20-092

ZANDERPLAN
Your rural land planning experts
40 Sunset Boulevard, Perth, ON 613-264-9600

Township of South Glengarry



-  Retained ~ 11.81 acres
-  Severed ~ 48.04 acres

Application Number: B-91-20





**UNITED COUNTIES OF
STORMONT, DUNDAS AND GLENGARRY
*DECISION***

The Approval Authority for the United Counties of Stormont, Dundas and Glengarry did, on **Thursday, November 26, 2020**, decide that **PROVISIONAL CONSENT WILL BE GIVEN** to:

APPLICATION NO. B-94-20

OWNER: Jean-Pierre Sabourin & Carole Garreau


MUNICIPALITY: South Glengarry

The Approval Authority considered all oral and written submissions made on this application, the effect of which helped the Approval Authority make an informed decision. Conditions are the result of public and agency comments.

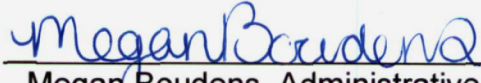
Provided that the following conditions are fulfilled to the satisfaction of the Administrative Assistant-Planning:

1. A review fee of \$200.00 must be paid to the Township of South Glengarry. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
2. A Parkland fee of \$1,000.00 must be paid to the Township of South Glengarry. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
3. The Township of South Glengarry will complete a site visit of the severed and retained lands to ensure that there are no concerns with the installation of septic systems in the future. Further information may be required from the applicant once the site visit is completed. The applicant will be required to attend to the Township office to apply for a site visit and to file a fee of \$170.00. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
4. That Road widening must be deeded to the Township on both the severed and retained parcels. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
5. That the owner gratuitously convey right-of-way widening along the retained portion of the property fronting SDG 18 which is a consistent width to the adjacent properties east and west. The road widening deed shall be registered and said deed be provided to Transportation along with a copy of the Registered Reference Plan. The County Engineer will clear the condition with the Administrative Assistant-Planning.
6. That the Administrative Assistant-Planning be provided with a description of the land to be conveyed that is consistent with the application and sufficient and equal to that required for the registration of a deed or other conveyance of land under the provisions of the Registry Act. Three (3) copies of the new deed for the severed parcel are to be provided to the Administrative Assistant-Planning for the issuance of the certificate of the Secretary, and the stamping fee of \$220.00 must accompany the deeds. Upon providing a paper copy of the Deposited Reference Plan to the Administrative Assistant-Planning, a digital copy, which can be emailed, in a PDF or TIF format must also be submitted.

OFFICIAL RENDERING THE ABOVE DECISION:


Benjamin de Haan, P. Eng
Approval Authority

I, Megan Boudens, Administrative Assistant-Planning, do hereby certify that the above is a true copy of the **Decision** of the Approval Authority with respect to the application recorded herein.


Megan Boudens, Administrative Assistant

NOTE: The Planning Act provides that where conditions are imposed and the applicant(s) has/have not fulfilled the conditions to the satisfaction of the Administrative Assistant-Planning **WITHIN ONE YEAR** after notice was given, the application for consent shall thereupon be deemed to be refused. **THE LAST DAY TO SUBMIT DOCUMENTS TO THE ADMINISTRATIVE ASSISTANT-PLANNING TO SHOW THAT THE CONDITIONS HAVE BEEN FULFILLED IS:**

November 26, 2021

THE LAST DAY TO SUBMIT AN APPEAL AGAINST THIS DECISION IS: **DECEMBER 16, 2020**



**DEPARTMENT OF TRANSPORTATION
AND PLANNING SERVICES**

26 Pitt Street, Suite 223, Cornwall, Ontario K6J 3P2

Tel: 613-932-1515 • Fax: 613-936-2913 • Email info@sdgcounties.ca • www.sdgcounties.ca

NOTICE OF DECISION

APPLICATION NO. B-94-20

NAME: Jean-Pierre Sabourin & Carole Garreau

MUNICIPALITY: Township of South Glengarry (Former Geographic Charlottenburgh Twp.)

Attached is a copy of the Decision with respect to the above noted Application for Consent.

You may be entitled to receive notice of any changes to the conditions of the provisional consent if you have made either a written request to be notified of the Decision or a written request to be notified of changes to the conditions.

The applicant and every agency or other person to whom Notice of Decision is sent, may, within **twenty (20) days** of the date of giving the Notice of Decision, appeal to the Local Planning Appeal Tribunal:

- a) the Decision of the Approval Authority; and/or
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Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed in the name of an individual who is a member of the association or group.

Additional information regarding this application and decision is available during business hours at the office of the Administrative Assistant - Planning, at the above address or by calling the office at **932-1515, Extension 218**.

LAST DATE TO SUBMIT AN APPEAL ON THIS DECISION IS: December 16, 2020

Date of giving of this notice is: November 26, 2020

Megan Boudens
Administrative Assistant-Planning
Email: mboudens@sdgcounties.ca



**UNITED COUNTIES OF
STORMONT, DUNDAS AND GLENGARRY
*DECISION***

The Approval Authority for the United Counties of Stormont, Dundas and Glengarry did, on **Thursday, November 26, 2020**, decide that **PROVISIONAL CONSENT WILL BE GIVEN** to:

APPLICATION NO. B-95-20

OWNER: Jean-Pierre Sabourin & Carole Garreau

MUNICIPALITY: South Glengarry

The Approval Authority considered all oral and written submissions made on this application, the effect of which helped the Approval Authority make an informed decision. Conditions are the result of public and agency comments.

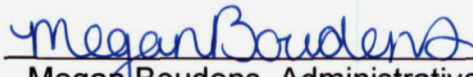
Provided that the following conditions are fulfilled to the satisfaction of the Administrative Assistant-Planning:

1. A review fee of \$200.00 must be paid to the Township of South Glengarry. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
2. A Parkland fee of \$1,000.00 must be paid to the Township of South Glengarry. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
3. The Township of South Glengarry will complete a site visit of the severed and retained lands to ensure that there are no concerns with the installation of septic systems in the future. Further information may be required from the applicant once the site visit is completed. The applicant will be required to attend to the Township office to apply for a site visit and to file a fee of \$170.00. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
4. That Road widening must be deeded to the Township on both the severed and retained parcels. The Township of South Glengarry will clear the condition with the Administrative Assistant-Planning.
5. That the owner gratuitously convey right-of-way widening along the retained portion of the property fronting SDG 18 which is a consistent width to the adjacent properties east and west. The road widening deed shall be registered and said deed be provided to Transportation along with a copy of the Registered Reference Plan. The County Engineer will clear the condition with the Administrative Assistant-Planning.
6. That the Administrative Assistant-Planning be provided with a description of the land to be conveyed that is consistent with the application and sufficient and equal to that required for the registration of a deed or other conveyance of land under the provisions of the Registry Act. Three (3) copies of the new deed for the severed parcel are to be provided to the Administrative Assistant-Planning for the issuance of the certificate of the Secretary, and the stamping fee of \$220.00 must accompany the deeds. Upon providing a paper copy of the Deposited Reference Plan to the Administrative Assistant-Planning, a digital copy, which can be emailed, in a PDF or TIF format must also be submitted.

OFFICIAL RENDERING THE ABOVE DECISION:


 Benjamin de Haan, P. Eng
 Approval Authority

I, Megan Boudens, Administrative Assistant-Planning, do hereby certify that the above is a true copy of the **Decision** of the Approval Authority with respect to the application recorded herein.


 Megan Boudens, Administrative Assistant

NOTE: The Planning Act provides that where conditions are imposed and the applicant(s) has/have not fulfilled the conditions to the satisfaction of the Administrative Assistant-Planning **WITHIN ONE YEAR** after notice was given, the application for consent shall thereupon be deemed to be refused. **THE LAST DAY TO SUBMIT DOCUMENTS TO THE ADMINISTRATIVE ASSISTANT-PLANNING TO SHOW THAT THE CONDITIONS HAVE BEEN FULFILLED IS:**

November 26, 2021

THE LAST DAY TO SUBMIT AN APPEAL AGAINST THIS DECISION IS: **DECEMBER 16, 2020**



**DEPARTMENT OF TRANSPORTATION
AND PLANNING SERVICES**

26 Pitt Street, Suite 223, Cornwall, Ontario K6J 3P2

Tel: 613-932-1515 • Fax: 613-936-2913 • Email info@sdgcounties.ca • www.sdgcounties.ca

NOTICE OF DECISION

APPLICATION NO. B-95-20

NAME: Jean-Pierre Sabourin & Carole Garreau

MUNICIPALITY: Township of South Glengarry (Former Geographic Charlottenburgh Twp.)

