

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

Committee Of Adjustment Hearing

**Agenda**

Monday, August 11, 2025, 5:30 pm Council Chamber

3720 County Road 34

Alexandria, On.

K0C1A0

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.

**% " DISCLOSURE OF CONFLICT INTEREST**

**& " ACCEPT THE AGENDA (Additions/Deletions)**

**' " RATIFY MINUTES**

Committee Of Adjustment Hearing Minutes – Monday May 26, 2025

**( " MINOR VARIANCES**

**æÈ** MV-03-2025: Tyler Wray

**àÈ** MV-04-2025: Salzburg Farms In

**8È** MV-05-2025: Marc Delorme

**åÈ** MV-06-2025: Richard Vaillancourt

**) " OLD BUSINESS**

**\* " NEW BUSINESS**

**+ " NOTICE OF MOTION**

**, " ADJOURNMENT**

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing

MINUTES

Monday, May 26, 2024, 5:30 pm  
Council Chamber  
3720 County Road 34  
Alexandria, On. K0C 1A0

- PRESENT:

Mayor - Jamie MacDonald  
Deputy Mayor - Carma Williams – arrived at 5:36 pm  
Councillor (At Large) - Jacques Massie  
Councillor (Kenyon Ward) -Jeff Manley  
Councillor (Alexandria Ward) - Michael Madden  
Councillor: Brian Caddell  
Councillor: Gary Martin
- ALSO PRESENT:

CAO/Clerk - Sarah Huskinson  
Director of Building, By-law & Planning - Jacob Rhéaume  
Deputy Clerk: Jena Doonan

1. DISCLOSURE OF CONFLICT INTEREST

None.

2. ACCEPT THE AGENDA ( Additions/Deletions)

Resolution No. 1

Moved By Jeff Manley  
Seconded By Jacques Massie

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Monday, May 26, 2025.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By Jacques Massie  
Seconded By Brian Caddell

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing Minutes of Monday January 13,2025.

Carried

4. MINOR VARIANCES

**MV-01-2025**

**Owner:** Yanick LADOUCEUR (Ladouceur Subdivision) – 1000989473 Ontario Inc

**Agent:** Sarah Boucher – gmad

**Location:** Kenyon Concession 3, Part Lot 2; 14R6593 Parts 2 to 5

**Purpose of application:** To seek relief from the Comprehensive Zoning By-law 39-2000 (ZBA Z-10-2020 - RMU zone) to increase the Maximum Building Height from 3 storeys to the proposed 4 storeys (+/- 12m) to permit the construction of five (5) 4 storeys/40-unit apartment buildings; being part of Phase 1 of the proposed Site Plan Development Agreement on the lands.

**Resolution No. 3**

**Moved By:** Brian Caddell

**Seconded By:** Jeff Manley

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-01-2025 as submitted.

**The clerk asked comments from the public in attendance and from members of Council.**

**Resident - Heinz Kaswurm** - Acknowledges the proposal and adds his perspective, emphasizing that existing rules were developed over time with careful consideration and have been previously approved to guide future decisions. A petition signed by 166 residents opposing the proposed variance, which would allow residential buildings over three stories in Alexandria, particularly on County Road 43 in the case of the Ladoucer development was submitted to Mayor and Council through the Deputy Clerk.

Heinz asked a question regarding septic as there was a discussion about septic system options, specifically whether a private septic system could be installed. Further stating he felt it was not clearly stated in the report.

**Chief Building, Planning and By-law Official – Jacob Rheume** - clarified that connection to the municipal system is required, and a private system is not an option.

Mr. Rheume noted that if a property is outside the settlement boundary, then a private system may be necessary and clarified that the development is within the settlement boundary.

**Clerk asked two more times for additional comments from public in attendance and from members of Council.**

**Deputy Mayor – Carma Williams** – Asked for a clarification regarding the previous statement. Deputy Mayor Williams further emphasized the urgent need for growth and affordable housing, noting that the era of only building single-family homes is over. Densification, including buildings up to four stories, is necessary to reduce costs and create affordable options, urging the community to adopt a more open-minded and positive attitude toward development if they want North Glengarry to prosper.

**No other questions or comments were received**

**Carried**

**MV-02-2025 – By-law No. 04-2010 (outdoor Burning Appliance)**

**Owner: Marcel Ladoucer**

**Location:** 3811 County Road 45, Alexandria, ON  
Kenyon Concession 2, Part Lot 3; 14R5935 Parts 1 to 3

**Purpose of application:** To seek relief from By-law No. 04-2010 Section 3 for a reduction in the minimum acreage required for the installation of an outdoor burning appliance from the required 3 acres to the existing 1.97 acres and to seek relief from By-law No. 04-2010 Section 3 (i) for a reduction in the minimum required setback to all property lines from the required 46m to the proposed 20m; To accommodate the proposed installation of an outdoor solid fuel combustion appliances on the North side of an existing accessory building By-law No. 04-2010 (being a by-law to regulate outdoor solid fuel combustion appliances).

**Resolution No. 4**

**Moved By:** Jeff Manley

**Seconded By:** Michael Madden

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-02-2025 as submitted.

**The clerk asked comments from the public in attendance and from members of Council.**

**Resident/representative for neighbour Property – Scott McCormick-** spoke on behalf of his mother, Mary McCormack, who lives adjacent to the property in question. He raised several concerns regarding a zoning bylaw variance application. Stating that application does not comply with the purpose of the zoning bylaw, which is to protect neighbors from pollution, fire risks, and forest damage. He emphasized that his mother's forested property lies within the 20-meter setback meant for protection. He questioned fire safety and nuisance risks, noting uncertainty about whether the area would be monitored or managed. Further mentioning that he only received notice of the meeting a week prior, leaving limited time to prepare his objections thoroughly. Lastly, asking asked for Council to vote against the proposal, or to consider a deferral in order to gather more information.

**Clerk asked two more times for additional comments from public in attendance and from members of Council.**

**No other questions or comments were received**

**Defeated**

**MV-03-2025**

**Owner:** Tyler & Jennifer Wray (Mike Wray)

**Location:** 20340-20342 Laggan-Glenelg Road (County Road 24), Dalkeith, ON  
Concession 6, Part Lot 38; 14R5315 Part 1

**Purpose of application:** To seek relief from the Comprehensive Zoning By-law 39-2000 Section 11.2 (2)(c) for a reduction in the Front Yard (North) Depth minimum setback from the minimum required 15m (from County Road 24) to the proposed 9m to the building foundation for a new attached garage.

- Chief Building Official Jacob Rheaume ask the Mayor and Council for a deferral to a subsequent meeting as all required approvals have not been received due to a miscommunication between the owner, Counties and the Township.

**5. OLD BUSINESS**

N/A

**6. NEW BUSINESS**

N/A

**7. NOTICE OF MOTION**

N/A

**8. ADJOURNMENT**

**Resolution No. 6**

**Moved By** Gary Martin

**Seconded By** Carma Williams

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

**Carried**

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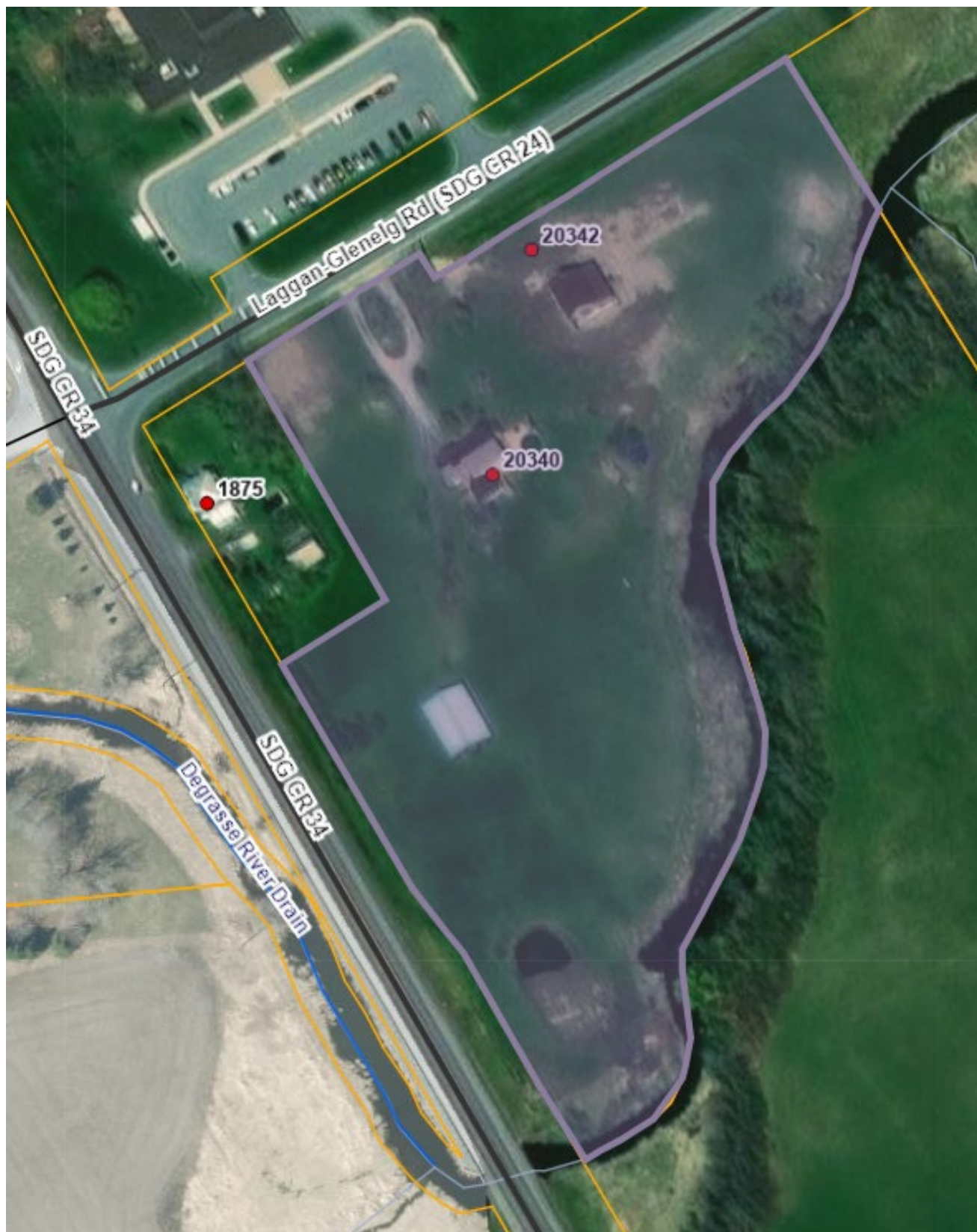
CAO/Clerk/Deputy Clerk

