

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment

**Tuesday October 11, 2011 at 6:00 p.m. - Council Chambers
102 Derby Street West, Alexandria, Ontario, K0C 1A0**

Draft 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 PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
2. ACCEPT THE AGENDA (Additions/Deletions) ® (Carma)
3. RATIFY MINUTES ® (Gary)
[a\) Committee of Adjustment Meeting of September 12, 2011](#)
4. MINOR VARIANCES
[a\) Estate of Nancy MacDonald - 20163 Conc 4. ® \(Jim\)](#)
[b\) George Dee - 19087 Father Randal St. ® \(Eric\)](#)
[c\) Pierre Brunet - County Rd 34. ® \(Jamie\)](#)
[d\) Nicholas Michaud - 133 Bishop St N. ® \(Gary\)](#)
5. OLD BUSINESS
6. NEW BUSINESS
7. NOTICE OF MOTION
8. ADJOURNMENT ® (Gary)

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

COMMITTEE OF ADJUSTMENT

**Monday September 12, 2011
Council Chambers
"Centre Sandfield Centre"
102 Derby Street West, Alexandria**

A meeting of the Committee of Adjustment was held in the Council Chambers on Monday September 12, 2011 at 6:00 p.m.

PRESENT: **Mayor:** - Grant Crack
Deputy Mayor - Chris McDonell
Councillor at Large - Gary Shepherd
Councillor (Lochiel Ward) - Eric MacSweyn
Councillor (Kenyon Ward) - Jim Picken
Councillor (Alexandria Ward) - Jamie MacDonald
Councillor (Maxville Ward) - Carma Williams

ALSO PRESENT: **CAO/Clerk-** Daniel Gagnon
CBO/By-law Enforcement/Planning Manager – Gerry Murphy

1. MEETING CALLED TO ORDER

The chair of the Committee called the meeting to order at 6:02 pm.

2. ACCEPT THE AGENDA

Resolution No. 1

Moved by: Carma Williams

Seconded by: Eric MacSweyn

That the Committee of Adjustment accepts the agenda of the September 12, 2011 meeting as presented.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved by: Chris McDonell

Seconded by: Jim Picken

That the Committee of Adjustment hereby ratify the minutes of the July 11, 2011 meeting as presented.

Carried

4. MINOR VARIANCE:

Owner: Bruce Picher

Location: Dominion St, Alexandria

The meeting was turned over to the Planning Manager who reported as follows;

The Committee of Adjustment meeting was held in accordance with the requirements Section 45 of the Planning Act. The Municipality has received an application for a Minor Variance. The Notice of the meeting was circulated to all property owners within a designated radius of the subject property, as well as all agencies listed in the Planning Act required such notice.

To date we have received no written comments pertaining to this application.
The Committee of Adjustment meeting shall proceed as follows:

- 1) I will introduce the Minor Variance
- 2) The meeting will be open for the Committee to discuss the application
- 3) The meeting will then be opened to the floor for comments, discussion or submission of documents any person addressing the Committee will be asked to identify them prior to addressing their concerns, comments or questions
- 4) The Clerk shall ask if there are any further comments 3 times and that is any person has documentation that they present it to the Clerk at that time.
- 5) The Committee may continue the discussion and make a recommendation to approve or disapprove the application or to defer any decision to a later time
- 6) This will conclude the Committee of Adjustment Meeting.

Any person not satisfied with any decision made by the Committee may appeal such decision to the Ontario Municipal Board in accordance with the provisions of the Planning Act. Any person requesting a copy of the decision should leave their name and address with the Clerk at this time:

The Planning Manager then introduced the Minor Variance:

Re: Request for Minor Variance
Applicant: Bruce Picher
Dominion St, Alexandria

Proposed Variance : To permit the construction of an accessory building (storage shed) on a vacant residential lot adjacent to the applicant dwelling for residential purposes.

Background: The applicant Mr. Picher applied for a building permit to install an accessory residential shed on the vacant lot situated to the immediate north of his property containing his single family dwelling. His intention was to utilize the shed for his own use. The Zoning by law permits accessory sheds on residential properties however in order for it to be an accessory use the main permitted use (a dwelling) has to exist and being a vacant lot this was not possible. In order to permit the Chief Building Official to issue a building permit for the shed a minor variance needs to be considered and approve by this committee.