Attached is a copy of the Decision with respect to the above noted Application for Consent.

You may be entitled to receive notice of any changes to the conditions of the provisional consent if you have made either a written request to be notified of the Decision or a written request to be notified of changes to the conditions.

The applicant and every agency or other person to whom Notice of Decision is sent, may, within **twenty (20) days** of the date of giving the Notice of Decision, appeal to the Local Planning Appeal Tribunal:

- a) the Decision of the Approval Authority; and/or
- b) any or all of the conditions imposed by the Approval Authority.

Any appeal to the Local Planning Appeal Tribunal must be made on the proper Appellant Form (A1), which can be obtained from this office. You must enclose the appeal fee of \$400.00 for each application appealed, paid by certified cheque or money order, made payable to the Minister of Finance. The completed Appellant Form and payment are to be returned to the Administrative Assistant-Planning, United Counties of S. D. & G. who will forward all documents to the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed in the name of an individual who is a member of the association or group.

Additional information regarding this application and decision is available during business hours at the office of the Administrative Assistant - Planning, at the above address or by calling the office at **932-1515, Extension 218**.

LAST DATE TO SUBMIT AN APPEAL ON THIS DECISION IS: December 16, 2020

Date of giving of this notice is: November 26, 2020

Megan Boudens
Administrative Assistant-Planning
Email: mboudens@sdgcounties.ca

INFORMATION REPORT



REPORT TO: Council of the Township of South Glengarry

MEETING DATE: November 16, 2020

SUBJECT: Consent Applications B-94 & B-95-20

PREPARED BY: Joanne Haley, GM Community Services

RE: B-94 & 95-20
Part Lot 14, Concession 7
Former Township of Charlottenburgh
Sabourin & Garreau
Type of Consent: To Create 2 Building Lots

Subject:

The subject property is located on part of lot 14, Concession 7, on the south side of Caber Road. The purpose of these applications is to create 2 building lots 3 acres in size for future residential development while retaining approximately 39 acres of land that contains a dwelling and accessory structure.

Official Plan Designations:

The subject property is designated Rural in the County Official Plan. Section 8.14.13.3. D. I of the County Official Plan indicates that “up to two consents for residential purposes may be granted for a legally conveyable lot, excluding the retained lot where the approval authority is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the land; where the lot existed as of January 1, 1980 and where the land is located in the Rural District as shown on the Land Use Plan Schedules. This proposed consent conforms to the Official Plan.

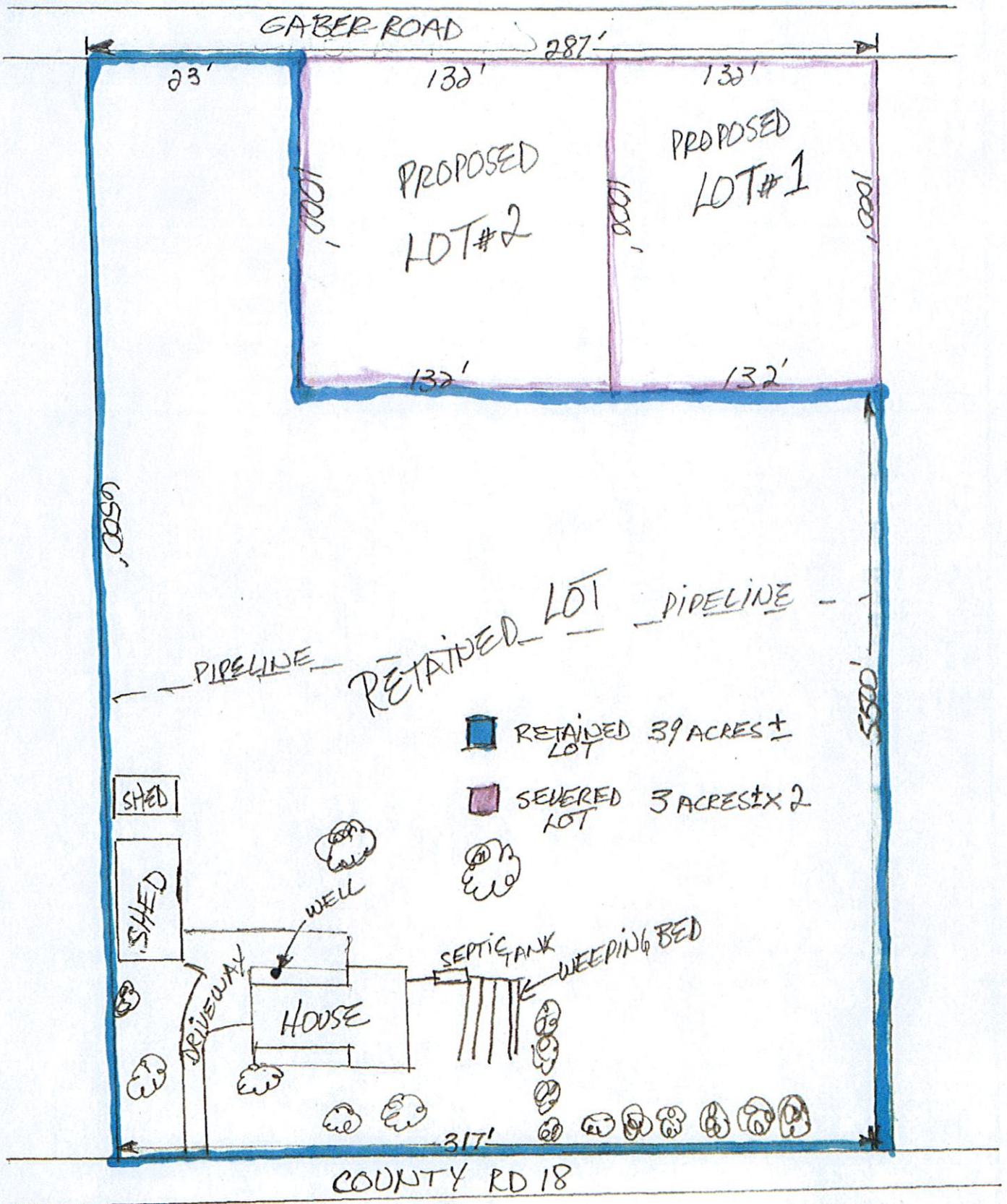
Zoning By-law:

The subject property is zoned Rural in the Township’s Zoning By-Law. This proposed consent conforms to the Zoning By-law.

Proposed Recommendation:

That the United Counties of SDG Director of Transportation and Planning approves these applications for consent as they conform to the PPS, the Official Plan and the Zoning By-Law. These consents will be subject to the following conditions:

1. A review fee of \$200.00 must be paid to the Township for each application.
2. A Parkland fee of \$1,000.00 must be paid to the Township for each application.
3. The Township of South Glengarry will complete a site visit of the severed and retained lands to ensure that there are no concerns with the installation of septic systems in the future. Further information may be required from the applicant once the site visit is completed. The applicant will be required to attend to the Township office to apply for a site visit and to file a fee of \$170.00.
4. That Road widening must be deeded to the Township on both the severed and retained parcels.

