

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee Of Adjustment Hearing

Agenda

Monday, May 26, 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.

1. DISCLOSURE OF CONFLICT INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

3. RATIFY MINUTES

- a. Committee of Adjustment Hearing Minutes – January 13, 2025

4. MINOR VARIANCES

- a. MV-01-2025: Ladoucer Subdivision
- b. MV-02-2025: Marcel Ladoucer
- c. MV-03-2025: Tyler Wray

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing

Monday, January 13, 2025 5:30 pm

Minutes

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

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

Resolution No. 1

Moved By: Carma Williams
Seconded By: Jacques Massie

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Monday, January 13, 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 September 30 2024.

Carried

4. MINOR VARIANCES

MV-06-2024

Owner: Nadine & Ronald Theoret

Location: 99-101-103 Bishop St Nort Alexandria

Con 2, Part Lot 37, RP14R553, Parts 1 to 4, former Town of Alexandria

Resolution No. 3

Moved

By:

Brian

Caddell

Seconded By: Jeff Manley

Purpose of application:

To seek relief from the Comprehensive Zoning By-law 39-2000 Section 5.4 (2) for

- a reduction in the Front Yard Depth minimum setback from the minimum required 9m (Bishop Street North - West) to the proposed 4m to the covered porches & 5.5m to the building foundation and;
- a reduction in the Rear Yard Depth minimum setback from the minimum required 9m (East) to the proposed 8.75m to the building foundation and;
- a reduction in the Exterior Yard Width minimum setback from the minimum required 9m (South) to the proposed 5.5m to the building foundation and;

To seek relief from the Comprehensive Zoning By-law 39-2000 Section 3.21 for a reduction in off-street parking lot stalls from the required 9 to the proposed 8

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

Councillor Massie- asked if the mature trees in front of property will be removed

Director of Building, By-law & Planning - Jacob Rheaume

Was not sure, but will mention to owner

Deputy Mayor Williams- asked a question about parking and the number of bedrooms per unit

Director of Building, By-law & Planning - Jacob Rhéaume

Informed that there are two extra parking spaces, and Mayor MacDonald commented that these builds are usually 1 bedroom

Member of Public – Asked Electric Car parking

Director of Building, By-law & Planning - Jacob Rhéaume

Advised no, not at this time

Clerk asked two additional times for comments from Council or members of the public.

No other comments were received

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-06-2024 as submitted.

Carried

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

Resolution No. 4

Moved By: Jeff Manley

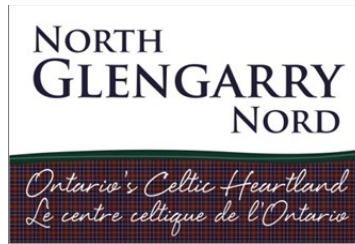
Seconded By: Michael Madden

THERE being no further business to discuss the Committee of Adjustment Hearing was adjourned at 5:49pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT COMMITTEE OF ADJUSTMENT