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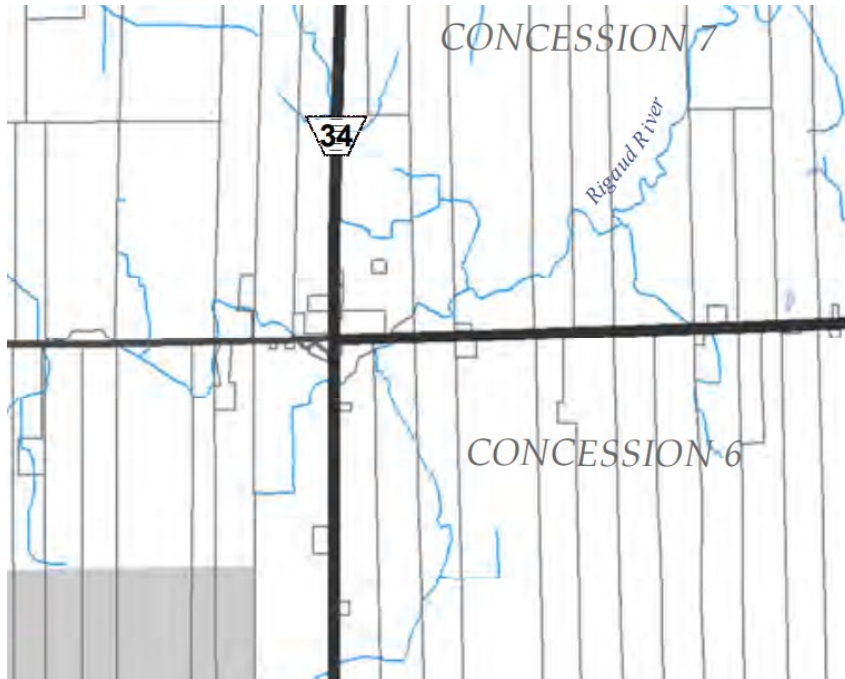
Mayor/Deputy Mayor



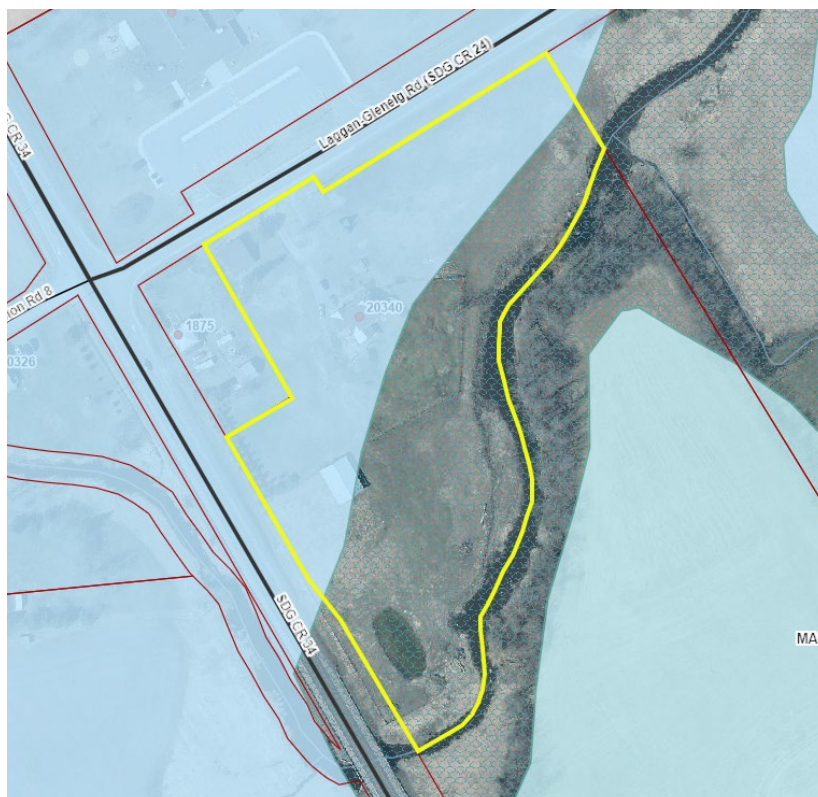




**Official Plan designation:** Agricultural Resource Lands



**Zoning designation:** General Agriculture-Special Exception (AG-211) & Floodplain (FP)  
*(Special Exception to allow for a secondary home on the property)*





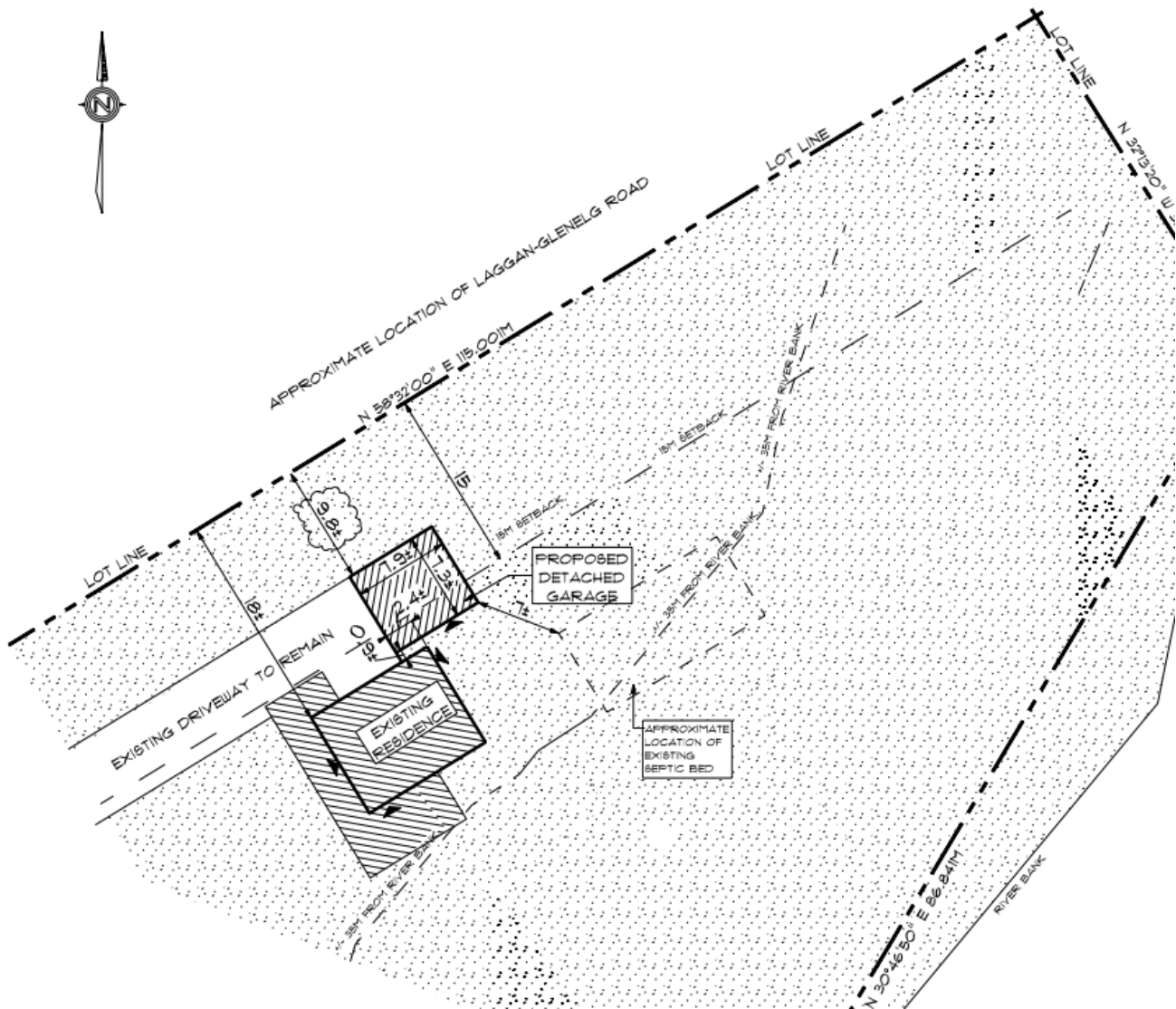
**Purpose of the Application:**

To seek relief from the Comprehensive Zoning By-law 39-2000 Section 11.2 (2)(c) for a reduction in the Front Yard (North) Depth minimum setback from the minimum required 15m (from County Road 24) to the proposed 9m to the building foundation for a new attached garage.