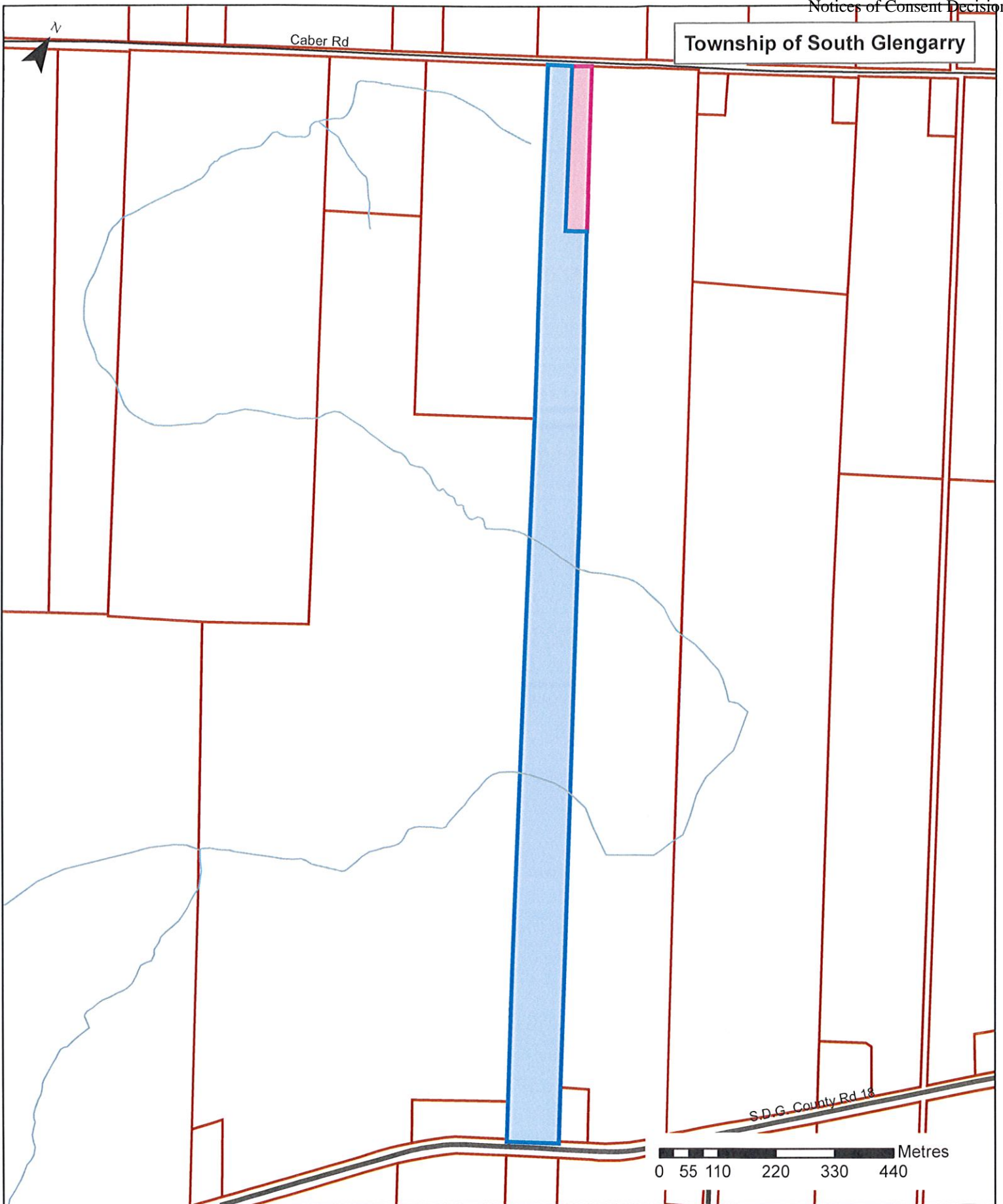


OWNERS: [REDACTED]