DATE: May 26, 2025

TO: Committee of Adjustment Members

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

RE: MV-01-2025

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

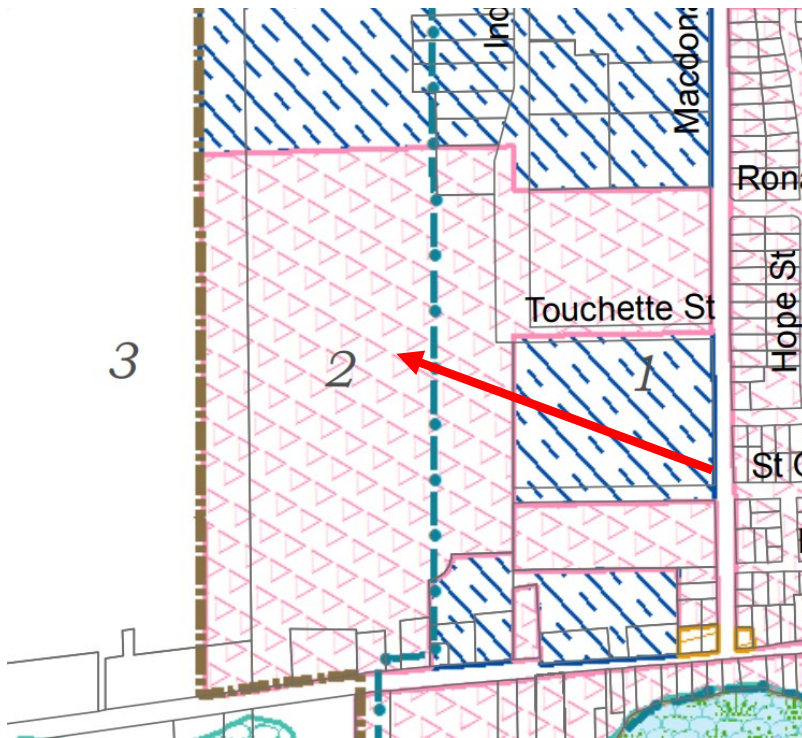
Agent: Sarah Boucher - gmad

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

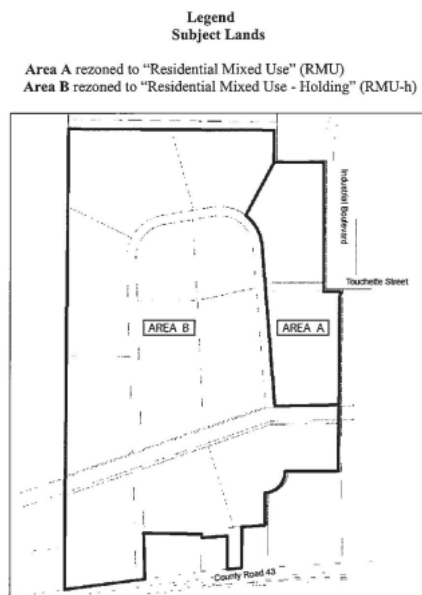




Official Plan designation: Urban Settlement Area (Alexandria) – Residential District



Zoning designation: Residential Mixed Use (RMU) zone and Residential Mixed Use Holding (RMU-h) zone

