

# THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

## COMMITTEE OF ADJUSTMENT

**Monday January 23, 2012  
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 January 23, 2012 at 6:00 p.m.

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

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

**ABSENT:**

### 1. MEETING CALLED TO ORDER

**The chair of the Committee called the meeting to order at 6:00 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 Monday January 23, 2012 meeting as presented.

**Carried**

### 3. RATIFY MINUTES

#### **Resolution No. 2**

**Moved by:** Gary Shepherd

**Seconded by:** Eric MacSweyn

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

**Carried**

#### 4. **MINOR VARIANCE:**

**Owner:** Victor Danyluk

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 Hearing  
Applicant: Victor Danyluk

**Property:** Part of Lot 11 Concession 9 RP15R-5422 Part 1 - Dunvegan

**Proposed Variance :** To permit the development of a vacant agricultural lot with zero frontage on a public Rd, such development to include all uses permitted in a agricultural zoned properties.

**Discussion:**

The property in question consists of 6 acres of land with a Zoning of Agricultural. The property has Zero frontage on a public road. The Township Zoning by-law 39-2000 requires a minimum of 45 meters of road frontage. The reasoning is obvious as access to fire and ambulance services can be impeded by private road access not being kept up to standards.

The applicant wishes to construct a single family dwelling on his, land locked.

**Recommendation:**

The recommendation from the Planning Department is that this Minor Variance be granted for the following reasons with the suggested conditions.

- 1) The private Road serving the property already provides access to an existing dwelling adjacent to the property in question.

**Suggested conditions:**

- 1) That the applicant provide the municipality with a copy of a Registered Rite of Way over the existing property to the West granting un interrupted access to the lands owned by Mr. Danyluk

**Resolution No. 3**

**Moved by:** Jim Picken

**Seconded by:** Jamie MacDonald

**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. 4**

**Moved by:** Gary Shepherd

**Seconded by:** Eric MacSweyn

There being no further business to discuss, the meeting was adjourned at 6:12 p.m.

**Carried**

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**CAO/Clerk – Daniel Gagnon**

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**Chris McDonell – Mayor**