ADDRESS: 19641 COUNTY RD B
 MARTINTOWN, ON
 KOCISO

MUNICIPALITY: SOUTH GLENGARRY

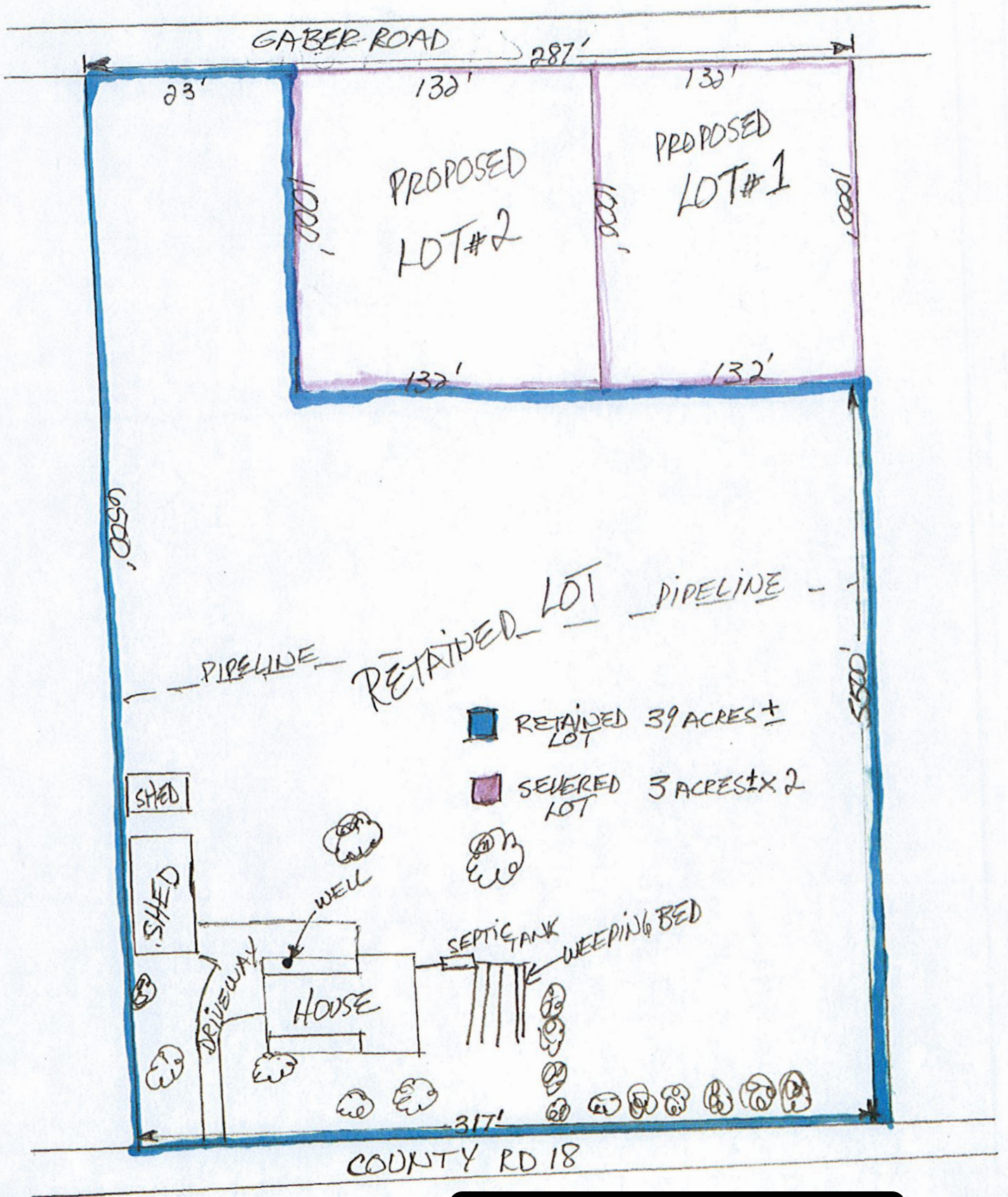
PIN 47117-0171
 PT LOT 14 CONC. 7



- Retained ~ 42 acres
- Severed ~ 3 acres

Application Number: B-94-20

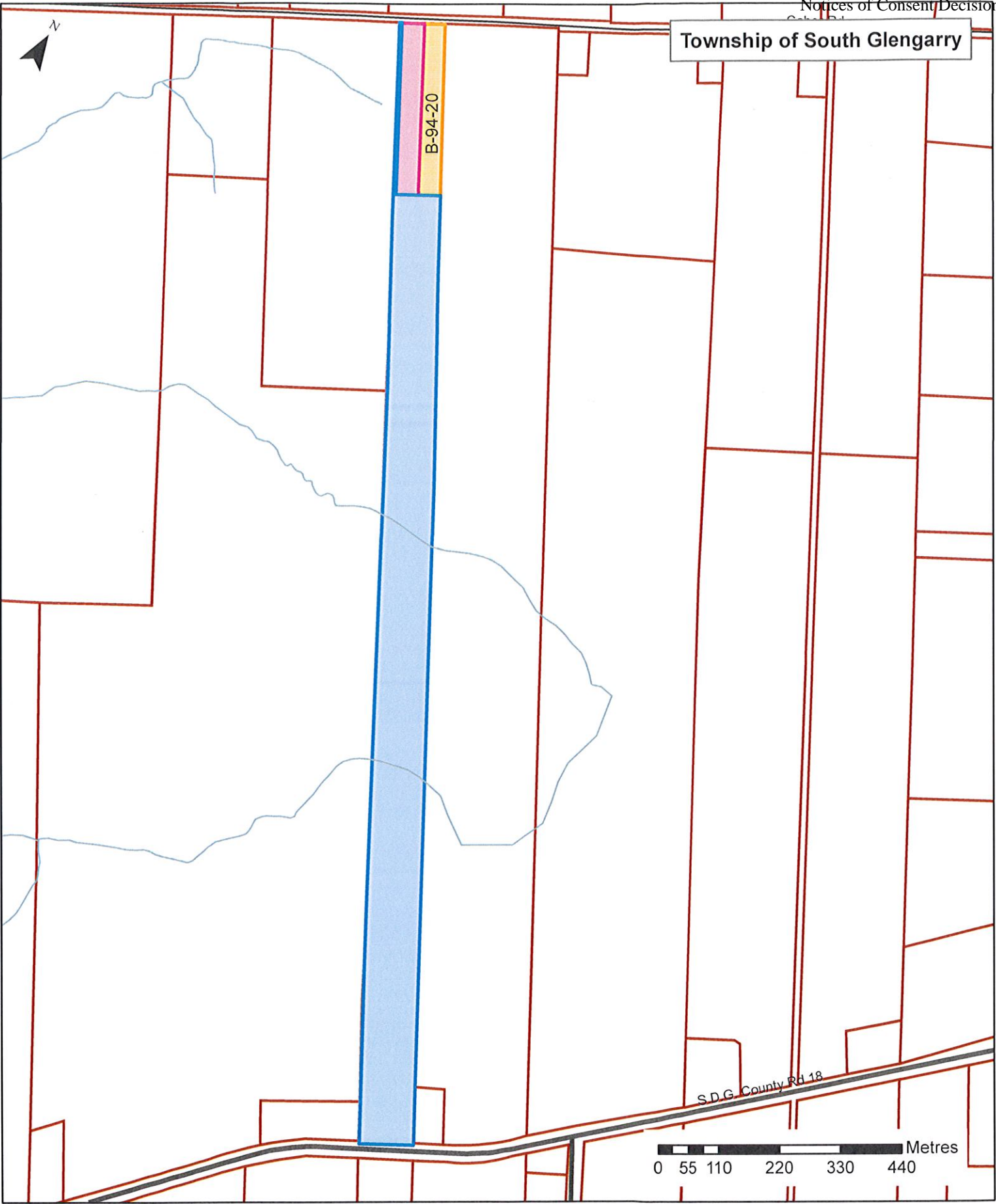




ADDRESS: 19641 COUNTY RD 18
 MARTINTOWN, ON
 KOCISO
 MUNICIPALITY: SOUTH GLENGARRY

PIN G7117-0171
 PT LOT 14 CONC. 7

Township of South Glengarry



- Retained ~ 39 acres
- Severed ~ 3 acres

Application Number: B-95-20



INFORMATION REPORT

REPORT TO: Council of the Township of South Glengarry

MEETING DATE: December 7, 2020

SUBJECT: Consent Application B-99-20

PREPARED BY: Joanne Haley, GM Community Services

RE: B-99-20
Part Lot 18, Concession 1 Fr.
Former Township of Charlottenburgh
MacLean

Type of Consent: To Create a Building Lot

Subject:

The subject property is located on part of lot 18, Concession 1 Front, on the north side of County Road 2. The purpose of this application is to create a parcel approximately 3.9 acres in size for future residential development while retaining approximately 88 acres of land containing a single detached dwelling.

Official Plan Designations:

The subject property is designated Rural in the County Official Plan. Section 8.14.13.3. D. I of the County Official Plan indicates that “up to two consents for residential purposes may be granted for a legally conveyable lot, excluding the retained lot where the approval authority is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the land; where the lot existed as of January 1, 1980 and where the land is located in the Rural District as shown on the Land Use Plan Schedules. This proposed consent conforms to the Official Plan.

Zoning By-law:

The subject property is zoned Rural in the Township’s Zoning By-Law. This proposed consent conforms to the Zoning By-law.

Proposed Recommendation:

That the United Counties of SDG Manager of Planning approves this application for consent as it conforms to the PPS, the Official Plan and the Zoning By-Law. This consent will be subject to the following conditions:

1. A review fee of \$200.00 must be paid to the Township.
2. A Parkland fee of \$1,000.00 must be paid to the Township.
3. The Township of South Glengarry will complete a site visit of the severed and retained lands to ensure that there are no concerns with the installation of septic systems in the future. Further information may be required from the applicant once the site visit is completed. The applicant will be required to attend to the Township office to apply for a site visit and to file a fee of \$170.00.

TOWNSHIP OF SOUTH GENESEE
Geo. TOWNSHIP CHARLOTTEBURG

WEST 1/2
LOT 18

Roll #00600771000

NORTH
1" = 200'

LOT
19

LINE FENCE

SUBJECT
LAND

175'

984'

TO BE
RETAINED

275'

275'

SINGLE FAMILY
Dwelling

DRIVEWAY

SINGLE FAMILY
Dwelling
BAPTIC

DRIVEWAY

LANE

1836' FROM CENTER LINE OF COUNTY RD 2

PARCEL SEVERED
IN 2014

SINGLE FAMILY
Dwelling

200'

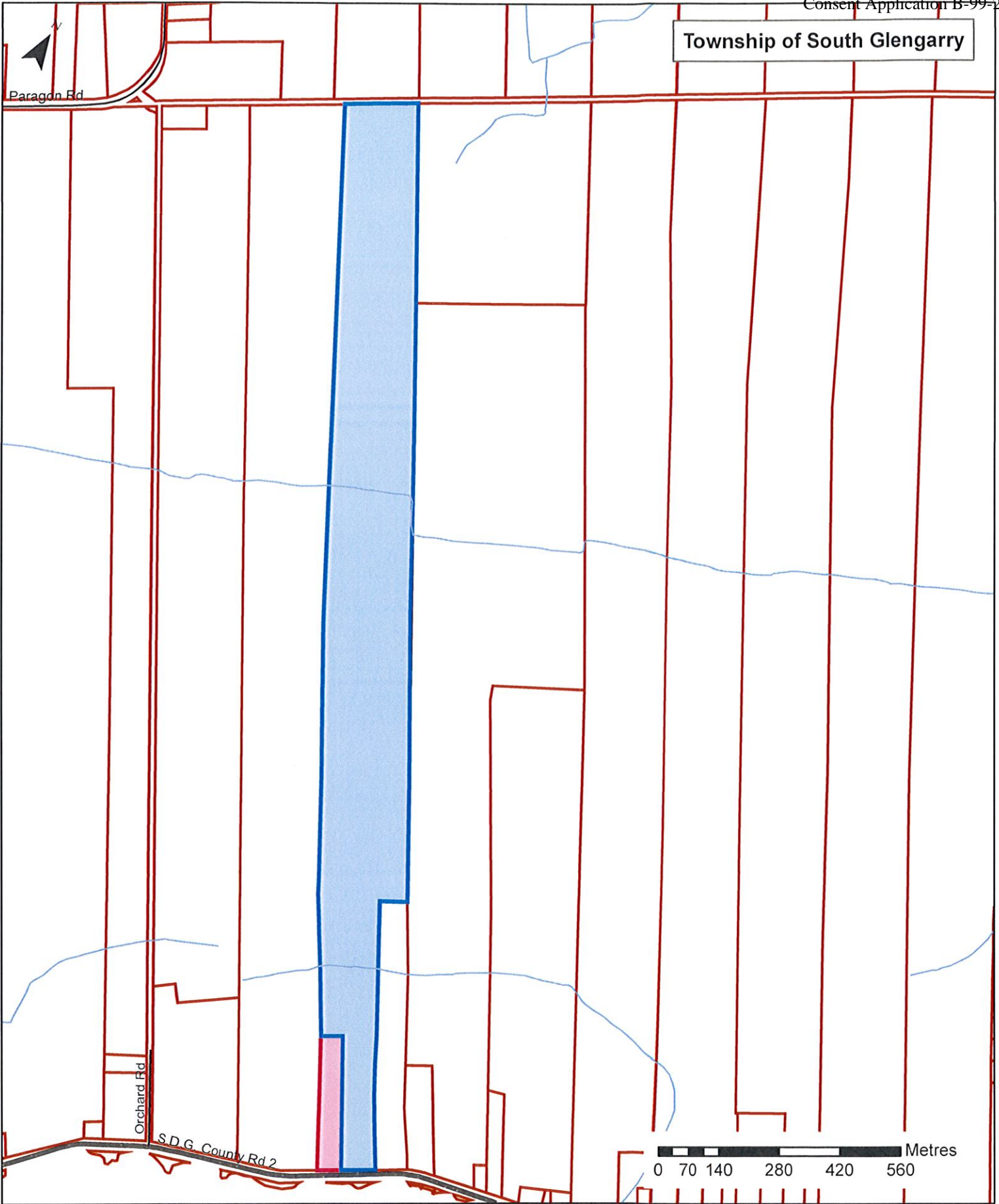
DRIVEWAY



EAST 1/2 LOT 18

COUNTY ROAD 2

ST LAWRENCE RIVER

Township of South Glengarry



-  Retained ~ 98 acres
-  Severed ~ 3.9 acres

Application Number: B-99-20



INFORMATION REPORT

REPORT TO: Council of the Township of South Glengarry

MEETING DATE: December 7, 2020

SUBJECT: Consent Application B-110-20

PREPARED BY: Joanne Haley, GM Community Services

RE: B-110-20
Part Lot 12, 13 & 14, Concession 7 IL
Former Township of Charlottenburgh
McIntosh

Type of Consent: To dispose of a surplus dwelling to a farming operation.