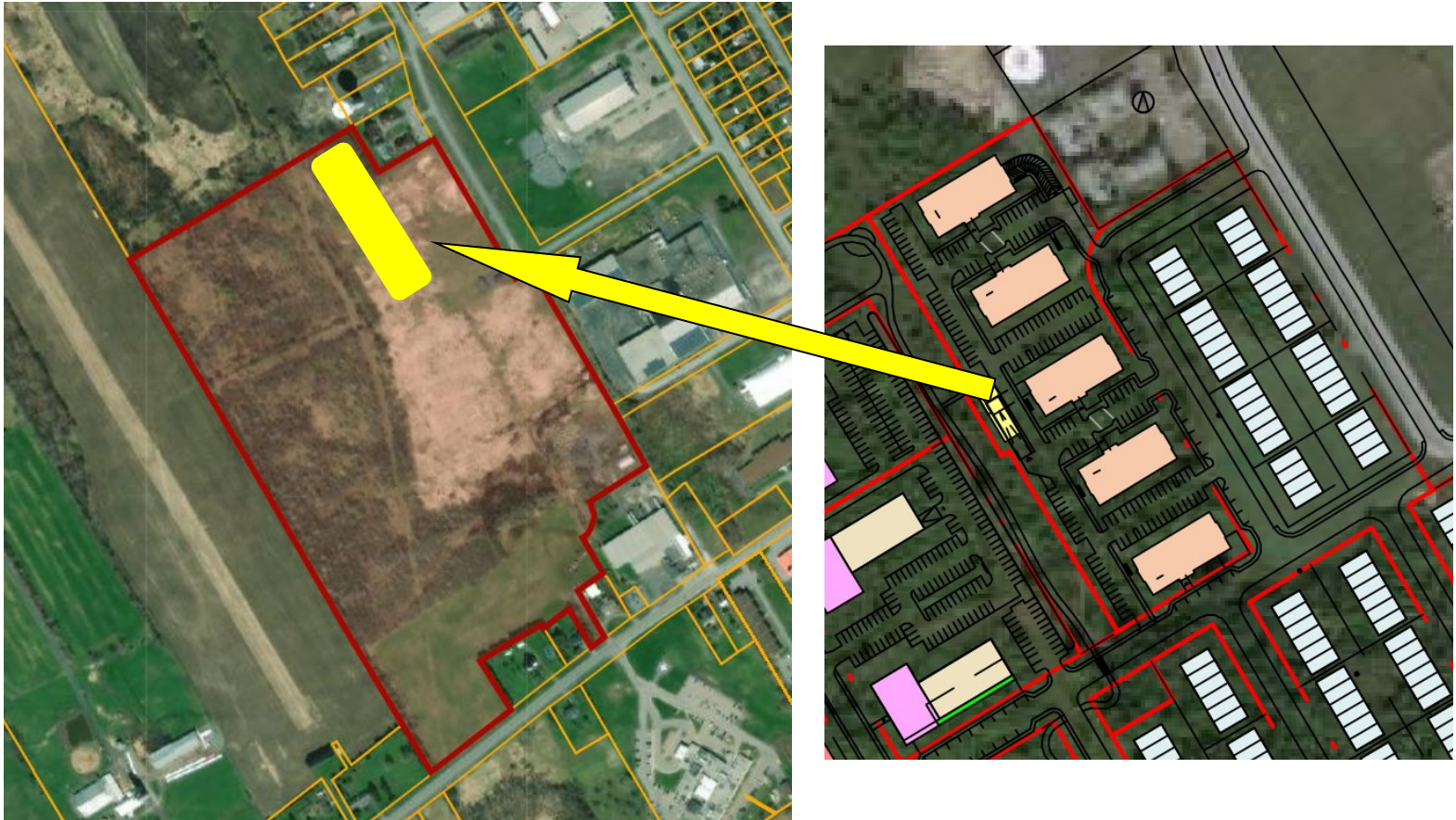


Concession 3 Part of Lot 2, RP14R-3035; Part 1, 5, 6
Plan 14R-1381
Alexandria, Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry

This is Schedule "A" to By-Law Z-10-2020
Passed this 23rd day of November, 2020

Purpose of the 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.