**Discussion:**

The subject lands have a frontage of approximately 152.7m on County Road 24, with an area of approximately 5.42 acres. The Planning Department received a request from the applicant, Mike Wray, on behalf of the owners being Tyler & Jennifer WRAY, for a Minor Variance to permit the construction of an attached garage onto the secondary dwelling for a reduction in the Front Yard (North) Depth minimum setback from the minimum required 15m (from County Road 24) to the proposed 9m to the building foundation for a new attached garage.

The secondary home was built as per zoning requirements, including all setbacks. The owner wishes to construct a new garage on the North side of the secondary dwelling. The proposed location is closer to the property line than the minimum required in the Zoning By-law, hence the application for this Minor Variance.



The applicant, Mike WRAY, wishes to construct a +/- 26' x 24' attached garage in a strategic location to allow for enough room for the required septic system and to accommodate the existing location of the driveway. The existing setback to the septic system is currently compliant, Ontario Building Code requires the minimum setbacks to be maintained, to ensure

there is enough room for any required maintenance work around the septic system. The building will be compliant with the Zoning By-law minimum required setbacks for all other setbacks (South, East & West), and for maximum building height and lot coverage. The minor variance is required only for the front yard depth setback (North)

The property being zoned AG-211 permits residential uses. Public Works confirmed that this will not create an issue for their department and the existing civic number will remain. The United Counties of Stormont Dundas & Glengarry have requested a Setback Permit Application as the new garage would be closer than 45m to the center line of the County Road, this was approved by County Council via Resolution No. 2025-97. The Counties had no other objections for the proposed construction.

We have not received feedback from any other agencies, RRCA has already investigated this property when the secondary dwelling, and its septic system was constructed/installed. No members of the public expressed any concerns or comments for the minor variance.

The property will not be subject to Site Plan Control to deal with the development, servicing, driveway, entrance, lighting, garbage, access, storm water management, lot grading, soil conditions, etc. will all be evaluated at the building permit stage.

Designs for the new dwelling have not been finalized at this time as the owners want to confirm the construction is allowed before investing in architectural/structural drawings



## **Four Tests of the Minor Variance: Planning Act Section 45(1)**

The Committee of Adjustment may approve any variance provided that, in their opinion, the variances:

### ***1. Comply with the intent and purpose of the Official Plan.***

The lands are designated Agricultural Resource Lands in the United Counties of Stormont, Dundas and Glengarry Official Plan. The Agricultural Resource Lands designation permits residential uses, as well as any accessory buildings to the residential use.

The proposed use conforms to the relevant policies of the United Counties of Stormont, Dundas and Glengarry Official Plan.

### ***2. Comply with the intent and purpose of the Zoning By-law.***

The Township of North Glengarry Zoning By-law General Agricultural zone permits residential uses including single detached homes and all accessory uses. In this case, a site-specific zoning By-law was passed to permit the secondary home and of its accessory uses. The proposed does comply with the intent and purpose of the zoning by-law.

The building is subject to a building permit under section 8 of the Building Code Act and the owner is to obtain the permit prior to the work being started. The lot area is large enough to comply with the other setbacks required for the proposed garage addition.

The proposed residential accessory/attached garage building addition is permitted as an accessory use to a residential-use property.

### ***3. Are deemed suitable and desirable for the surrounding area.***

The surrounding official plan designations are mostly Agricultural Resource Lands.

The surrounding zoning designations are mostly General Agricultural (AG) with most of the surrounding uses being rural residential properties, a few intensive livestock operations are close-by but will not affect the development, farming operation close-by consist mostly of cash crop/hay storage farms and dairy farms. Across the road is the Laggan Public School.





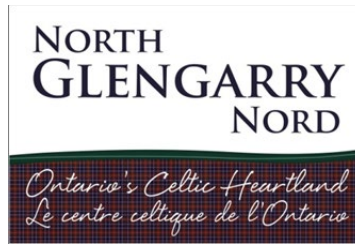


**4. *Are minor in nature.***

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 Front Yard Depth, the property/lands affected the most being the County Road on the North, and they have not expressed any objections with the reduction, they only asked for the setback permit, which is normal practice for any development on a County Road. Thus, the minor variance is considered minor in nature.

**Planning staff is of the opinion that the applicant's requested variance to the zoning by-law requirements can be considered minor in nature, desirable and appropriate, and meets the intent and purpose of the Zoning By-law and the objectives and policies of the Official Plan.**

**Recommendation:** It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-03-2025 as submitted.



## STAFF REPORT COMMITTEE OF ADJUSTMENT

**DATE:** August 11, 2025

**TO:** Committee of Adjustment Members

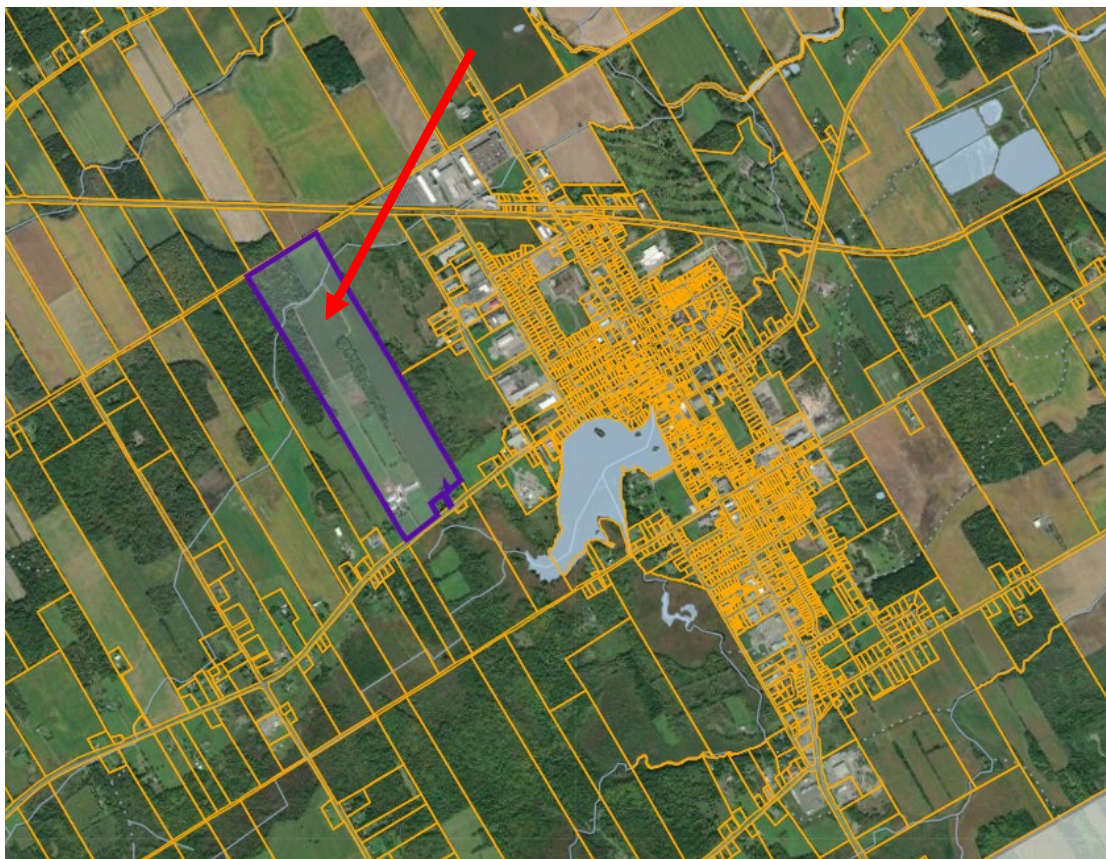
**FROM:** Jacob Rheaume, Director of Building, By-law & Planning

**RE:** MV-04-2025

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**Owner:** SALZBURG FARMS INC

