THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing
Monday, March 25th, 2019 at 6:30 p.m. – Council Chambers
102 Derby Street West, Alexandria, ON, K0C 1A0

AGENDA

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

1. DISCLOSURE OF CONFLICT INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions) ® (Johanne)

3. RATIFY MINUTES ® (Jeff)

   - Committee of Adjustment Meeting Monday, February 11th, 2019

4. MINOR VARIANCE

   a) Shawnvest Inc. / M. Sauve Construction MV-02-2019 ® (Michel)

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT ® (Brenda)
TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing & Planning Committee Meeting

Monday, March 25th, 2019

6:30 P.M.
THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing
Monday, March 25th, 2019 at 6:30 p.m. – Council Chambers
102 Derby Street West, Alexandria, ON, K0C 1A0

AGENDA

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

1. Disclosure of Conflict Interest

2. Accept the Agenda (Additions/Deletions) ® (Johanne)

3. Ratify Minutes ® (Jeff)

   - Committee of Adjustment Meeting Monday, February 11th, 2019

4. Minor Variance

   a) Shawnvest Inc. / M. Sauve Construction MV-02-2019 ® (Michel)

5. Old Business

6. New Business

7. Notice of Motion

8. Adjournment ® (Brenda)
1.

DISCLOSURE OF CONFLICT INTEREST
2.

ACCEPT THE AGENDA
CORPORATION OF
THE
TOWNSHIP OF NORTH GLENGARRY

DATE: March 25\textsuperscript{th}, 2019

RESOLUTION # ______

MOVED BY: ________________________

SECONDED BY: ________________________

That the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Monday, March 25\textsuperscript{th}, 2019.

<table>
<thead>
<tr>
<th>Carried</th>
<th>Defeated</th>
<th>Deferred</th>
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MAYOR / DEPUTY MAYOR

Deputy Mayor: Carma Williams
Councillor: Brenda Noble
Councillor: Jacques Massie
Councillor: Jeff Manley
Councillor: Johanne Wensink
Councillor: Michel Depratto
Mayor: Jamie MacDonald

Section 2
3.

RATIFY MINUTES
CORPORATION OF
THE
TOWNSHIP OF NORTH GLENGARRY

DATE: March 25th, 2019

RESOLUTION # ______

MOVED BY: ______________________

SECONDED BY: ____________________

That the Council of the Township of North Glengarry accepts the minutes of the Committee of Adjustment Hearing of Monday, February 11th 2019.

Carried    Defeated    Deferred

    _____       _____         _____

____________________
MAYOR / DEPUTY MAYOR

____________________

Deputy Mayor: Carma Williams
Councillor: Brenda Noble
Councillor: Jacques Massie
Councillor: Jeff Manley
Councillor: Johanne Wensink
Councillor: Michel Depratto
Mayor: Jamie MacDonald

Section 3
THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

THE COMMITTEE OF ADJUSTMENT MEETING

Monday, February 11th, 2019
Council Chambers
Centre Sandfield Centre
102 Derby Street West, Alexandria, ON

A Committee of Adjustment Meeting was held in the Council Chamber on Monday, February 11th, 2019 at 6:30 p.m.

PRESENT: Mayor – Jamie MacDonald
Deputy Mayor – Carna Williams
Councillor (Lochiel Ward) – Brenda Noble
Councillor (Maxville Ward) – Johanne Wensink
Councillor (Kenyon Ward) – Jeff Manley
Councillor (Alexandria Ward) – Michel Depratto
CAO/Clerk – Sarah Huskinson
Planning Department – Chantal Lapierre

REGRETS: Councillor (At Large) – Jacques Massic

1. COMMITTEE OF ADJUSTMENT MEETING CALLED TO ORDER

The chair of the Committee called the Meeting to order at 6:30 p.m.

