

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
Committee Of Adjustment Hearing

AGENDA

Monday, November 24, 2025, 5:30 pm Council Chamber
3720 County Road 34
Alexandria, On.
K0C 1A0

- 1. DISCLOSURE OF CONFLICT INTEREST**
- 2. ACCEPT THE AGENDA (Additions/Deletions)**

3. RATIFY MINUTES

Committee of Adjustment Hearing Minutes – Monday September 8, 2025

4. MINOR VARIANCES

- a. MV-08-2025: Richard & Manon Gareau

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing

Minutes

Monday, September 8, 2025,

5:30 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

PRESENT:

Mayor - Jamie MacDonald
Deputy Mayor - Carma Williams
Councillor (At Large) - Jacques Massie
Councillor (Kenyon Ward) - Jeff Manley
Councillor (Alexandria Ward) - Michael Madden
Councillor: Brian Caddell
Councillor: Gary Martin

ALSO PRESENT:

Director of Building, By-law & Planning - Jacob Rhéaume
Deputy Clerk: Jena Doonan
SDG Clerk: Kimberley Casselman

1. DISCLOSURE OF CONFLICT INTEREST

None

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Jacques Massie

Seconded By: Michael Madden

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Monday, September 8, 2025.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Michael Madden

Seconded By: Gary Martin

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing Minutes of Monday August 11, 2025.

Carried

4. MINOR VARIANCES

MV-01-2024

Owner: MARSENI REAL ESTATE INC

Location: 10 Mechanic Street West, Maxville
Plan 32 Part Mill Lot; 14R1736 Parts 1, 2 & 3
Roll 0111 014 000 58200
PIN 67103-0405

Purpose of application: To seek relief from the Comprehensive Zoning By-law 39-2000 Section 5.4 (2)(i)(c) for a reduction in the Front Yard (North) Depth setback from the minimum required 9m (from Mechanic Street West - County Road 22) to the proposed 5.66m AND from Section 5.4 (2)(i)(e) for a reduction in the Interior Side Yard (West) Width setback from the minimum required 4.5m to the proposed 3m, to the building foundation for a new apartment building construction.

Resolution No. 3
Moved By: Gary Martin
Seconded By: Carma Williams

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application #MV-07-2025 as submitted.

The clerk asked 3 times for comments from the public in attendance and from members of Council.

Carried

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. NOTICE OF MOTION

None

8. ADJOURNMENT

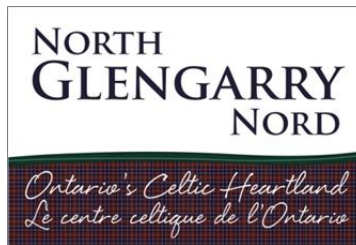
Resolution No. 4
Moved By: Carma Williams
Seconded By: Jacques Massie

THERE being no further business to discuss the Committee of Adjustment Hearing was adjourned at 6:09 pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT COMMITTEE OF ADJUSTMENT