Subject:

The subject property is located on part of lots 12, 13 & 14, Concession 7 IL. on the north side of County Road 18. The purpose of this application is to sever approximately 1.2 acres of developed land that is surplus to the farming operation and to retain approximately 51.8 acres of agricultural land.

Official Plan Designations:

The subject property is designated Agriculture in the County Official Plan. In Section 8.14.13 II of the County Official Plan there are strict policies for consents in an Agricultural Designation. Section 8.14.13.II.1.2 indicates that “a consent may be granted on lands designated as Agricultural Resource Land as shown on the Land Use Plan Schedules for a residence surplus to a farming operation”. This proposed consent conforms to the Official Plan. Section 8.14.13.II.7 indicates that “where a consent is granted for a residence surplus to a farming operation, a local Municipality shall through a Zoning By-law or other municipal approach prohibit further dwellings on the vacant retained lands created by the subject consent.”

Zoning By-law:

The subject property is zoned Agriculture in the Township of South Glengarry Zoning By-law. This proposed consent conforms to the Township’s Zoning By-Law.

Proposed Recommendation:

That the United Counties of SDG Director of Transportation and Planning approves this application for consent as it conforms to the Official Plan, the general intent to the Zoning By-Law and the PPS. This consent will be subject to the following conditions:

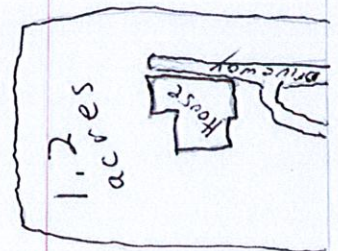
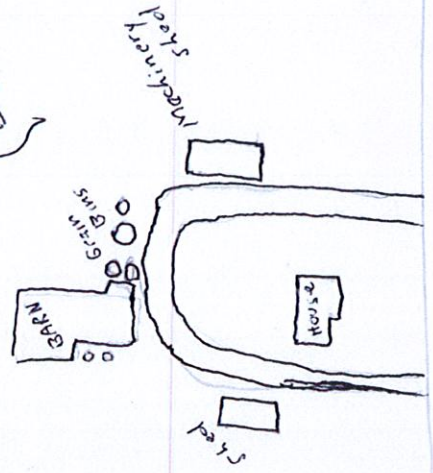
1. A review fee of \$200.00 must be paid to the Township.
2. An agreement must be entered into with the Township of South Glengarry to prohibit residential construction on the retained lands. This restriction will be included in a housekeeping amendment of the Township's Zoning By-law at a future date. The cost to enter into the agreement is \$1,000.00.
3. The Township of South Glengarry will complete a site visit of the severed lands to confirm that there are no issues with the existing septic system. Further information may be required from the applicant once the site visit is completed. The applicant will be required to attend to the Township office to apply for a site visit and to file a fee of \$170.00.

River

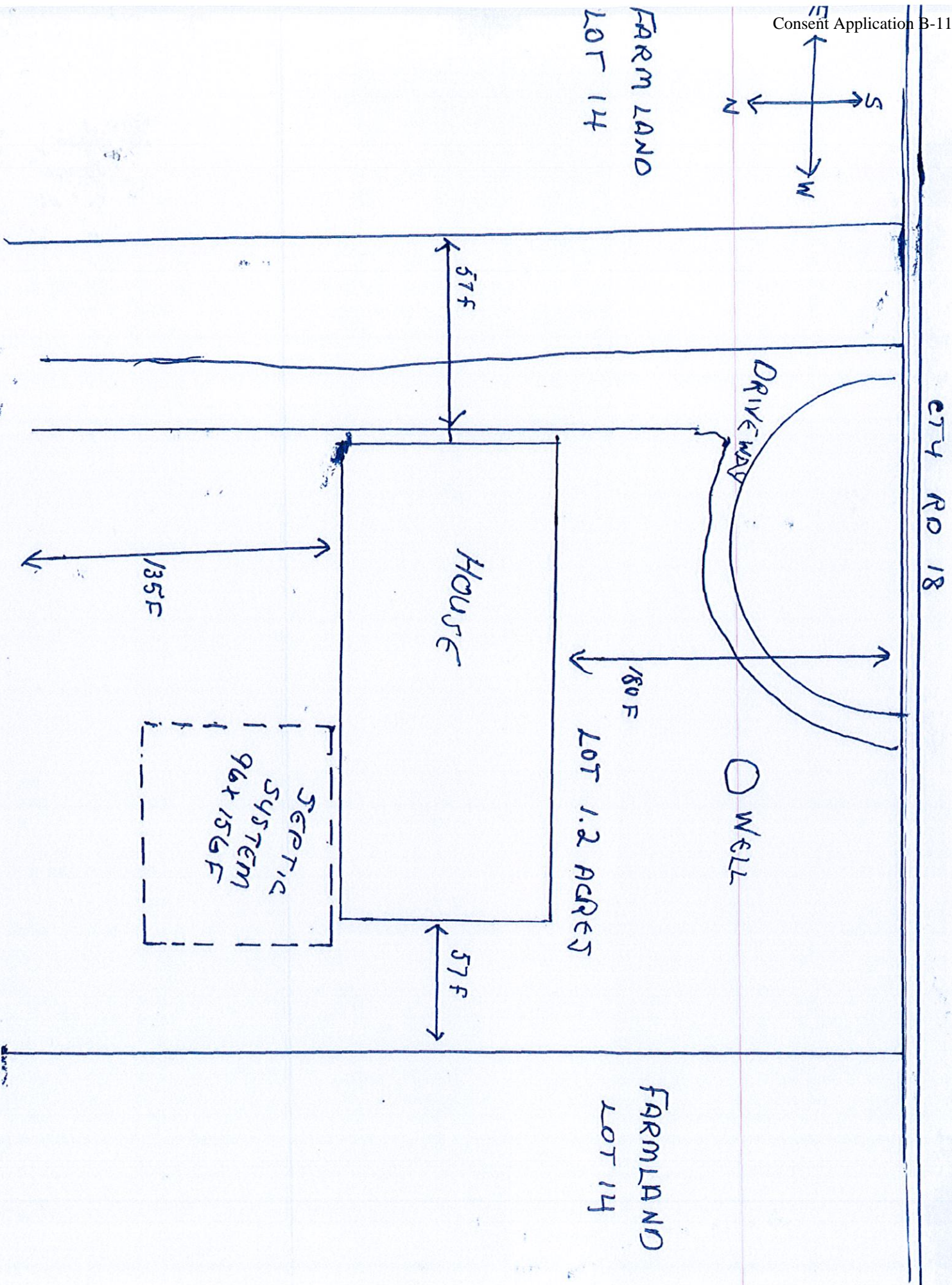
Raisin

Retained

(Buildings Retained)



county rd 18



12.4 acres

12.4

South Glengarry SDG Explorer Map



8/26/2020, 10:15:51 AM

Assessment Parcel (Roll)

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

10 and

For informational purposes only. Parcels © Termet Enterprises Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. Viewer Sever data is representative of location but are not survey accurate. Call before you dig ONI Call 1-800-400-2255. Township of South Glengarry