2. ACCEPT THE AGENDA

Resolution No. 1

Moved by: Johanne Wensink  Seconded by: Jeff Manley

That the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Monday, February 11th, 2019.

Carried

3. ACCEPT THE MINUTES

Resolution No. 2

Moved by: Jeff Manley  Seconded by: Johanne Wensink

That the Council of the Township of North Glengarry accepts the minutes of the Committee of Adjustment Hearing of Tuesday, October 9th, 2018.

Carried

The Meeting was then turned over to the Planning Department – Chantal Lapierre

4. MINOR VARIANCES

a) No. MV-01-2019
   Owner: Michael Charette
   Location: 21865 Glen Robertson Rd., Glen Robertson

Resolution No. 3

Moved by: Brenda Noble  Seconded by: Michel Depratto
The clerk asked three times for comments from the public in attendance. No comments were made.

Carried

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

Resolution No. 4

Moved by: Michel Depratto  
Seconded by: Brenda Noble

There being no further business to discuss, the meeting was adjourned at 6:38 p.m.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor
4.

MINOR VARIANCE
CORPORATION OF
THE
TOWNSHIP OF NORTH GLENGARRY

DATE: March 25th, 2019

RESOLUTION # ______

MOVED BY: ________________

SECONDED BY: ________________

That the Committee of Adjustment approve Minor Variance application MV-02-2019 as recommended by the planning department.

Carried  Defeated  Deferred

____________________________

MAYOR / DEPUTY MAYOR

Deputy Mayor: Carma Williams
Councillor: Brenda Noble   YEA   NEA
Councillor: Jacques Massie   
Councillor: Jeff Manley   
Councillor: Johanne Wensink   
Councillor: Michel Depratto   
Mayor: Jamie MacDonald   

Section 4
TOWNSHIP OF NORTH GLENGARRY
STAFF REPORT
COMMITTEE OF ADJUSTMENT

Date: March 25th/2019
To: Committee of Adjustment Members

From: Kasia Olszewska - Planner

__________

Sarah Huskinson - CAO/Clerk

Re: Minor Variance MV-02-2019

Owner/Agent: Shawvest Inc./Mike Sauve Construction

Location: Ethier Blvd – Lot 5

Nature of relief applied for:

To seek relief from the rear yard depth requirement of 7.5 metres (24.6 feet) to 4.4 metres (14.4 feet).

Zoning designation: R2 – Residential Second Density

Official Plan designation: Residential

Discussion: The developer proposed to construct patio decks at the rear of each of the approved semi-detached homes (MV-04-2018). This construction requires relief from the rear yard depth minimum requirement.

The request to reduce the rear yard depth may be approved by the Committee of Adjustment provided the Committee is satisfied that the proposal will:

- Be in keeping with the purpose and intent of the Official Plan.
- Be in keeping with the purpose and intent of the Zoning By Law.
- Be appropriate and desirable for the area.
- Be minor in nature.
1) The proposed rear yard depth reduction is in keeping with the purpose and intent of the Official Plan, residential designation on the subject lands.

2) The proposed rear yard depth reduction is in keeping with the purpose and intent of the Zoning By-law, R2 – Residential Second Density on the subject lands.

3) The proposed rear yard depth reduction is appropriate and desirable for the area, fitting well within the surrounding low density residential context.

4) The application reduces the rear yard depth by 3.1 metres (10.2 feet), is a reduction that is minor in nature.

**Recommendation:** It is the recommendation of the Planning Department that the Committee of Adjustment approve application MV-02-2019 as submitted.
NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
FROM BY-LAW
(The Planning Act 1990, Section 45)

TAKE NOTICE that an application has been made by:
SHAWNVEST INC. / MIKE SAUVE CONSTRUCTION

of ETHIER BLVD., ALEXANDRIA

for a minor variance from the provisions of the by-law No. 39-2000 of the Township of North Glengarry as amended (being a by-law respecting the use of lands and the use and location of buildings).