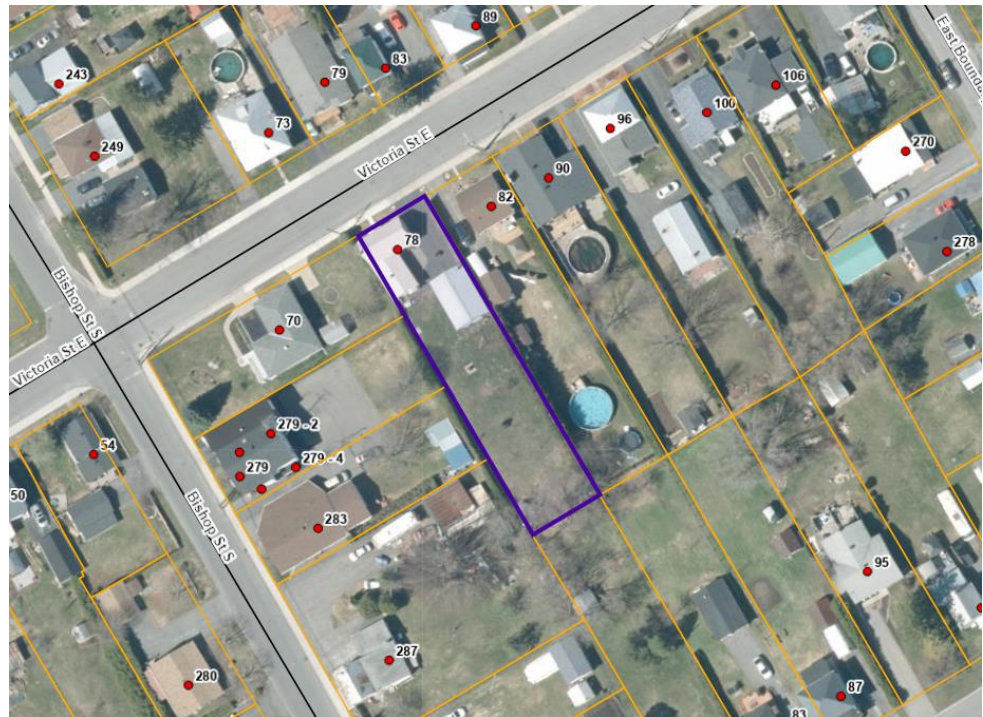
Date: **November 24, 2025**

To: **Mayor and Council Members**

From: **Jacob Rheume, Director of Building, By-law & Planning**

File	Minor Variance Application No. MV-08-2025
Owner	Richard & Manon GAREAU
Address (Civic & Legal)	78 Victoria Street East, Alexandria Plan 2, Lot 69 Roll 0111 018 000 97200 PIN 67148-0135
Location	

Property



Site

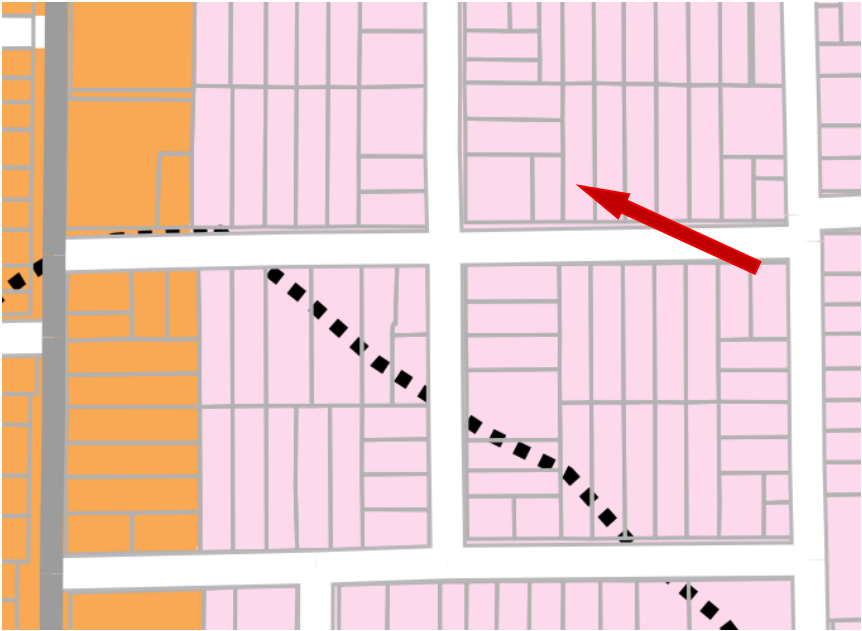


Purpose of application

THE PURPOSE of the Minor Variance Application is:

To seek relief from the Comprehensive Zoning By-law 39-2000 Section 3.1 (a) (ii) for a reduction in the Interior Yard (East) Depth minimum setback from the minimum required 1.5m (59") to the proposed 0.45m (18") to the residential accessory storage building's foundation for a new attached garage addition to be aligned with the existing residential accessory storage building making both compliant.



Effect of application	To accommodate the proposed location for the construction of a new attached garage addition on the South side of an existing residential accessory storage building to be constructed at 0.45m (18") from the East property line, aligned with the existing residential accessory storage building.
Official Plan & surroundings	Urban Settlement Area (Alexandria) – Residential District 
Zoning & surroundings	Residential First Density (R1) 

Use	Residential No proposed change. Compliant with Zoning By-law. New attached garage addition on the South side of an existing residential accessory storage building.
Surrounding Uses	North – Residential properties East – Residential properties South – Residential properties West – Residential properties
Size/Area	+/- 0.25 acres No proposed change. Compliant with Zoning By-law.
Frontage	+/- 15m on Victoria Street East. No proposed change. Compliant with Zoning By-law.
Dimensions	+/- 15m x 67.1m
Buildings	1 single-family dwelling with access decks, and a residential accessory storage building. New attached garage addition on the South side of an existing residential accessory storage building. 
Building Height	No proposed change. Compliant with Zoning By-law.