**Location:** 20181 County Road 43, Alexandria  
Kenyon Concession 3, Part Lots 3 & 4



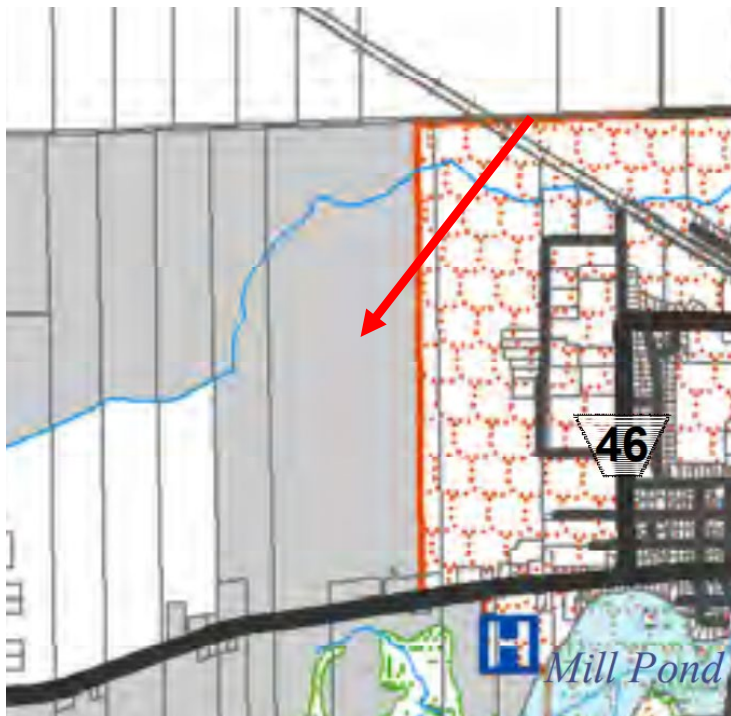




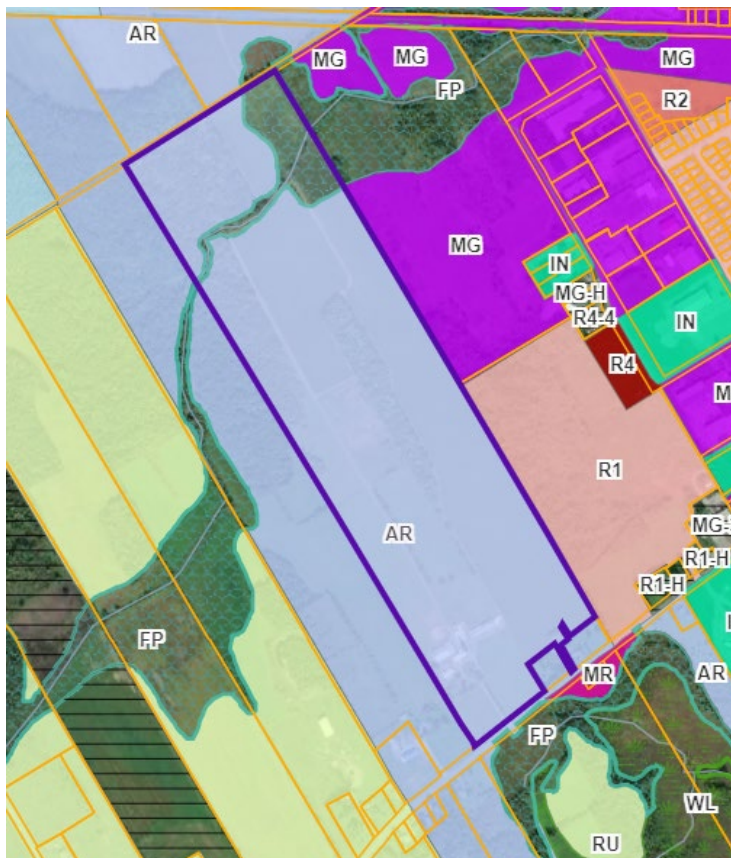




**Official Plan designation:** Rural District



**Zoning:** Restricted Agricultural (AR) & Floodplain (FP)





**Purpose of the Application:** To seek relief from the Comprehensive Zoning By-law 39-2000 to permit the expansion of a manure storage (heifer/dry cow pack) to be located closer than the minimum distance separation to “Type A Land Use” & “Type B Land Use”, as determined by the MDS II Formula, as per implementation guideline #43 of the MDS Document.

The required minimum manure storage setback distance from “Type A Land Use” is 294m to the proposed 143m, a variance of 151m **AND** the required minimum manure storage setback distance from “Type B Land Use” is 588m to the proposed 202m, a variance of 386m.



**Effect of the Application:** To permit the expansion of a manure storage (heifer/dry cow pack) within the existing heifer/dry cow barn.

## **Discussion:**

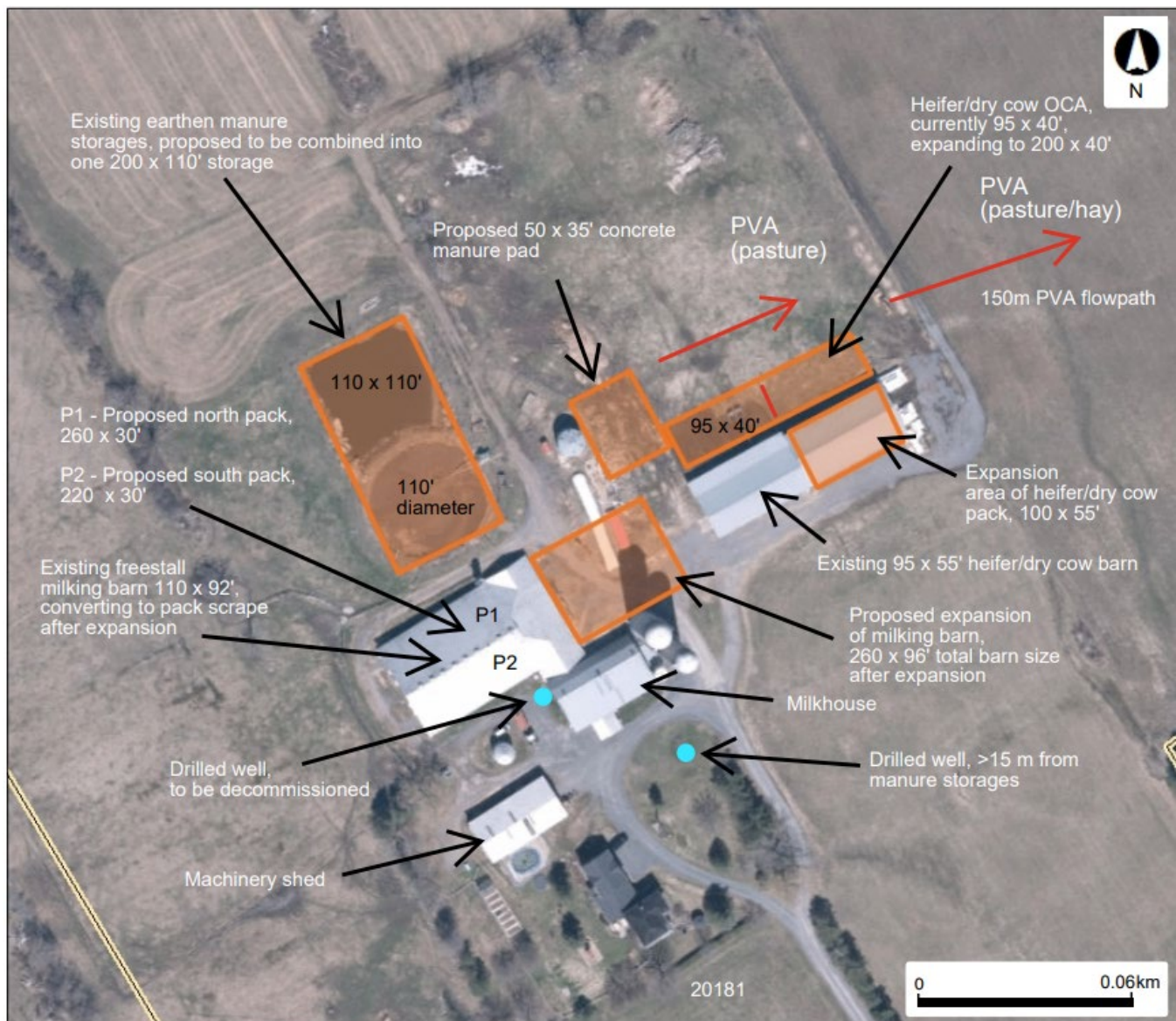
The applicants/owner, SALZBURG FARMS INC, submitted a Minor Variance application for a proposed farming operation future enlargement which would include a milking barn pack, a heifer barn, an outdoor confinement area, and an earthen manure storage upgrade. There is an existing intensive livestock farming operation on the lands, this is a minor variance application to upgrade the existing operation, specifically (and only) for the manure storage.

The owners have decided to upgrade their Nutrient Management Strategy now, to be ready for future expansions. The submission deals more precisely with a milking barn addition, merging of two existing liquid earthen manure storages, new concrete pad for solid pack manure, and the expansion of dry cow/heifer pack barn.