Recommendation: That the Committee of Adjustment grant the minor variance to allow for the construction of an accessory residential shed on the subject property for the following reasons:

The proposed location of the accessory shed will not interfere with the usual locations and set backs of a single family dwelling should one be considered on this property at some later date. The variance is minor in nature and conforms with the intent of the OP and Zoning by law.

The Clerk asked 3 times if there was anyone who wished to speak in favour or against the application & there was no response.

Resolution No. 3

Moved by: Jamie MacDonald

Seconded by: Jim Picken

That the Committee of Adjustment agrees with the recommendation from the Planning Manager as presented.

Carma Williams asked where the location of the shed will be located on the lot.

Carried

5. OLD/NEW BUSINESS

None

6. NOTICE OF MOTION

**Next Regular Committee of Adjustment Meeting
Call of the Chair**

7. ADJOURNMENT

Resolution No. 4

Moved by: Gary Shepherd

Seconded by: Eric MacSweyn

There being no further business to discuss, the meeting was adjourned at 6:08 p.m.

Carried

CAO/Clerk – Daniel Gagnon

Grant Crack – Mayor

TOWNSHIP OF NORTH GLENGARRY

STAFF REPORT

Date: October 11, 2011
To: Committee Members
From: _____
Gerry Murphy - CBO/Planning Manager

Re: Request for Minor Variance Hearing
Applicant: Estate of Nancy MacDonald

Property: 20163 Concession 4 Rd, Alexandria

Proposed Variance : To permit the existence of a Barn with a reduced side yard setback, from the required 15 m to the proposed 7.6 m.

Background: The authorized agent of (Estate of Nancy MacDonald) applied for a severance in September, 2011. The severance was passed on September 26, 2011 and one of the conditions imposed was to apply for and obtain a minor variance to allow for the setback of the existing barn to be 7.6 m (24.93 ft) from the new lot lines from the required 15m (49.21 ft).

Recommendation: That the Committee approves the Variance as it is minor in nature and complies with the intent of the Official Plan and Zoning By-law #39-2000

TOWNSHIP OF NORTH GLENGARRY

STAFF REPORT

Date: October 11, 2011
To: Committee Members
From: _____
Gerry Murphy - CBO/Planning Manager

Re: Request for Minor Variance Hearing
Applicant: George Dee

Property: 19087 Father Randal St, Alexandria

Proposed Variance : To permit the construction of a porch with a reduced front yard setback, from the required 6m to the proposed 3.96m.

Background: The applicant applied for a building permit to construct a porch in order to issue the permit the front yard setback needs to be address.

Recommendation: That the Committee approves the Variance as it is minor in nature and complies with the intent of the Official Plan and Zoning By-law #39-2000

TOWNSHIP OF NORTH GLENGARRY

STAFF REPORT

Date: October 11, 2011
To: Committee Members
From: _____
Gerry Murphy - CBO/Planning Manager

Re: Request for Minor Variance Hearing
Applicant: Pierre Brunet

Property: Conc 1 Pt Lot 38 RP14R-5481 Pt 1,2 - County Rd 34, Alexandria

Proposed Variance : To permit erection of 2 additional advertisement signs of the property.

Background: The applicant Mr. brunet applied for and obtained a sign permit for his 3 pre-existing signs on his vacant lot and wishes to install 2 additional signs on his property. By-law #44-99 states that a property shall contain only 3 signs and Mr. brunet would like to erect a total of 5 signs on his vacant lot. A minor Variance needs to be considered and approved by this committee.

Recommendation: That the Committee approves the Variance as it is minor in nature and complies with the intent of the Official Plan and Zoning By-law #39-2000

TOWNSHIP OF NORTH GLENGARRY

STAFF REPORT

Date: October 11, 2011
To: Committee Members
From: _____
Gerry Murphy - CBO/Planning Manager

Re: Request for Minor Variance Hearing
Applicant: Nicholas Michaud

Property: 133 Bishop Street North, Alexandria

Proposed Variance : To permit the construction of a detached garage with a reduced side yard setback from the required 6.9 m (19.6 ft) to the proposed .6m (2ft).

Background: The applicant Mr. Michaud would like to obtain a construction permit to erect a detached garage on his property. The reduced setback on a corner lot would normally not be recommended, however the setback from Kincardine St is sufficient in size to ensure the new garage will not impede the view of drivers or interfere with the maintenance or upkeep of the Buffer Strip owned by the Township.

Recommendation: That the Committee approves the Variance as it is minor in nature and complies with the intent of the Official Plan and Zoning By-law #39-2000