Setbacks	No proposed change for North, West & South. Compliant with Zoning By-law. Seeking relief from Zoning By-law 39-2000 Section 3.1 (a) (ii) for a reduction in the Interior Yard (East) Depth minimum setback from the minimum required 1.5m (59") to the proposed 0.45m (18") to the residential accessory storage building's foundation for a new attached garage addition to be aligned with the existing residential accessory storage building making both compliant. 
Lot Coverage	Compliant with Zoning By-law.
Sanitary/Septic	Dwelling is connected to municipal sanitary services.
Water/Well	Dwelling is connected to municipal water services.
Storm	Storm water currently dispersed on site, no issues.
Entrance/Driveway	1 existing driveway for the dwelling, to remain.
Civic number	1 existing civic number (78) for the dwelling, to remain.
SDG	No comments submitted.
RRCA & SNRCA	No comments submitted.
EOHU	No comments submitted.

MTO	No comments submitted.
CP/CN/Via Rail	No comments submitted.
OMAFRA	No comments submitted.
Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No comments submitted.
NG Fire Dept.	No comments submitted.
NG By-law Dept.	No comments submitted.
NG Building Dept.	A Building Permit will be required under Section 8 of the OBCA. The building must be upgraded to meet all Ontario Building Code requirements. Prior to permit issuance, the Building Department may conduct an on-site review to confirm no other structures pose health or safety concerns.
Planning Act Four Tests Section 45(1)	A minor variance must meet all four tests under the Planning Act: Maintains the general intent and purpose of the Official Plan <i>The lands are designated Urban Settlement Area (Alexandria) – Residential District in the United Counties of Stormont, Dundas and Glengarry Official Plan. Residential District permits and encourages any residential uses for properties. The proposed use conforms to the relevant policies of the Official Plan.</i> Maintains the general intent and purpose of the Zoning By-law <i>The Township of North Glengarry Zoning By-law – Residential First Density (R1) zone permits residential uses including single detached homes and all accessory uses. The property is not subject to a Site Plan Development Agreement, to deal with items such as site plan, building location, servicing, driveway, entrance, parking, lighting, garbage, access, storm water management, lot grading, soil conditions, etc. as all will be handled by the Building Permit. The general intent of the proposed minor variance does comply with the intent and purpose of the Zoning By-law.</i> Desirable for the appropriate development or use of the land, building, or structure <i>The surrounding area is residential in all directions. The surrounding uses consist of mostly residential properties, mostly single-family dwelling with accessory uses, making this application desirable and appropriate.</i>

4. Minor in nature

The proposed relief from the zoning by-law requirement will generate minimal impact on the adjacent lands and property owners despite the reduction in the required minimum Interior Side Yard Depth, the property affected the most being the one on the East, and they have not expressed any objections with the reduction. There is an existing garage already constructed on the established building line currently at the proposed setback. This variance is for the addition and will make the entire garage deemed "compliant". Thus, the minor variance is considered minor in nature.



Provincial Policy Statement	According to the Provincial Policy Statement (2020) Minor Variance Applications should be passed if it: - Supports efficient land use and development patterns - Facilitates diverse Housing and Growth Management options and compact built forms - Supports sustainable development by promoting a mix of land uses
Official Plan	According to the United Counties of Stormont Dundas & Glengarry Official Plan Minor Variance Applications should be passed if it: - Conforms with land use designation and does not conflict with permitted uses - Promotes high-quality, context-sensitive infill development - Supports communities - Maintains or enhances neighbourhood compatibility, the existing character and context of the area by making it compliant, ensure neighbours are aware.
Zoning By-law 39-2000	The Minor Variance Application is compliant with Zoning By-law for reasons such as: - General intent is preserved - Variance does not result in overdevelopment or unsafe conditions - Setbacks (other than East), lot coverage, and height can be complied with existing site conditions - Lot shape, size, topography, existing driveway and dwelling, existing garage location, or constraints warrant a minor relief - No major adverse impact on neighbouring properties such as sun/shadow, privacy, overlook, traffic, or stormwater impacts which are all negligible or non-existent as existing garage is currently at same location/setback - Consistent with previously approved variances in the Township - Adjacent owners have expressed no objections

Planning staff is of the opinion that the applicant's requested variance to the zoning by-law requirements can be considered minor in nature, suitable, desirable and appropriate for the surrounding area, and meets the intent and purpose of the Zoning By-law and the objectives and policies of the Official Plan as per the Four Tests of the Planning Act Section 45(1).

Recommendation: It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-08-2025 as submitted.