Glen Moy - Home Farm

July 22, 2020

Grower Glen Moy Farms

Farm Home Farm

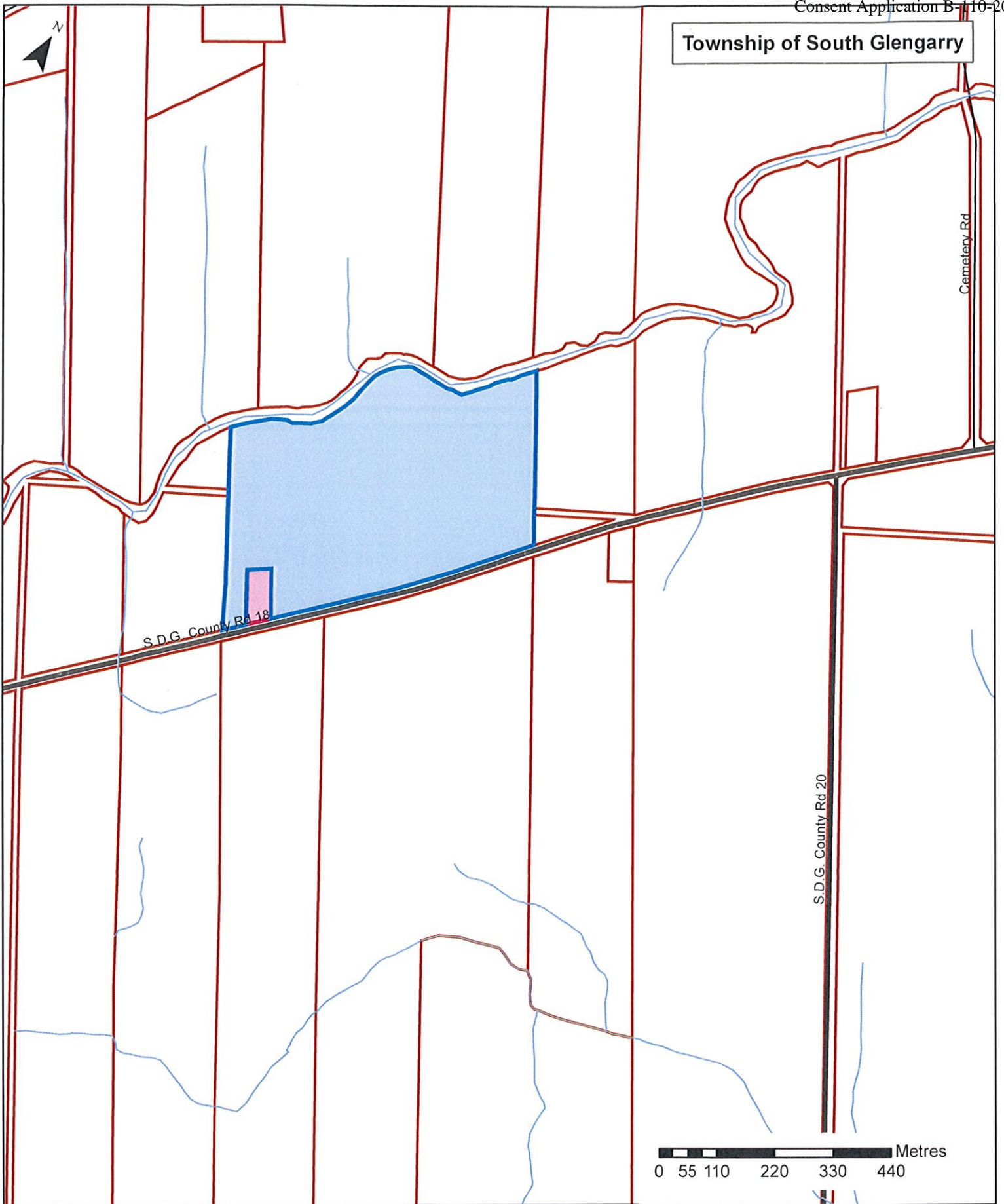
Field Multiple





117.03 ac(US)

LOT 14 51.81 ACRES

Township of South Glengarry



-  Retained ~ 51 acres
-  Severed ~ 1.2 acres

Application Number: B-110-20



INFORMATION REPORT



REPORT TO: Council of the Township of South Glengarry

MEETING DATE: December 7, 2020

SUBJECT: Consent Application B-111-20

PREPARED BY: Joanne Haley, GM Community Services

RE: B-111-20
Part Lot 35, Concession 1
Former Township of Charlottenburgh
Stairway Holsteins Inc.
Type of Consent: Lot Addition

Subject:

The subject property is located on part of lot 35, Concession 1, NSR on the south side of County Road 18. The purpose of this application is to sever approximately 1.2 acres of vacant land that that will be merged to the abutting property located AT 18948 County Road 18. This will enlarge this existing residentially developed lot to allow for additional space to construct an accessory residential building as the property is currently approximately 1.3 acres in size.

Official Plan Designations:

The subject property is designated Agriculture in the County Official Plan. In Section 8.14.13 II of the County Official Plan there are strict policies for consents in an Agricultural Designation however lot additions are permitted.

Zoning By-law:

The subject property is zoned Agriculture in the Township of South Glengarry Zoning By-law. This proposed consent conforms to the Township's zoning by-law.

Proposed Recommendation:

That the United Counties of SDG Manager of Planning approves this application for consent as it conforms to the Official Plan, the general intent to the Zoning By-Law and the PPS. This consent will be subject to the following conditions:

1. A review fee of \$200.00 must be paid to the Township.

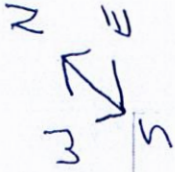
Sketch for Severance

Owner's Name: [REDACTED]