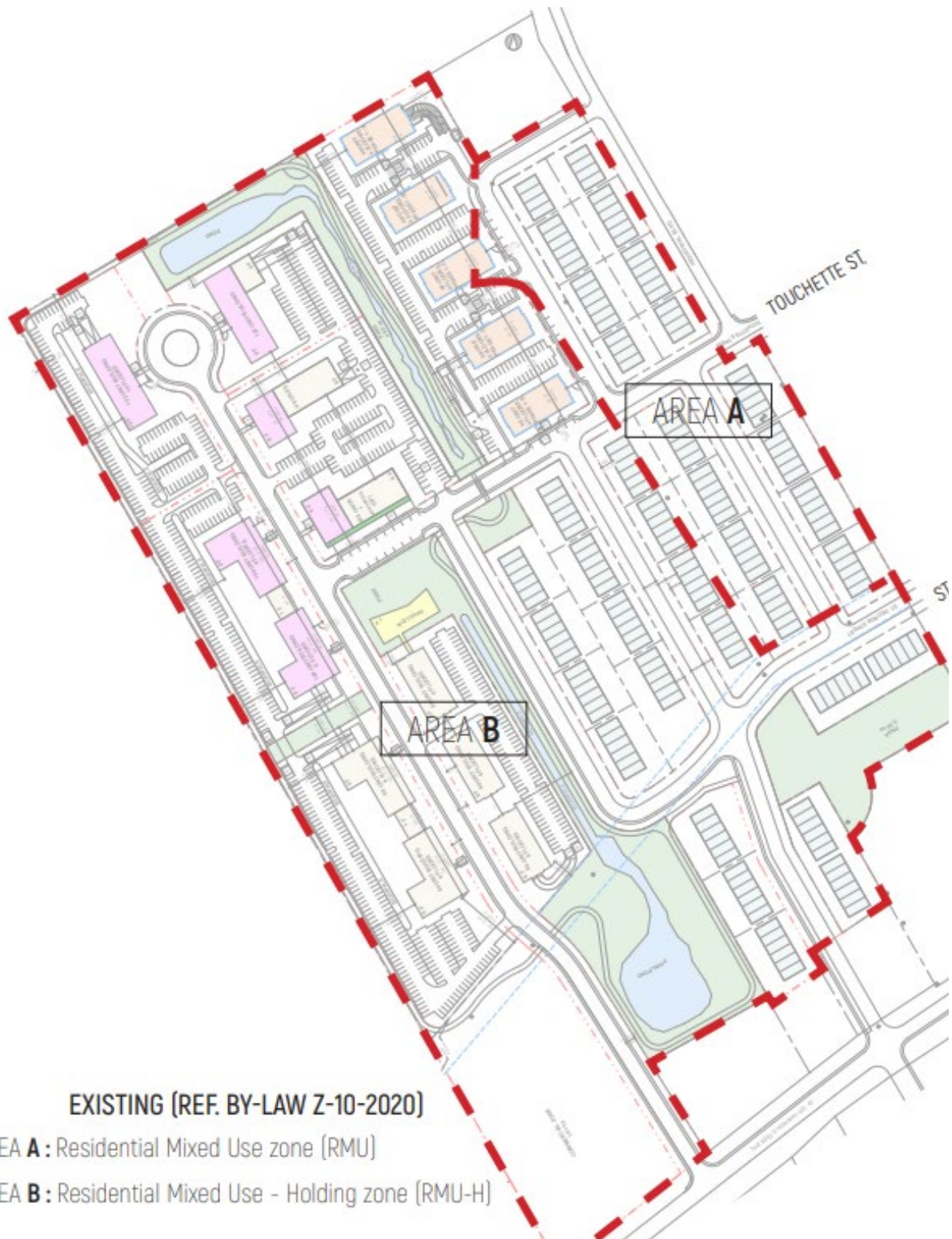


Discussion:

The subject lands are located on Concession 3, Lot 2 to the east and Concession 3, lot 3. The Official Plan designation is Residential District. The lands were first designated and zoned Residential First density (R1) and Residential Fourth density (R4) in By-law 39-2000. In November 2020, a zoning amendment (Z-10-2020) was passed By Council to re-zone the subject lands from R1 and R4 to Residential Mixed Use (RMU) and Residential Mixed Use Holding (RMU-H) zone.