The following is an overview of livestock facilities and practices that impact nutrient management. All milking age animals other than dry cows/heifers are housed in a free-stall barn which will be converted to a pack barn. All scrape alley/wash-water will be transferred to an existing earthen storage, which is currently two separate storages to accommodate the existing flush system. It is proposed to merge these two existing storage sites (earthen) as the operation will switch to a mainly solid manure system. The milking barn will utilize the existing transfer system to the lagoon. All dry cows/heifers are housed in the pole barn east of the milking barn. The West half of the pole barn is currently the area occupied with the east side acting as a machine shed. The intention is to be able to occupy the entire pole barn with dry cows/heifers after removing a partition in the barn. There is currently a concrete pad on the west side of the pole barn for piling dry cow/heifer manure, but the milking barn expansion will extend near it. The proposed solid manure pad would be created north of the existing site. Dry cows/heifers have outside access to the north via an outdoor confinement area which will expand to cover the length of the pole barn. After the expansion, all dry cows/heifers and milking age animals will have access to pasture. Milking barn wash-water will continue to be managed in the existing earthen liquid manure storage after merging.

As an overview of cropping and management practices, the owners are cropping corn, soybeans, wheat and hay grown in rotation. Rough pasture in areas is not able to be cropped. The manure applications generally occur in the fall, after harvest when conditions are more favorable, but some spring applications also may occur on well-drained fields and on hay after the first or second cuts.

An important factor to remember is that this minor variance is applied for, according to today's regulations. When the farming operation started, and were then upgraded, these calculations and requirements for minor variances may not have been in effect. With the existing condition as of today, the manure storage location is already too close to neighboring dwellings, and "Type B" land use (explanation further in report), but as the owner wishes to possibly grow the operation, this is now required.



The setback distance is from any manure storage, in this case, most of the manure will be stored in the earthen lagoons proposed to be merged. The setback distance is from the South-East corner of the "Expansion area of heifer/dry cows pack barn" as it is considered as storage but will not generate the entire manure with most of it going in the earthen



The farm (South of County Road 43) is within an “Intake Protection Zone – 1” and is subject to significant drinking water threat policies. The IPZ exists south of the dairy farm to protect an intake pipe for Mill Pond that supplies drinking water for the towns of Alexandria and Maxville. The operators have been made aware of this IPZ and setbacks will be observed when applying any manure. If possible, the avoidance of spreading manure within the IPZ will be discussed to avoid any adverse effects. The owners’ Nutrient Management Strategy has been reviewed for conformity with the Raisin-South Nation Region Source Water Protection Plan.



As per the Nutrient Management Strategy, the Nutrient Units would be increased from 188.9 to 203.9. Any intensive livestock facility operation upgrades or increase in Nutrient Units requires the owner to conduct the “minimum distance separation calculations” to ensure proper setback distances between livestock facilities and other land uses to minimize potential odor conflicts, typically done at building permit stage.

The Nutrient Management Strategy and Minimum Distance Separation (MDS II) calculation were both done by a qualified consultant and have been reviewed by Township staff. The MDS II calculations sets a required setback;



- for Type A Land Use (such as a neighboring single family dwelling unit),
- for Type B Land Use (more sensitive areas such as an urban settlement area),
- for the nearest lot line, and
- for the nearest road allowance.

The surrounding lands on the West, North, and South are mostly zoned agricultural and used as such, with a few rural residential lots with single-family dwellings along County Road 43 (Type A land uses). The East property line is adjacent to the Urban Settlement Area of Alexandria (Type B land uses).

In this case, an important thing to note is that this is an existing farming operation and the numbers are maximized for any potential expansion the owner would do.

The “Type A land uses” are compatible with the proposed expansion and the reduction in the MDS II but still needs to be recognize via a Minor Variance as the setback cannot be met from the manure storage to the neighboring dwellings. The “Type A land uses” setback also cannot be met from the urban settlement area “line” to the manure storage location; these lands are currently vacant, but a subdivision and site plan applications will soon be applied for.

The only minimum required setbacks that cannot be met for this proposed expansion are the required minimum manure storage setback distance from “Type A Land Use”, which is 294m to the proposed 143m, a variance of 151m and the required minimum manure storage setback distance from “Type B Land Use”, which is 588m to the proposed 202m, a variance of 386m. All other minimum setbacks are met for both the building and storage.

| Setback distance summary        |                            |                             |                               |   |
|---------------------------------|----------------------------|-----------------------------|-------------------------------|---|
| Description                     | Building setbacks          |                             | Storage setbacks              |   |
| Type A land uses                | Minimum<br>117<br>(384 ft) | Actual<br>143 m<br>(469 ft) | Minimum<br>294 m<br>(965 ft)  | Actual<br>143 m<br>(469 ft)   |
| Type B land uses                | Minimum<br>234<br>(768 ft) | Actual<br>277 m<br>(909 ft) | Minimum<br>588 m<br>(1929 ft) | Actual<br>202 m<br>(663 ft)  |
| Nearest lot line (side or rear) | Minimum<br>12<br>(38 ft)   | Actual<br>72 m<br>(236 ft)  | Minimum<br>29 m<br>(96 ft)    | Actual<br>41 m<br>(135 ft)  |
| Nearest road allowance          | Minimum<br>23<br>(77 ft)   | Actual<br>189 m<br>(620 ft) | Minimum<br>59 m<br>(193 ft)   | Actual<br>189 m<br>(620 ft)   |

As per implementation guideline #40 of the MDS Document, for existing dwellings, MDS II setbacks are measured as the shortest distance between the point of new construction for the livestock occupied portions of the livestock barns and the surrounding dwellings, even if there are portions of the existing livestock facility that do not conform to the MDS setbacks.

As per implementation guideline #43 of the MDS Document, MDS setbacks should not be reduced except in limited site-specific circumstances that meet the intent of the MDS Document. If deemed appropriate by a municipality, the process by which a reduction to MDS II may be considered would typically be through a minor variance.

The proposed expansion for the existing farming operation and future enlargement which would include a milking barn pack, a heifer barn, an outdoor confinement area, and an earthen manure storage upgrade is the most efficient for farming operations purposes.



The building addition, building alteration, and manure storage merger are all subject to building permit applications under section 8 of Building Code Act and the owner is to obtain any permits prior to the work being started, which will be done in phases, with currently no definite date.

#### **Four Tests of the Minor Variance: Planning Act Section 45(1)**

The Committee of Adjustment may approve any variance provided, in their opinion, the variances:

*1. Comply with the intent and purpose of the Official Plan.*

The lands are designated Rural District in the United Counties of Stormont, Dundas and Glengarry Official Plan.

The existing/proposed use conforms to the relevant policies of the United Counties of Stormont, Dundas and Glengarry Official Plan.

*2. Comply with the intent and purpose of the Zoning By-law.*

The Township of North Glengarry Zoning By-law No. 39-2000 Restricted Agricultural (AR) zone designation does not permit intensive livestock facilities, but this operation has been going on since before the passing of the current Zoning By-law and is therefore considered as “legal non-complaint”.

The “agricultural” aspect does comply with the intent and purpose of the zoning by-law.

*3. Are deemed suitable and desirable for the surrounding area.*

The proposed expansion for the existing farming operation and future enlargement which would include a milking barn pack, a heifer barn, an outdoor confinement area, and an earthen manure storage upgrade is the most efficient for farming operations purposes and for neighboring properties. The operation (odor issues) exists, and the numbers were maximized for any potential expansion the owner would do. The owner maximized potential expansion numbers and achieved this while not getting too close (as per MDS II) with any agricultural buildings to any property lines, any roads, or neighboring dwellings.

These setbacks reductions for the manure storage are deemed to be suitable and desirable for the surrounding area.

4. *Are minor in nature.*

The proposed relief from the Comprehensive Zoning By-law 39-2000 to permit the expansion of a manure storage (heifer/dry cow pack) to be located closer than the minimum distance separation to "Type A Land Use" & "Type B Land Use", as determined by the MDS II Formula, as per implementation guideline #43 of the MDS Document will generate minimal impact on the adjacent lands and is therefore considered "minor in nature" for reasons such as:

