

# THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

## ***Committee of Adjustment Hearing***

Tuesday June 17<sup>th</sup>, 2014 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) ® (*Carma*)

#### **3. RATIFY MINUTES** ® (*Kevin*)

- Committee of Adjustment Hearing Monday, May 12<sup>th</sup>, 2014

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

a) Andre Lefebvre MV-02-2014 ® (*Jacques*)

#### **5. OLD BUSINESS**

#### **6. NEW BUSINESS**

#### **7. NOTICE OF MOTION**

#### **8. ADJOURNMENT** ® (*Eric*)

**THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY**

**THE COMMITTEE OF ADJUSTMENT MEETING**

Monday May 12<sup>th</sup>, 2014  
Council Chambers  
Centre Sandfield Centre  
102 Derby Street West, Alexandria, ON

A Committee of Adjustment Meeting was held in the Council Chamber on Monday May 12<sup>th</sup>, 2014 at 6:30 p.m.

**PRESENT:** Mayor – Chris McDonell  
Deputy Mayor – Jamie MacDonald  
Councillor (Maxville Ward) – Carma Williams  
Councillor (Lochiel Ward) – Eric MacSweyn  
Councillor (Kenyon Ward) – Jim Picken  
Councillor (Alexandria Ward) – Jacques Massie  
CAO/Clerk – Daniel Gagnon  
CBO/By-Law Enforcement/Planning Manager – Gerry Murphy

**REGRETS:** Councillor (At Large) – Kevin van den Oetelaar

**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:** Eric MacSweyn

**Seconded by:** Carma Williams

That the Council of the Township of North Glengarry accepts the Committee of Adjustment meeting agenda of May 12<sup>th</sup>, 2014.

**Carried**

**3. ACCEPT THE MINUTES**

**Resolution No. 2**

**Moved by:** Carma Williams

**Seconded by:** Eric MacSweyn

That the Council of the Township of North Glengarry accepts the minutes of the Committee of Adjustment Hearing of May 12<sup>th</sup>, 2014.

**Carried**

The Meeting was then turned over to the Planning Manager – Gerry Murphy

#### **4. MINOR VARIANCES**

**a) No. MV-01-2014**

**Owner: Neil McIntosh**

**Location: 18272 Kenyon Conc Road 8, Maxville**

The Clerk asked three times for comments from the public.

#### **Resolution No. 3**

**Moved by:** Carma Williams

**Seconded by:** Eric MacSweyn

That the Committee of Adjustment approve Minor Variance application MV-01-2014 as submitted with the following condition.

- 1) That the applicant provide the Municipality with a building location certificate prior to pouring the footing of the proposed barn.

**Carried**

#### **5. OLD BUSINESS**

#### **6. NEW BUSINESS**

#### **7. NOTICE OF MOTION**

#### **8. ADJOURNMENT**

#### **Resolution No. 6**

**Moved by:** Jacques Massie

**Seconded by:** Jim Picken

There being no further business to discuss, the meeting was adjourned at 6:40p.m.

**Carried**

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**Daniel Gagnon – CAO/Clerk**

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**Mayor – Chris McDonell**

# TOWNSHIP OF NORTH GLENGARRY

## STAFF REPORT

### COMMITTEE OF ADJUSTMENT

**Date:** June 17<sup>th</sup>, 2014

**To:** Mayor and Council Members

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**From:** Gerry Murphy Planning Manager

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Daniel Gagnon CAO

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***Re: Minor Variance MV-02-2014***

**Owner:** Andre Lefebvre

**Location:** CONC 2 PART LOT 38 RP14R3206; PART 1(284 Main Street North Alexandria)

**Nature of relief applied for:** To permit the construction of a second residential apartment in a highway commercial zone and to recognize an existing apartment in the building to be considered legal non conforming.

**Zoning designation:** Highway Commercial

**Official Plan designation:** Commercial

**Discussion:** The building located at 284 Alexandria Main street north is presently used as a furniture upholstery shop and includes one residential apartment that has been in existence for a number of years. The property owner wishes to continue the upholstery business however he does not require all the space currently occupied by the business and wishes to construct a second residential apartment in the building. Highway Commercial zones do not permit residential dwellings units due to the wide range of permitted uses in the HC zone many that are not compatible to residential use. It would be a good planning practice to ensure any variance approved is undertaken with the condition that any change of use on the Highway Commercial zoning from the present furniture upholstery use be a use deemed compatible with residential uses as it pertains to fire separations, noise, dust, etc. Some uses that are permitted under the "Highway Commercial" use such as, automobile service station, car washing facility, transportation depot, may not be compatible with residential uses and should be restricted or eliminated from the permitted uses indicated in the Zoning by law.

Any residential units created will require a building permit where issues relating to fire separation will be addressed. There is ample parking on the lot and no negative impacts would be anticipated on neighboring properties as a result of the variance being approved. The existing apartment, being included in the variance application, is to legally recognize its long term existence.

**Recommendation:** That the Committee of Adjustment approve minor variance application, MV-02-2014, under the condition that the owner be made aware that any proposed change of use, in the highway commercial portion of the building be a use deemed compatible to the existing residential use, such determination to be undertaken by way of site plan control to be approved by Council prior to the issuance of any change of use building permits.