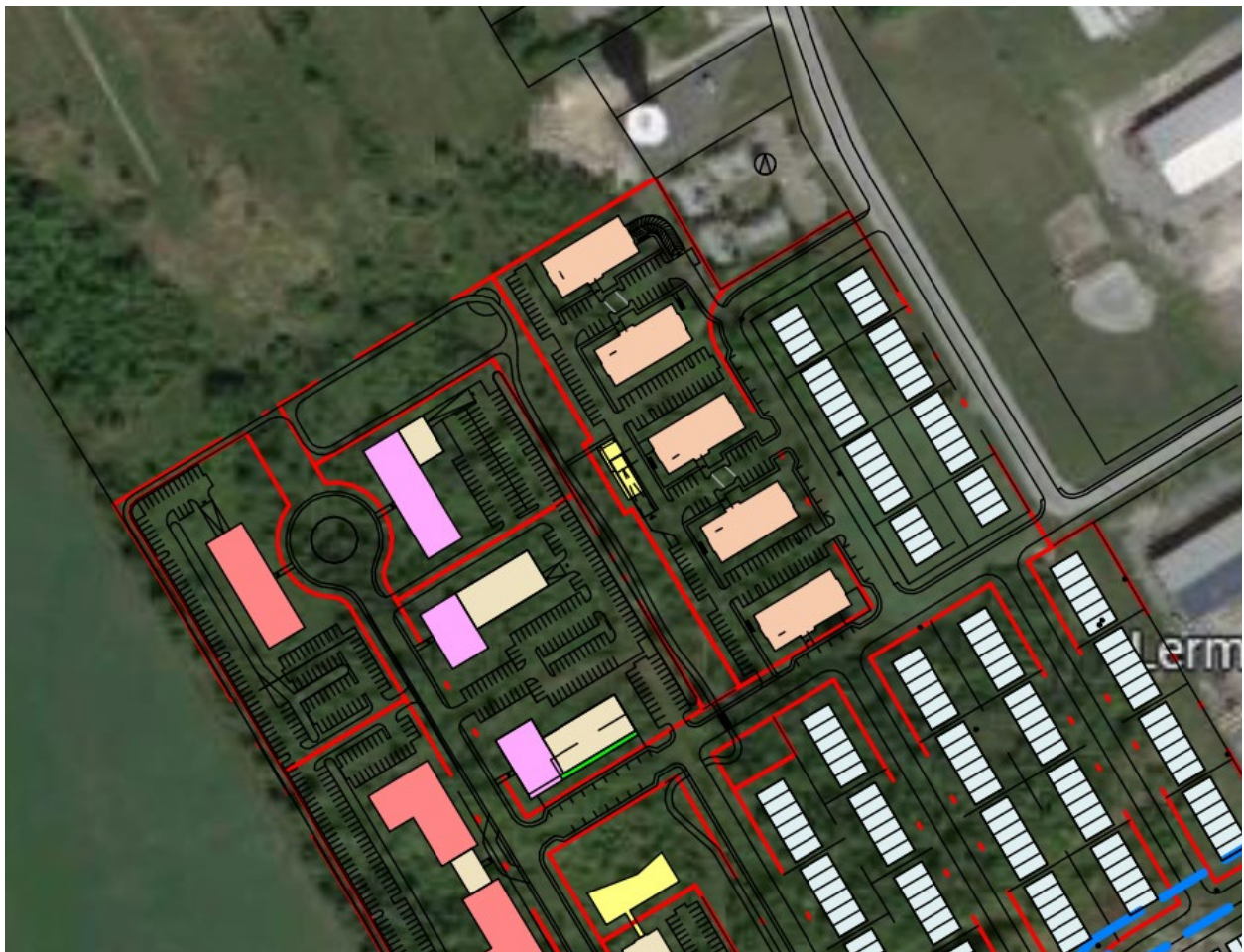
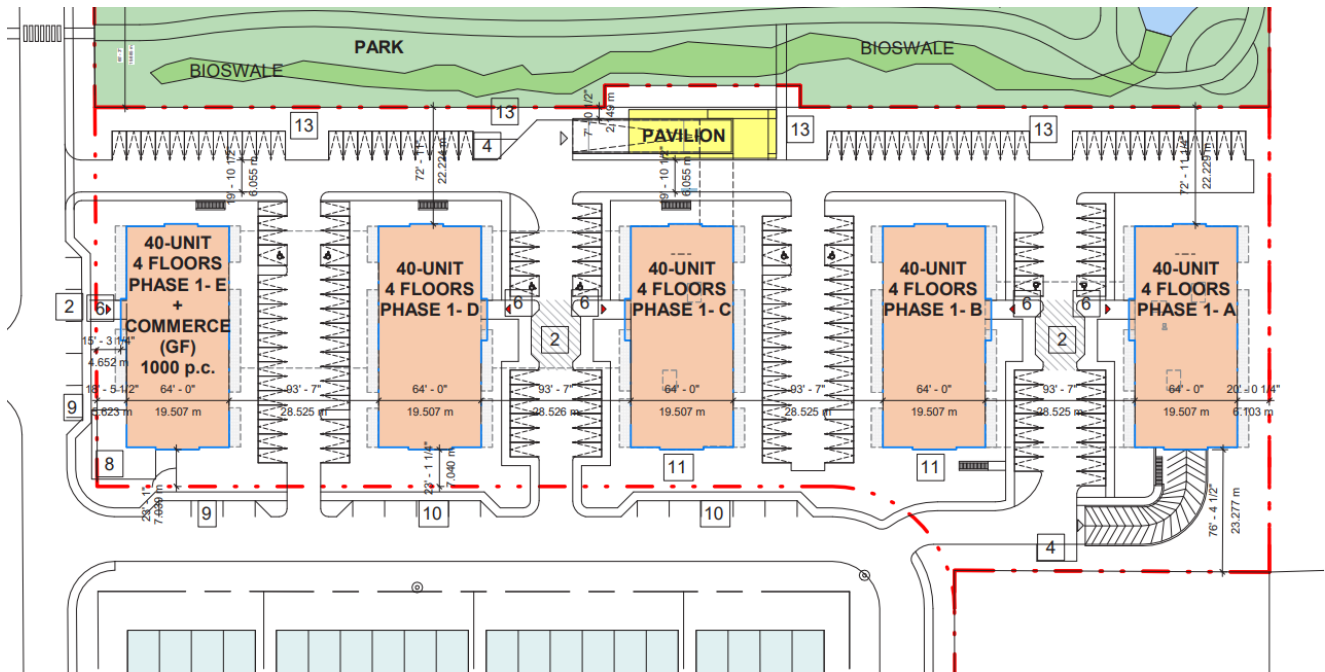
The subject lands have an area of approximately 54 acres (21.8 ha), the lands have direct access onto County Road 43 with frontage of approximately 135m and onto Industrial Boulevard on the North-East corner with frontage of 182m. The lands are located within the urban settlement boundary of Alexandria.