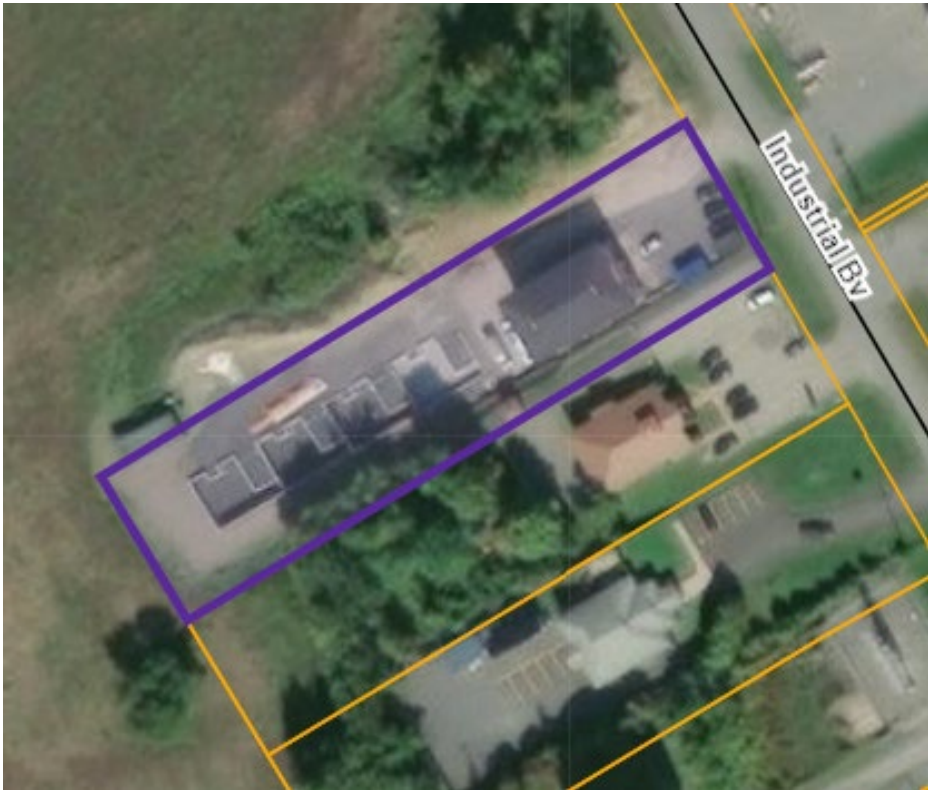
- this operation has been going on since before the passing of the current Zoning By-law;
- all other minimum setbacks are met for both the building and storage;
- there are no "new" unknown potential nuisances, the odor issue would already exist as this farm as been there for many years;
- the manure storage location is already too close to neighboring dwellings but never had to be evaluated within the perimeter of the MDS Document;
- the setback distance is from any manure storage, in this case, most of the manure will be stored in the earthen lagoons, the setback distance is from the "pack barn" as it is considered as storage but will not generate the entire manure.

**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.**

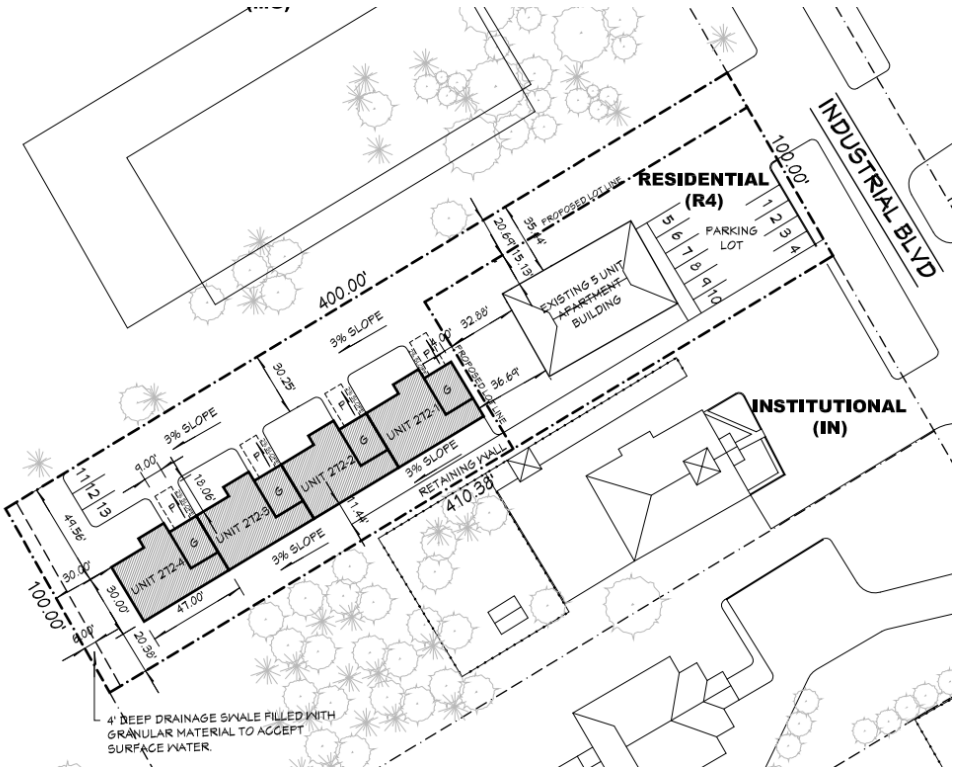
**Recommendation:** It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-04-2025 as submitted.



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 5.4 (2) (b) for the reduction of the minimum Lot Frontage from the required 30m to the proposed 24m, and from Section 5.4 (2) (h) for the reduction of the minimum Landscaped Open Space from the required 35% to the proposed 0% for the retained portion of Consent Application B-34-25 (SDG) and:

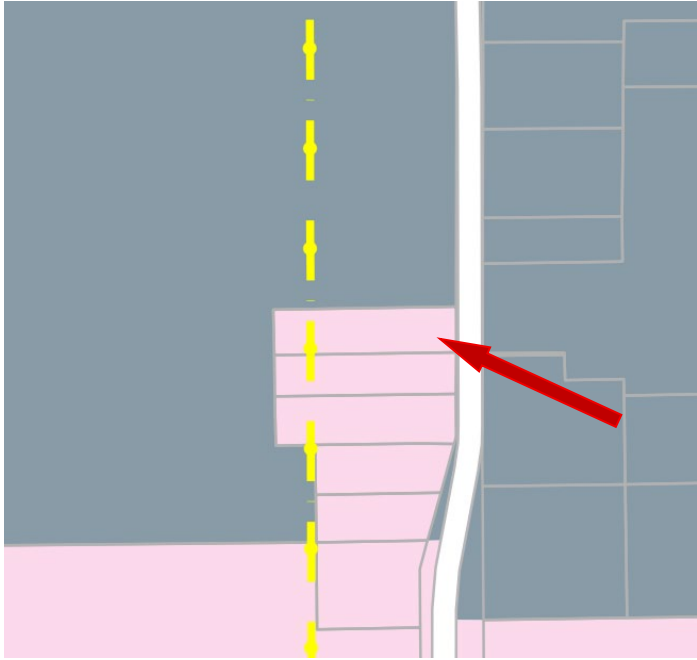

To seek relief from Section 5.4 (2) (b) for the reduction of the minimum Lot Frontage from the required 30m to the proposed 7m for the severed portion of Consent Application B-34-25 (SDG).



**Effect of application**

To comply with Condition No. 4 & 5 of SDG Consent Application No. B-34-25 to be able to sever the existing 5-unit apartment building (270 Industrial Blvd.) from the newly built 4-plex townhouse building (272 Industrial Blvd.) so the buildings can be on two different parcels of land.



|   |   |
|---|---|
| <b>Official Plan &amp; surroundings</b> | <p>Urban Settlement Area of Alexandria – Residential District</p>   |
| <b>Zoning &amp; surroundings</b>        | <p>Residential Fourth Density – R4</p>   |
| <b>Use</b>                              | <p>Currently has an existing 5-unit apartment building, and a 4-unit townhome<br/>No proposed change after Consent Application B-34-25.</p>   |
| <b>Surrounding Uses</b>                 | <p>North – Township owned industrial lands &amp; wetlands<br/>East – Industrial properties such as KP Building Products, RARE, Alex Mouldings, etc.<br/>South – Social services buildings, Hydro Station, Township water tower, Alexandria Housing Corp, and lands sold to IHA/Ladouceur Subdivision<br/>West – Township owned industrial lands &amp; wetlands, cropped field</p> |

|                          |   |
|--------------------------|---|
| <b>Size/Area</b>         | <p>+/- 0.96 acre</p> <p>Proposed Consent Application No. B-34-25:<br/> - retained portion – 1295m<sup>2</sup> (965m<sup>2</sup> required)<br/> - severed portion – 2634m<sup>2</sup> (920m<sup>2</sup> required).</p> <p>Both compliant with Zoning By-law.</p>   |
| <b>Frontage</b>          | <p>Proposed Consent Application No. B-32-25<br/> - retained portion – +/- 24m on Industrial Boulevard (30m required)<br/> - severed portion – +/-7m on Industrial Boulevard (30m required).</p> <p><b><u>Both not compliant with Zoning By-law. – Minor Variance required.</u></b></p>  |
| <b>Dimensions</b>        | +/- 101' x 412' (31m x 125.8m)  |
| <b>Buildings</b>         | 2 residential building, existing 5-unit apartment building, and a 4-unit townhome to be divided and considered separate parcels (B-34-25)   |
| <b>Building Height</b>   | Compliant with Zoning By-law.   |
| <b>Setbacks</b>          | Compliant with Zoning By-law.   |
| <b>Lot Coverage</b>      | <p>Buildings lot coverage is compliant with Zoning By-law for both portions.</p> <p><b><u>Reduction of the minimum Landscaped Open Space from the required 35% to the proposed 0% for the retained portion (5-unit apartment building) of Consent Application B-34-25. – Minor Variance required.</u></b></p>   |
| <b>Sanitary/Septic</b>   | All units connected to municipal sanitary services.   |
| <b>Water/Well</b>        | All units connected to municipal water services.  |
| <b>Storm</b>             | Storm water dispersed on site towards Northwest. No issues  |
| <b>Entrance/Driveway</b> | <p>1 existing driveway for both buildings, to remain.<br/> Driveway at least 6m in width for Fire Route.<br/> Paved driveway shared for both portions of severance B-34-25.</p>   |
| <b>Civic number</b>      | <p>1 existing civic number 270 for 5-unit apartment building.<br/> 1 existing civic number 272 for 4-unit townhome building.</p>  |
| <b>SDG</b>               | <p>No new proposed entranceway on any County Roads.</p> <p>The applicant received conditional approval from the United Counties of Stormont Dundas &amp; Glengarry on May 7, 2025, for Consent Application B-34-25, granted on lands designated as Residential District within the Urban Settlement Area of Alexandria as per 8.12.13.2 &amp; 3 for creation of a legally conveyable lot.</p> |
| <b>RRCA &amp; SNRCA</b>  | No comments submitted.  |