In respect of:

To seek relief from the Comprehensive Zoning By-law 39-2000 where a 7.5 meter rear yard depth is required to the proposed 4.4 meters for the purpose of adding a patio deck.

which is located on PLAN 14M3 LOT 5
In the Township of North Glengarry

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed
DATE March 25th 2019 AT TIME 6:30 p.m.
in the evening for the purpose of a public hearing, into this matter, to be held in the Council Chamber at the Sandfield Centre 102 Derby Street West, Alexandria, On.

THIS NOTICE IS SENT TO YOU BECAUSE YOU ARE AN ASSESSED OWNER OF LAND NEAR THE SUBJECT PROPERTY, OR AN INTERESTED PARTY. (YOU ARE NOT COMPELLED TO ATTEND).

HOWEVER THE APPLICANT OR HIS AGENT MUST BE PRESENT AT THE HEARING. A copy of the decision of the Committee of Adjustment will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who filed with the secretary-treasurer a written request for notice of the decision:
"If the party notified does not attend at the hearing, the tribunal may proceed in their absence and they will not be entitled to any further notice in the proceeding".

Chantal Lapierre – Planning Department
Township of North Glengarry
NOTICE
OF A COMPLETE APPLICATION AND
PUBLIC MEETING

PROPOSED MINOR VARIANCE
UNDER SECTION 45 OF THE PLANNING ACT

To be held on:
Monday, March 25th/2019
At 6:30pm in the Council Chamber at the
Sandfield Centre
102 Derby St. W Alexandria

PURPOSE OF THE APPLICATION:

To seek relief from the
Comprehensive Zoning By-law
39-2000 where a 7.5 meter rear yard
depth is required to the proposed 4.4
meters for the purpose of adding a
patio deck.

LOCATION: ETHIER BLVD. ALEXANDRIA
(PLAN 14M3 LOT 5)

Copy of the notice and additional information and
material about the proposed variance is available for
inspection by the public at the Municipal Office during
regular office hours:

Chantal Lapierre – Planning Department
Corporation of the Township of North Glengarry
90 Main Street, P.O. Box 700
Alexandria, ON K0C 1A0
Telephone: (613) 525-1116
APPLICATION FOR

MINOR VARIANCE – s. 45 (1)  [ ] PERMISSION – s. 45 (2)

The undersigned hereby applies to the Committee of Adjustment for the

(name of municipality)

of the Planning Act for relief, as described in this application, from By-law No. (as amended).

NAME OF OWNER:  Shawnvest Inc. (Andre Chaput)  NAME OF AGENT (if applicant is an agent authorized by the owner): Mike Sauve Construction Inc.

ADDRESS:  P.O. Box 1257  492 Pago Road  ADDRESS:  4797 2nd Line Road

Rockland, On  K4K 1  North Lancaster, On

TELEPHONE:  613-551-1776

OFFICIAL PLAN - current designation of the subject land:

Registered Plan No. 14M-3 - Lot 5  Residential

ZONING BY-LAW - current zoning of the subject land:

Residential R2

RELIEF - nature and extent of relief from the zoning by-law:

To decrease set back for back yard from 75m to 45m

REASON why the proposed use cannot comply with the provisions of the zoning by-law:

To expand a covered deck area

LEGAL DESCRIPTION of subject land (such as the municipality, concession and lot numbers; registered plan and lot numbers; reference plan and part numbers and name of street and number):

Registered Plan No. 14M-3 Lot 5 (12 Ethiopia Blvd, Alexandria)

Note: See reverse of page 3 for details of sketch required.

DIMENSIONS OF LAND affected:

Frontage: 60 ft  Depth: 100 ft plus shape  Area: 6900 sqft

ACCESS - Access to the subject land is by:

[ ] Provincial highway  [ ] Municipal road - seasonal

[ ] Municipal road - year round  [ ] Right-of-way

[ ] Other public road (specify)  [ ] Water

ORIGINAL - Office  COPY - Applicant  SUBMIT  COPIES OF APPLICATION AND PLANS
WATER ACCESS - Where access to the subject land is by water only:

Docking facilities (specify) ..............................................
Parking facilities (specify) ..............................................
distance from subject land ..............................................
distance from nearest public road ......................................