Address: 18359 Richer Road R.R. 1

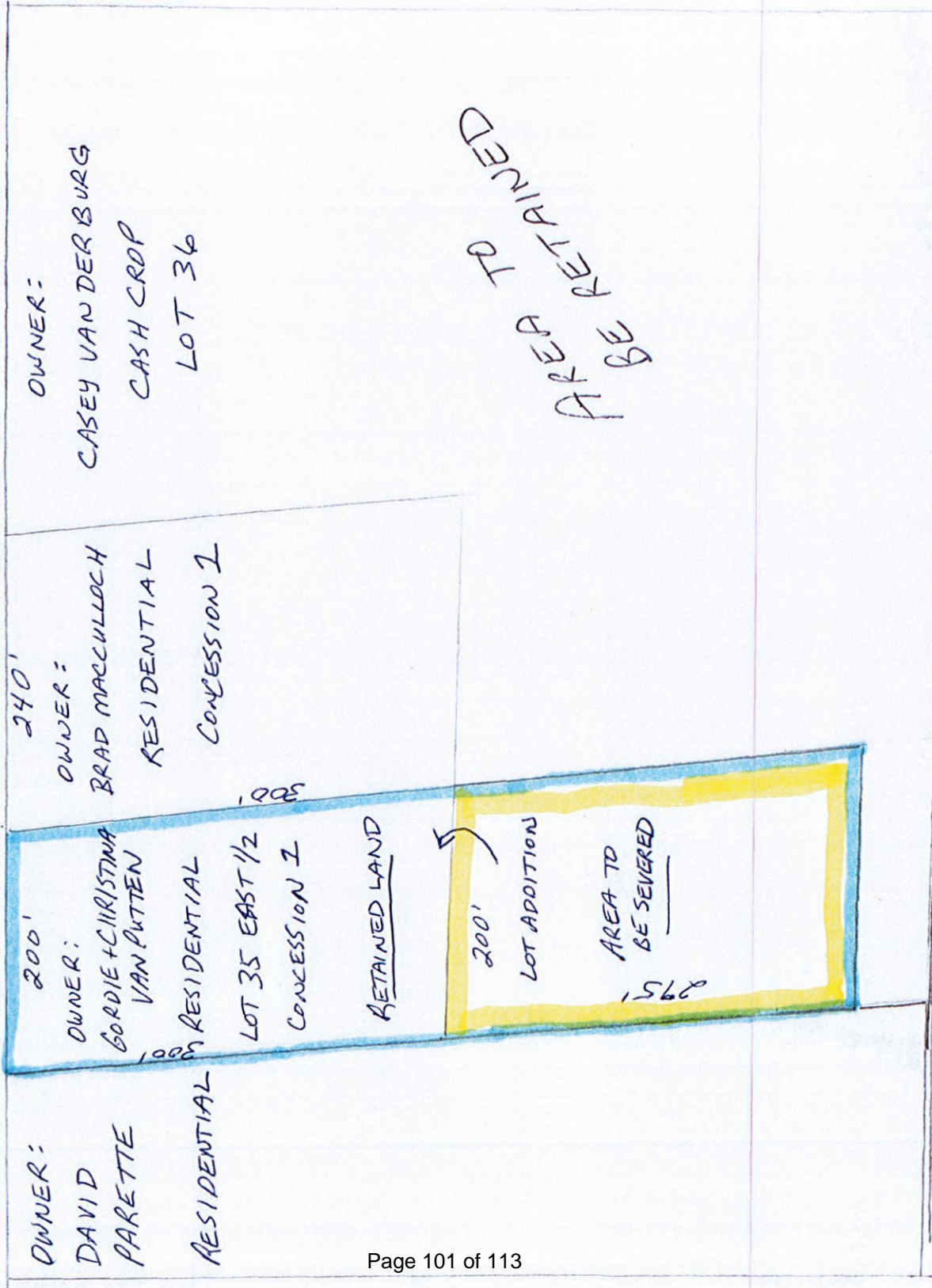
Apple Hill, ON K0C 1B0

LOT 35 Concession 1 Municipality: South Glengarry

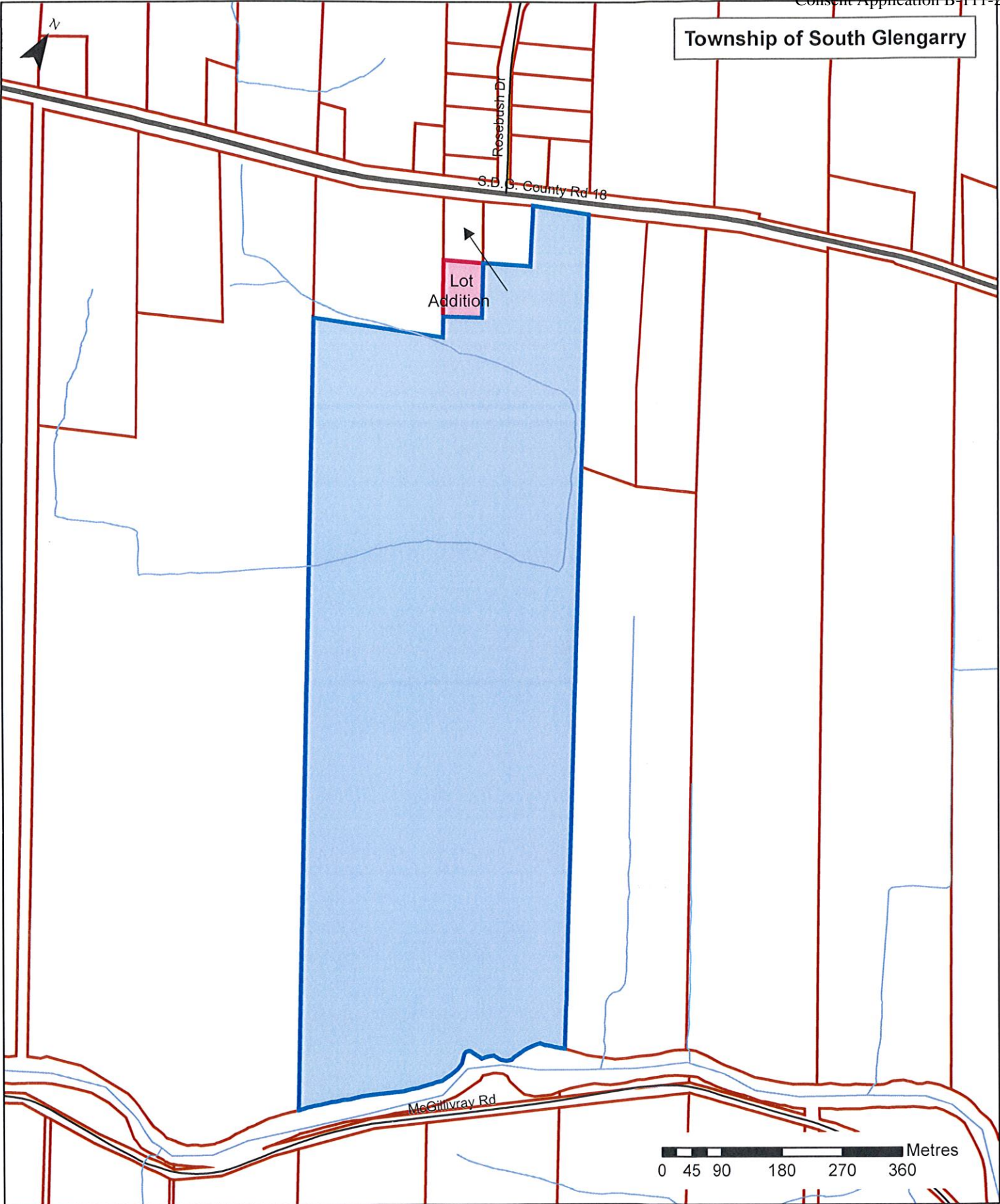




Rosebush Drive

COUNTY ROAD 18



Township of South Glengarry



-  Retained ~ 114 acres
-  Severed ~ 1.26 acres

Application Number: B-111-20





Raisin Region Conservation Authority

18045 County Road 2, P.O. Box 429, Cornwall, ON K6H 5T2

Tel: 613-938-3611 Fax: 613-938-3221 www.rrca.on.ca

MEMORANDUM

To: Township of South Glengarry Council, CAO, and Clerk
From: Lisa Van De Ligt, Communications Specialist
Date: November 20, 2020
Subject: RRCA Board of Directors meeting highlights (November 19, 2020)

The Raisin Region Conservation Authority (RRCA) Board of Directors consists of 8 representatives from the RRCA's 5 member municipalities: City of Cornwall and Townships of North Glengarry, South Glengarry, South Stormont and North Stormont.

Following every Board meeting, councils, CAOs and clerks of the RRCA's 5 member municipalities are sent meeting highlights and the date of the next meeting. The RRCA Board meets monthly (except for July, August, and December).

November 19, 2020 RRCA Board of Directors Meeting Highlights

- Approved minutes from the October 15, 2020 meeting and October 29, 2020 electronic poll can be found at <http://www.rrca.on.ca/page.php?id=15>.
- Board passed a resolution to request the Premier and Ministers consult with conservation authorities prior to passing recent proposed amendments to the *Conservation Authorities Act*. The Board is requesting municipal support on this matter.
- Board approved 2020/2021 RRCA Tree Planting Program fee schedule.
- Board approved 2021 Gray's Creek Marina fee schedule.
- Board approved closing the RRCA Administration office from December 24, 2020 at noon to January 1, 2021 for the holidays.

Next RRCA Board meeting date: January 21, 2021



Raisin Region Conservation Authority

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Tel: 613-938-3611 Fax: 613-938-3221 www.rrca.on.ca

MEMORANDUM

To: Township of South Glengarry Council, CAO, and Clerk
From: Richard Pilon, General Manager
Date: November 20, 2020
Subject: TIME SENSITIVE: Request for municipal support regarding legislative amendments to the *Conservation Authorities Act*

The Raisin Region Conservation Authority is 1 of the 36 conservation authorities in Ontario with the delegated responsibility under the *Conservation Authorities Act* to protect people and their property from natural hazards (e.g. flooding, erosion).

On November 5, 2020, the Province released proposed changes to the *Conservation Authorities Act* and the *Planning Act* through *Bill 229: Protect, Support and Recover from COVID 19 Act* (<https://ero.ontario.ca/notice/019-2646>). These additional changes may add significant delays and costs in conservation authority enforcement, planning and permitting processes and ultimately have the potential for significant impacts on Ontario's ability to provide cost-effective flooding and natural hazards management/protection and drinking water protection to Ontarians.

The long-standing partnership between the conservation authorities, municipalities and the Province is central to ensure changes to the *Conservation Authorities Act* and its associated regulations are in the best interest of the public and environment. Conservation Authorities can support Ontario's Action Plan to recover and create conditions for growth without creating greater expenses to developers, municipalities and the province and therefore greater expenses to taxpayers.

At this time, it is unclear if the Province will consult with conservation authorities prior to future readings and approving Bill 229.



Raisin Region Conservation Authority

18045 County Road 2, P.O. Box 429, Cornwall, ON K6H 5T2 Tel: 613-938-3611 Fax: 613-938-3221 www.rrca.on.ca

At the November 19, 2020 RRCA Board of Directors' meeting, the Board passed the following resolution:

RESOLUTION # 74/20:

THAT the RRCA Board of Directors request the Premier of Ontario, Minister of the Environment, Conservation, and Parks, and Minister of Finance consult with conservation authorities prior to amending the *Conservation Act* and prior to developing the associated regulations to ensure the changes are in the best interest of the public, municipalities and the Province.

AND FURTHER THAT the Board of Directors request its member municipalities also pass a resolution to request the Premier of Ontario, Minister of the Environment, Conservation, and Parks, and Minister of Finance consult with conservation authorities prior to amending the *Conservation Act* and prior to developing the associated regulations to ensure the changes are in the best interest of the public, municipalities and the Province.

Due to the uncertainty of the matter, it is requested that your municipality consider passing a resolution at your earliest convenience and notifying the Province accordingly. A draft resolution was prepared for your municipality which may be modified as required (attached).

Should you have any questions, please e-mail me at richard.pilon@rrca.on.ca.

Attach.