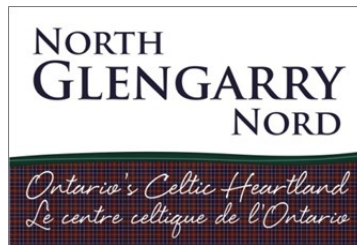
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| <b>EOHU</b>                                  | No comments submitted.   |
| <b>MTO</b>                                   | No comments submitted.   |
| <b>CP/CN/Via Rail</b>                        | No comments submitted.   |
| <b>OMAFRA</b>                                | No comments submitted.   |
| <b>Hydro one, OPG, Bell, Enbridge</b>        | No comments submitted.   |
| <b>NG Roads Dept.</b>                        | No comments submitted.   |
| <b>NG Public Works Dept.</b>                 | No comments submitted.   |
| <b>NG Fire Dept.</b>                         | No comments submitted.   |
| <b>NG By-law Dept.</b>                       | No comments submitted.   |
| <b>NG Building Dept.</b>                     | <p>The owner has received full occupancy for all 4 residential townhome units and will have to obtain final before severance is final.</p> <p>Prior to clearing all the conditions, the Chief Building Official will go on site to ensure no other structures are creating a health and safety hazard for the public and future owners, shipping containers, temporary buildings, etc.</p>   |
| <b>Planning Act Four Tests Section 45(1)</b> | <p>A minor variance must meet all four tests under the Planning Act:</p> <ol style="list-style-type: none"> <li><b>1. Maintains the general intent and purpose of the Official Plan</b> <p><i>The lands are designated Urban Settlement Area – Residential District in the United Counties of Stormont, Dundas and Glengarry Official Plan. Urban Settlement Area – Residential District permits and encourages any residential uses for properties. The proposed use conforms to the relevant policies of the Official Plan.</i></p> </li> <li><b>2. Maintains the general intent and purpose of the Zoning By-law</b> <p><i>The Township of North Glengarry Zoning By-law - Residential Fourth Density (R4) zone permits any types of residential uses including single detached homes and all accessory uses, apartment buildings, row houses, duplexes, semi-detached, etc. The property was 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. all compliant. The general intent of the proposed minor variance does comply with the intent and purpose of the Zoning By-law.</i></p> </li> </ol> |

|                                    |  |
|------------------------------------|--|
|                                    | <p><b>3. Desirable for the appropriate development or use of the land, building, or structure</b></p> <p><i>The industrial properties such as KP Building Products, RARE, Alex Mouldings, etc. do not result in complaints from neighbouring residential properties in that area. There are some social services buildings, considered residential, and Alexandria Housing Corp just South of the subject lands creating no complications for sensitivity of use. The lands sold to IHA/Ladouceur Subdivision will also be of residential uses making this application desirable and appropriate.</i></p> <p><b>4. Minor in nature</b></p> <p><i>The proposed relief from the zoning by-law requirement will generate minimal impact on the adjacent lands, properties or dwellings as only a frontage width reduction is proposed for 2 residential buildings that already exist and for which all residents are already using the existing entranceway. The Landscaped Open Space reduction can be justified by site conditions such as Unique lot shape and size. Thus, the minor variance is considered minor in nature.</i></p> |
| <b>Provincial Policy Statement</b> | <p>According to the Provincial Policy Statement (2020) Minor Variance Applications should be passed if it:</p> <ul style="list-style-type: none"> <li>- Supports efficient land use and development patterns</li> <li>- Facilitates diverse Housing and Growth Management options and compact built forms</li> <li>- Supports sustainable development by promoting a mix of land uses</li> </ul>   |
| <b>Official Plan</b>               | <p>According to the United Counties of Stormont Dundas &amp; Glengarry Official Plan Minor Variance Applications should be passed if it:</p> <ul style="list-style-type: none"> <li>- Conforms with land use designation and does not conflict with permitted uses</li> <li>- Promotes high-quality, context-sensitive infill development</li> <li>- Supports communities</li> <li>- Maintains or enhances neighbourhood compatibility, the existing character and context of the area</li> </ul>  |
| <b>Zoning By-law 39-2000</b>       | <p>The Minor Variance Application is compliant with Zoning By-law for reasons such as:</p> <ul style="list-style-type: none"> <li>- General intent is preserved</li> <li>- Variance does not result in overdevelopment or unsafe conditions</li> <li>- Setbacks, lot coverage, or height variations are justified by site conditions</li> <li>- Unique lot shape, size, topography, or constraints warrant a minor relief</li> <li>- No feasible alternative that would comply strictly with the by-law</li> <li>- No major adverse impact on neighbouring properties such as sun/shadow, privacy, overlook, traffic, or stormwater impacts which are all negligible or non-existent</li> <li>- Consistent with previously approved variances in the Township</li> <li>- Adjacent owners have expressed no objections</li> </ul>   |



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-05-2025 as submitted.

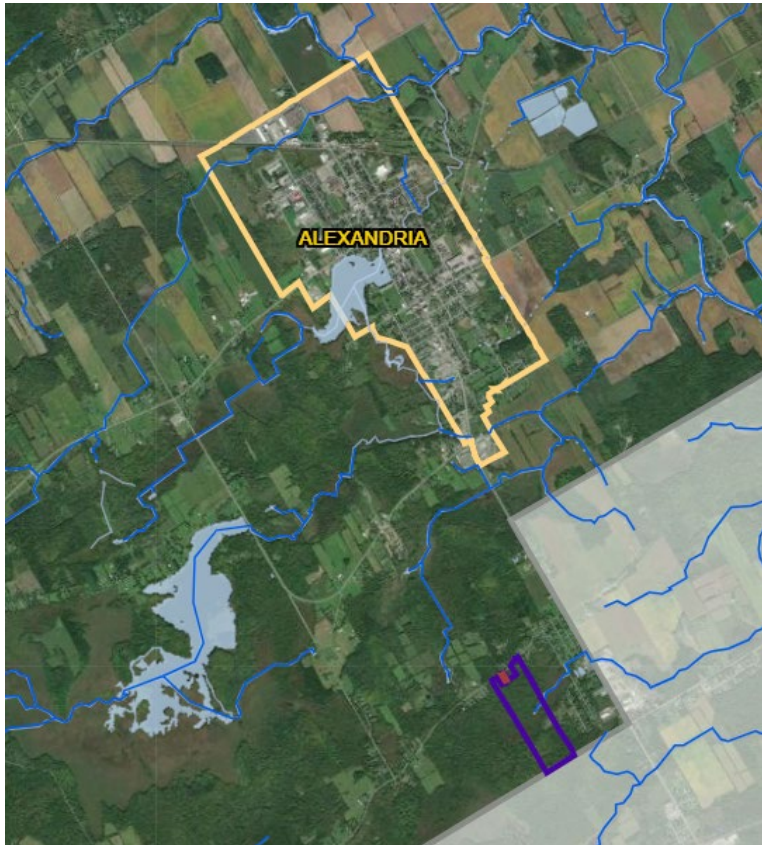


**STAFF REPORT  
COMMITTEE OF ADJUSTMENT**

Date: **August 11, 2025**

To: **Mayor and Council Members**

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

|  |   |
|--|---|
| <b>File</b>                            | Minor Variance Application No. MV-06-2025   |
| <b>Owner</b>                           | 729027 ONTARIO INC / Richard VAILLANCOURT   |
| <b>Address<br/>(Civic &amp; Legal)</b> | Kenyon Concession Road 1, Alexandria<br>Kenyon Concession 1, Part Lots 2 & 3; RP14R2853 Part of Part 2 & Parts 6, 7, 9<br>Roll 0111 011 000 26000<br>PIN 67115-0309 |
| <b>Location</b>                        |   |

**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 12.1 (2) (iii) (b) for the reduction of the minimum Lot Frontage from the required 45m to the proposed 30m, and from Section 12.1 (2) (iii) (1) for the reduction of the minimum Lot Area from the required 1 acre to the proposed 0.64 acre for the severed portion of Consent Application B-108-24 (SDG).



**Effect of application**

To comply with Condition No. 5 of SDG Consent Application No. B-108-24 to be able to sever the portion of land for the creation of a new residential lot as per SDG Official Plan 8.12.13.3.