EXISTING USES of the subject land:

Vacant Land

LENGTH OF TIME the existing uses of the subject land have continued:

EXISTING BUILDINGS - STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each:

TYPE ................................................................. Height in metres:
Front lot line setback: ..............................................
Rear lot line setback: ..............................................
Dimensions: .........................................................

DATE CONSTRUCTED ........................................
Side lot line setback: ..............................................
Floor area: ...........................................................

TYPE .................................................................
Front lot line setback: ..............................................
Rear lot line setback: ..............................................
Dimensions: .........................................................

DATE CONSTRUCTED ........................................
Side lot line setback: ..............................................
Floor area: ...........................................................

PROPOSED USES of the subject land:

To build single story semi detach with attached garage

PROPOSED BUILDINGS - STRUCTURES - Where any buildings or structures are proposed to be built on the subject land, indicate for each:

TYPE .................................................................
Front lot line setback: 20ft
Rear lot line setback: 14 ft plus shape
Dimensions: 
Floor area: 

DATE - Subject land was acquired by current owner or 

WATER is provided to the subject land by:

X Publicly-owned/operated piped water system
□ Privately-owned/operated individual well
□ Privately-owned/operated communal well

□ Lake or other water body
□ Other means (specify)

SEWAGE DISPOSAL is provided to the subject land by:

X Publicly-owned/operated sanitary sewage system
□ Privately-owned/operated individual septic system
□ Privately-owned/operated communal septic system
□ Other means (specify)

□ Septic

□ Other means (specify)
STORM DRAINAGE is provided to the subject land by:

- Sewers
- Ditches
- Storms
- Other means (specify)

OTHER APPLICATIONS - If known, indicate if the subject land is the subject of an application under the Act for:

- Approval of a plan of subdivision (subsection 61) File #: __________________________ Status: __________________________
- Consent (under section 63) File #: __________________________ Status: __________________________
- Previous application (under section 45) File #: __________________________ Status: __________________________

AUTHORIZED BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize

Mike Sauve

CONSTRUCTION INC

Signature of owner

Date: APR 25 2018

Signature of witness

DECLARATION OF APPLICANT

I, Mike Sauve

of the Township of South Glengarry

in the COUNTY of GLENGARRY

solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the TOWNSHIP of NORTH GLENGARRY

in the COUNTY of GLENGARRY

this 25th day of MARCH 2019

[Signature of applicant]

[Signature of commissioner, etc.]

It is required this application be accompanied by a fee of $500.00 in cash or by cheque made payable to the Treasurer of the North Glengarry.

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.
Lot 6900 sqft
Building approximately 3169 sqft
Building covers 46% of lot
4% remaining
5.

OLD BUSINESS
NEW BUSINESS
7.

NOTICE OF MOTION
8.

ADJOURNMENT
CORPORATION OF
THE
TOWNSHIP OF NORTH GLENGARRY

RESOLUTION # ________

DATE: March 25th, 2019

MOVED BY: ________________

SECONDED BY: ______________

There being no further business to discuss, the Committee of Adjustment Hearing was adjourned at ________.

Carried    Defeated    Deferred

____   ______    ______

________________________
MAYOR / DEPUTY MAYOR

Deputy Mayor: Carma Williams
Councillor: Brenda Noble
Councillor: Jacques Massie
Councillor: Jeff Manley
Councillor: Johanne Wensink
Councillor: Michel Depratto
Mayor: Jamie MacDonald

YEA          NEA

____          ____
____          ____
____          ____
____          ____
____          ____
____          ____
____          ____

Section 8