

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

COMMITTEE OF ADJUSTMENT

**Tuesday October 11, 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 Tuesday October 11, 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 (Alexandria Ward) - Jamie MacDonald
Councillor (Maxville Ward) - Carma Williams

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

ABSENT: **Councillor (Kenyon Ward)** - Jim Picken

1. MEETING CALLED TO ORDER

The chair of the Committee called the meeting to order at 6:03 pm.

2. ACCEPT THE AGENDA

Resolution No. 1

Moved by: Gary Shepherd

Seconded by: Eric MacSweyn

That the Committee of Adjustment accepts the agenda of the Tuesday October 11, 2011 meeting as presented.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved by: Chris McDonell

Seconded by: Jamie MacDonald

That the Committee of Adjustment hereby ratify the minutes of the September 12, 2011 meeting as presented.

Carried

4. MINOR VARIANCE:

Owner: Estate of Nancy MacDonald
Location: 20163 Conc 4 Rd

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 requiring 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 if 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: Estate of Nancy MacDonald
20163 Conc 4 Rd

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.

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: Chris McDonell

Seconded by: Jamie MacDonald

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

Carried

4b)

Owner: George Dee

Location: 19087 Father Randal St - Greenfield

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 requiring 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 if 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: George Dee
19087 Father Randal St - Greenfield

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.

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. 4

Moved by: Eric MacSweyn

Seconded by: Gary Shepherd

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

Carried

4c)

Owner: Pierre Brunet
Location: County Rd 34

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 requiring 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 if 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: Pierre Brunet
County Rd 34

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

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. 5

Moved by: Jamie MacDonald

Seconded by: Chris McDonell

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

Carried

4d)

Owner: Nicholas Michaud
Location: 133 Bishop St N, 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 requiring 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
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- 4) The Clerk shall ask if there are any further comments 3 times and that if 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: Nicholas Michaud
133 Bishop St N, 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

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. 6

Moved by: Gary Shepherd

Seconded by: Eric MacSweyn

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

Carried

5. OLD/NEW BUSINESS

None

6. NEW BUSINESS

7. NOTICE OF MOTION

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

8. ADJOURNMENT

Resolution No. 7

Moved by: Gary Shepherd

Seconded by: Eric MacSweyn

There being no further business to discuss, the meeting was adjourned at 6:22 p.m.

Carried

CAO/Clerk – Daniel Gagnon

Chris McDonell – Deputy Mayor