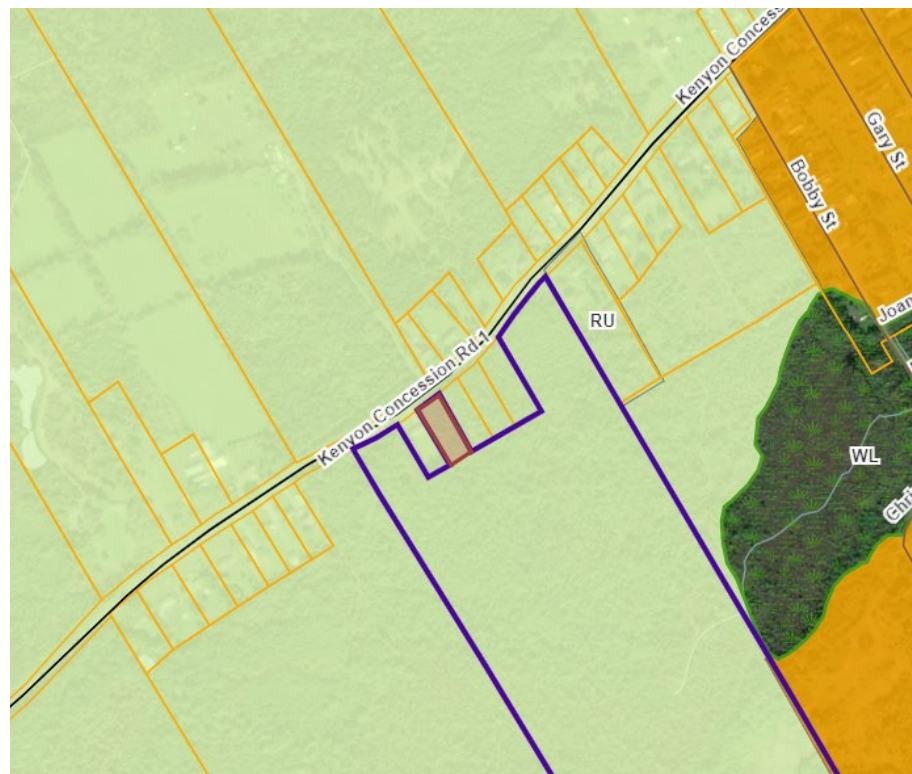
**Official Plan & surroundings**

Rural District



**Zoning & surroundings**

Rural (RU)



**Use**

Currently vacant, mostly treed.  
No proposed change after Consent Application B-108-25 for the retained portion.  
New lot created for residential purposes (dwelling, accessory buildings, pool, etc.).

|                          |  |
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| <b>Surrounding Uses</b>  | <p>North – Rural residential properties</p> <p>East – Rural residential properties, Mobile Home Park</p> <p>South – Retained portion, mainly treed, forested</p> <p>West – Rural residential properties, one intensive livestock facility (considered during severance process for MDS)</p>  |
| <b>Size/Area</b>         | <p>+/- 74.64 acres</p> <p>Proposed Consent Application No. B-108-25:</p> <ul style="list-style-type: none"> <li>- retained portion – 74 acres (1 acre required)</li> <li>- severed portion – 0.64 acre (1 acre required).</li> </ul> <p><b><u>Severed portion not compliant with Zoning By-law. – Minor Variance required.</u></b></p>                           |
| <b>Frontage</b>          | <p>Proposed Consent Application No. B-108-25</p> <ul style="list-style-type: none"> <li>- retained portion – +/- 127.2m on Kenyon Concession Road 1 (45m required)</li> <li>- severed portion – +/- 30m on Kenyon Concession Road 1 (45m required).</li> </ul> <p><b><u>Severed portion not compliant with Zoning By-law. – Minor Variance required.</u></b></p> |
| <b>Dimensions</b>        | +/- 98' x 261' (30m x 79m)   |
| <b>Buildings</b>         | <p>Both portion of severance B-108-25 are currently vacant.</p> <p>A single-family dwelling could be constructed on either portion (building permit).</p>  |
| <b>Building Height</b>   | N/A  |
| <b>Setbacks</b>          | N/A  |
| <b>Lot Coverage</b>      | N/A  |
| <b>Sanitary/Septic</b>   | <p>N/A</p> <p>Both portions to have private septic system</p>  |
| <b>Water/Well</b>        | <p>N/A</p> <p>Both portions to have private well</p>   |
| <b>Storm</b>             | <p>Storm water currently dispersed on site, no issues.</p> <p>0.64-acre lot to be re-evaluated at time of development.</p>   |
| <b>Entrance/Driveway</b> | <p>1 existing driveway for retained portion, to remain for new lot on other consent application.</p> <p>New driveway could be issued for severed portion.</p>  |
| <b>Civic number</b>      | Currently no civic numbers for either portion, could be issued.  |

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| <b>SDG</b>   | <p>No new proposed entranceway on any County Roads.<br/>No setback permit application on any County Roads.</p> <p>The applicant received conditional approval from the United Counties of Stormont Dundas &amp; Glengarry on January 9, 2025, for Consent Application B-108-25, granted on lands designated as Rural District as per 8.12.13.2 &amp; 3 for creation of a legally conveyable lot.</p>   |
| <b>RRCA &amp; SNRCA</b>                              | We have received a comment from RRCA as there is a mapped watercourse on and within 15m of the subject lot. Alterations to the watercourse including but not limited to shoreline restoration, crossings, bridges, culverts, channelization, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.  |
| <b>EOHU</b>  | No comments submitted.   |
| <b>MTO</b>   | No comments submitted.   |
| <b>CP/CN/Via Rail</b>                                | No comments submitted.   |
| <b>OMAFRA</b>  | No comments submitted.   |
| <b>Hydro one, OPG, Bell, Enbridge</b>                | No comments submitted.   |
| <b>NG Roads Dept.</b>                                | No comments submitted.   |
| <b>NG Public Works Dept.</b>                         | No comments submitted.   |
| <b>NG Fire Dept.</b>                                 | No comments submitted.   |
| <b>NG By-law Dept.</b>                               | No comments submitted.   |
| <b>NG Building Dept.</b>                             | No comments submitted.   |
| <b>Planning Act<br/>Four Tests<br/>Section 45(1)</b> | <p>A minor variance must meet all four tests under the Planning Act:</p> <ol style="list-style-type: none"> <li><b>Maintains the general intent and purpose of the Official Plan</b> <p><i>The lands are designated Rural District in the United Counties of Stormont, Dundas and Glengarry Official Plan. Rural District permits and encourages any residential uses for properties. The proposed use conforms to the relevant policies of the Official Plan.</i></p> </li> <li><b>Maintains the general intent and purpose of the Zoning By-law</b> <p><i>The Township of North Glengarry Zoning By-law - Rural (RU) 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></p> </li> </ol> |

|                                    |  |
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|                                    | <p><b>3. Desirable for the appropriate development or use of the land, building, or structure</b></p> <p><i>The applicant made 2 simultaneous applications for 2 new rural-residential lots from the same retained portion. Both received conditional approval by County Council. There are 4 existing rural-residential lots adjacent to these lots that were also created from the same retained portion, all with a very similar frontage and lot area creating no issues for septic system, or well. In that area, Kenyon Concession 1 consists mostly of similar rural-residential properties, making this application desirable and appropriate.</i></p> <p><b>4. Minor in nature</b></p> <p><i>The proposed relief from the zoning by-law requirement will generate minimal impact on the adjacent lands, 4 existing rural-residential lots adjacent to these lots, and 3 on the other side of the road are existing, all with a very similar frontage and lot area creating no issues for septic system, or well. The new created property "maintains the compatibility and context" of the neighbourhood, thus, the minor variance is considered minor in nature.</i></p> |
| <b>Provincial Policy Statement</b> | <p>According to the Provincial Policy Statement (2020) Minor Variance Applications should be passed if it:</p> <ul style="list-style-type: none"> <li>- Supports efficient land use and development patterns</li> <li>- Facilitates diverse Housing and Growth Management options and compact built forms</li> <li>- Supports sustainable development by promoting a mix of land uses</li> </ul>   |
| <b>Official Plan</b>               | <p>According to the United Counties of Stormont Dundas &amp; Glengarry Official Plan Minor Variance Applications should be passed if it:</p> <ul style="list-style-type: none"> <li>- Conforms with land use designation and does not conflict with permitted uses</li> <li>- Promotes high-quality, context-sensitive infill development</li> <li>- Supports communities</li> <li>- Maintains or enhances neighbourhood compatibility, the existing character and context of the area</li> </ul>  |
| <b>Zoning By-law 39-2000</b>       | <p>The Minor Variance Application is compliant with Zoning By-law for reasons such as:</p> <ul style="list-style-type: none"> <li>- General intent is preserved</li> <li>- Variance does not result in overdevelopment or unsafe conditions</li> <li>- Setbacks, lot coverage, and height can be complied with existing site conditions</li> <li>- Unique lot shape, size, topography, or constraints warrant a minor relief</li> <li>- No feasible alternative that would comply strictly with the by-law</li> <li>- No major adverse impact on neighbouring properties such as sun/shadow, privacy, overlook, traffic, or stormwater impacts which are all negligible or non-existent</li> <li>- Consistent with previously approved variances in the Township</li> <li>- Adjacent owners have expressed no objections</li> </ul>  |



**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-06-2025 as submitted.