The permitted uses of the current Zoning By-law (Z-10-2020) proposes a site plan with a mix of land uses and a mix of residential housing. This proposition includes an analysis of the project according to By-law Z-10-2020 and the Township's comprehensive Zoning By-law No. 39-2000.



The objective of this Minor Variance application is 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 (Area A.1) of the proposed Site Plan Development Agreement on the lands





MINOR VARIANCE - PHASE 1

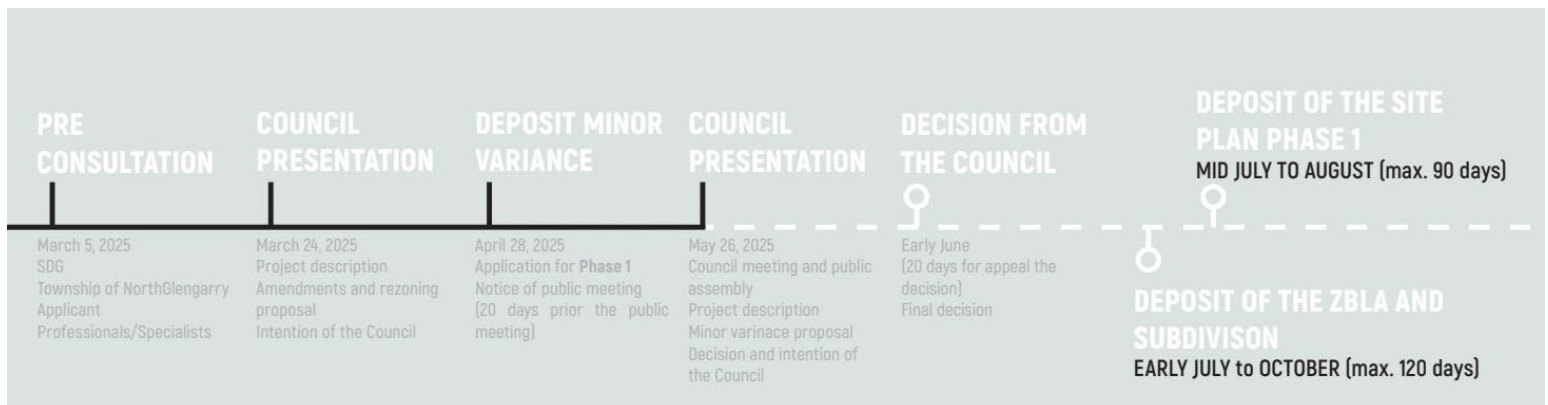
The minor variance proposed to the subject lands is to authorize the construction of Phase 1 of the project which includes five 4-story multifamily buildings. In this context, an application for a Minor Variance is required in order to allow an overheight to the Residential Mixed Use (RMU) in the By-law Z-10-2020. The By-law Z-10-2020 provisions currently limits the building height to 3 storeys.