1. RRCA Board of Directors November 19, 2020 Letter to Province
2. Draft Municipal Resolution

Proposed Resolution for RRCA Member Municipalities

WHEREAS the Province has introduced Bill 229, Protect, Support and Recover from COVID 19 Act - Schedule 6 – Conservation Authorities Act

WHEREAS the Legislation introduces a number of changes and new sections that could remove and/or significantly hinder the conservation authorities' role in regulating development, permit appeal process and engaging in review and appeal of planning applications

WHEREAS we rely on the watershed expertise provided by local conservation authorities to protect residents, property and local natural resources on a watershed basis by regulating development and engaging in reviews of applications submitted under the *Planning Act*

WHEREAS the changes allow the Minister to make decisions without CA watershed data and expertise

WHEREAS the Legislation suggests that the Minister will have the ability to establish standards and requirements for non-mandatory programs which are negotiated between the conservation authorities and municipalities to meet local watershed needs

WHEREAS municipalities believe that the appointment of municipal representatives on CA Boards should be a municipal decision; and the Chair and Vice Chair of the CA Board should be duly elected

WHEREAS the changes to the 'Duty of Members' contradicts the fiduciary duty of a CA board member to represent the best interests of the conservation authority and its responsibility to the watershed

WHEREAS conservation authorities have already been working with the Province, development sector and municipalities to streamline and speed up permitting and planning approvals through Conservation Ontario's Client Service and Streamlining Initiative

WHEREAS changes to the legislation will create more red tape and costs for the conservation authorities, and their municipal partners, and potentially result in delays in the development approval process

AND WHEREAS municipalities value and rely on the natural habitats and water resources within our jurisdiction for the health and well-being of residents; municipalities value the conservation authorities' work to prevent and manage the impacts of flooding and other natural hazards; and municipalities value the conservation authority's work to ensure safe drinking water

THEREFORE BE IT RESOLVED

- THAT the Province continue to work with conservation authorities to find workable solutions to reduce red tape and create conditions for growth prior to passing Schedule 6 of Bill 229 (Budget Measures).
- THAT the Province respect the current conservation authority/municipal relationships.
- AND THAT the Province embrace their long-standing partnership with the conservation authorities and provide them with the tools and financial resources they need to effectively implement their watershed management role.



Raisin Region Conservation Authority

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Tel: 613-938-3611 Fax: 613-938-3221 www.rrca.on.ca

November 19, 2020

The Honourable Doug Ford
Premier of Ontario

The Honourable Jeff Yurek
Minister of the Environment, Conservation, and Parks

The Honourable Rod Philips
Minister of Finance

Re. Bill 229: *Protect, Support and Recover from COVID 19 Act (Budget Measures Act) - Schedule 6 – Conservation Authorities Act*

Dear Premier Ford, Minister Yurek and Minister Philips,

We are writing you today in response to the proposed amendments to the *Conservation Authorities Act*, contained in Schedule 6, Bill 229.

The Raisin Region Conservation Authority is 1 of the 36 conservation authorities in Ontario with the delegated responsibility under the *Conservation Authorities Act* to protect people and their property from natural hazards (e.g. flooding, erosion).

The *Conservation Authorities Act* was amended in June 2019 under Bill 108: *More Homes, More Choice Act*. While we are encouraged that the Act continues to provide for conservation, restoration, source water protection and natural resource management at the watershed level, conservation authorities have been waiting for regulations under the Act to fully understand how the changes are to be implemented.

On November 5, 2020, the Province released additional proposed changes to the *Conservation Authorities Act* and the *Planning Act* through Bill 229: *Protect, Support and Recover from COVID 19 Act*. These changes may add significant delays and costs in conservation authority enforcement, planning and permitting processes and ultimately have the potential for significant impacts on Ontario's ability to



**Raisin Region
Conservation Authority**

provide cost-effective flooding and natural hazards management/protection and drinking water protection to Ontarians.

The long-standing partnership between the conservation authorities, municipalities and the Province is central to ensure changes to the *Conservation Authorities Act* and its associated regulations are in the best interest of the public and environment. Conservation Authorities can support Ontario's Action Plan to recover and create conditions for growth without creating greater expenses to developers, municipalities and the province and therefore greater expenses to Ontarian taxpayers.

We are requesting Conservation Authorities be consulted prior to passing Bill 229 and developing the associated regulations. We would be pleased to meet with you to discuss this matter further.

Sincerely,

Original signed by

Bryan McGillis
Chair
Raisin Region Conservation Authority

Cc:
The Honourable John Yakabuski
Minister of Natural Resources and Forestry

The Honourable Steve Clark, Minister of Municipal Affairs and Housing
Minister of Municipal Affairs and Housing

Jim McDonnell
MPP Stormont-Dundas-South Glengarry

UNFINISHED BUSINESS REPORT
Presented to Council December 7th, 2020

INFRASTRUCTURE SERVICES					
No.	Item	Date Added	Expected Completion	Status	Update
1.	Docks on Township Property	JAN 2016	Fall 2020	Ongoing	Property was declared surplus at the April 20th Council Meeting. Survey Plan has been Registered. Sales are proceeding with 3 Parts now finalized and 3 parts in process Follow up Survey completed to create parcel for dry hydrant intake pipe. Update report in closed session on November 2nd Agenda. Sales of remaining properties are in process.
2.	Fire Protection Ponds	MAY 2016	2020	Ongoing	Staff Report on October 5th Agenda Administration will meet with property owners to review cost recovery considerations. Have met with one of the property owners on Middle Street to discuss next steps Have met with Manager at PacTiv on Richmond Road Meetings with other property owners to be scheduled to discuss next steps.
3.	Municipal Servicing from City of Cornwall	MAY 2016	2020	Ongoing	Administration for Township and City met on June 15th to review draft agreement.

					<p>Cost estimates to service the properties on Boundary Road have been developed using various options. Steering Committee met October 1st to review costs and options. Steering Committee meet on October 22nd to discuss next steps. Met with BVD Developments to discuss servicing options. Closed Session Report on December 7th Agenda. Township to Request a Delegation to City of Cornwall Council in early 2021</p>
4.	Private Roads (development of document)	FEB 2017	January 2021	Ongoing	Will collect and review policies from other municipalities over the next few months and draft Policy for Council review in the fall.
5.	Williamstown Garage & Fire Hall	MAY 2018	2021	Complete	<p>Funding approved in Budget. Location approved at the April 6th Council Meeting Staff Report to provide Council will a copy of plans on May 19th Agenda Further amendments and review of design to be completed by the end of June. Route Optimization Study awarded at June 4th Council Meeting. Draft Optimization Study presented to Council at October 5th Council Meeting Final Optimization Study to be provided to Council at November 16th Meeting.</p>

					Tender to be issued December
6.	LED Streetlights (Glen Walter)	MAR 2019	2020	Ongoing	Met with Cornwall Electric on February 20 to review LED Street Light Project. Will follow up with inventory and costs for ongoing discussions. Cornwall Electric has provided cost estimate and Administration is reviewing the design and lighting requirements for the project. Township is working with EARTH Corp to design and develop financial model for conversion project. Report on November 16th Agenda. Formal proposal to be presented to Cornwall Electric for project.
COMMUNITY SERVICES					
CORPORATE SERVICES					
12.	Review of Water Rates	APR 2019	WINTER 2020	Ongoing	Amalgamating results from survey responses and will report on December 21 or Jan 18.
14.	Water Bill Design	AUG 2019	WINTER 2020	Ongoing	Awaiting Vadim production of draft water bill. Last conversation on November 17.
FIRE					

SG-M-20

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW NUMBER 84-2020
FOR THE YEAR 2020**

***BEING A BY-LAW A BY-LAW TO ADOPT, CONFIRM AND RATIFY
MATTERS DEALT WITH BY RESOLUTION.***

WHEREAS s.5 (3) of the *Municipal Act, 2001*, provides that the powers of municipal corporation are to be exercised by its Council by by-law; and

AND WHEREAS it is deemed expedient that the proceedings, decisions and votes of the Council of the Corporation of the Township of South Glengarry at this meeting be confirmed and adopted by by-law;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:**

1. **THAT** the action of the Council at its regular meeting of December 7, 2020 in respect to each motion passed and taken by the Council at its meetings, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law; and;
2. **THAT** the Mayor and the proper officers of the Township of South Glengarry are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, The Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. **THAT** if due to the inclusion of a particular resolution or resolutions this By-law would be deemed invalid by a court of competent jurisdiction then Section 1 to this By-law shall be deemed to apply to all motions passed except those that would make this By-law invalid.
4. **THAT** where a "Confirming By-law" conflicts with other by-laws the other by-laws shall take precedence. Where a "Confirming By-law" conflicts with another "Confirming By-law" the most recent by-law shall take precedence.

***READ A FIRST, SECOND AND THIRD TIME, PASSED, SIGNED AND
SEALED IN OPEN COUNCIL THIS 7th DAY OF DECEMBER, 2020.***

MAYOR: _____ **CLERK:** _____