SUBSEQUENT APPLICATIONS TO COME

Following the approval of the minor variance, a Site Plan application for Phase 1 only will be submitted to the Planning Department for approval, in accordance with By-Law Z-10-2020. Concurrently, a Zoning By-law Amendment application will be submitted for the subsequent phases of the comprehensive development project, in order to revise certain provisions established under By-Law Z-10-2020. In parallel, a Subdivision application will also be filed in alignment with the overall development framework, including all required technical studies. These three submissions will follow the associated legal procedures regarding the approval steps, including public consultations.

PRIMARY OBJECTIVES

The proposal offers a lot of common and green spaces adapted for the environmental conditions of the lands. A bike and pedestrian path is proposed on the entire land to connect the project with the Village Core area and the surrounding destinations like the Hospital, Mill pond and sports complex. To allow a lot of green spaces, a densification is required. The minor variance and amendment proposed to the subject lands densifies the area which brings a mix of residential housing and improves the commercial offering. In addition, for a successful integration to the surrounding area, the densification develops gradually. The mix of residential housing allows a non-uniform architecture which improves the urban landscape.



The RMU zone is contained in the first two phases of the previous development. A holding provision (H) was added (RMU-H) to the remaining lands. The Holding provision may be removed subject to site plan control approval pending the completion and acceptance of the required studies and including sanitary servicing. In this case, a portion of the HOLD would need to be removed in order to proceed with the entire Phase 1, a portion of where the 4 storey buildings are located is within that HOLD zone. Council will have to pass a By-law to remove that HOLD.

The owner is trying to ensure that he can proceed with the design of the servicing plans, design plans, etc. for phase 1. All the requirements within the existing By-law are being met by the proposed design description but the height limit, that is currently at 3 storeys and 4 is proposed (+/- 12m). It is important to know that the Township's Zoning By-law currently has a maximum height of 10.5m in R1 zones, and 15m in R4 zones, making the variance "minor" as the 15m height can already accommodate 4-storey buildings and +/- 12m is proposed. There are currently a few buildings within Alexandria that are 4 storeys. This is not an issue for the Fire Department.

Council will see this file a few times before it is finalized and approved for Subdivision. The owners have decided to opt for the Minor Variance to be able to start Phase 1, while continuing to work on the Site Plan, the Zoning Amendment for the remainder of the property, and on the Subdivision approval, all steps that will require Council's approval. Should any requirement currently in effect not be complied with, the owner would have to come back to Council for another Minor Variance.

All proposed development within the Service Limits shall be connected to full or partial services where such services are available and where there is sufficient capacity to accommodate the proposed development. Where there is insufficient servicing capacity, the Local municipality shall determine whether the proposed development is premature and should be postponed until servicing capacity is increased.

Development outside the Service Limits shall only be permitted in compliance with the OP. Such development shall be connected to municipal services when made available, provided capacity is available to service the development.

The proposed development will be connected to municipal water services, and private wastewater servicing, given the municipal sanitary system is at full capacity. The proposed development will be connected to municipal sanitary servicing when it becomes available.

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 Residential District within the Official Plan (Schedule A5a). This designation permits a full range of low, medium, and high-density housing, specialized housing types (e.g. group homes, crisis care, social assistance, secondary units), as well as neighbourhood serving uses (e.g. convenience commercial, open space, institutional) (Table 3.5, Section 3.5).

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 applicant is currently using the existing Zoning By-law Amendment on the subject lands being a site-specific “Residential Mixed Use (RMU)” and a “Residential Mixed Use – Holding (RMU-H)”

The RMU zone contained the first two phases of the previous development. A holding provision (H) was added (RMU-H) to the remaining lands. The Holding provision may be removed subject to site plan control approval pending the completion and acceptance of the required studies and including sanitary servicing.

The proposed Minor Variance for comply with the intent and purpose of the Zoning By-law.

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

The surrounding land uses include the Alexandria water tower and some residential lands, vacant lands to the north; single detached houses, retail, Sports complex uses (Alexandria Arena, and Tim Horton’s Dome) to the East; Glengarry Memorial Hospital, greenspace and Mill Pond to the South; and residential uses (rural residential properties), and farmlands to the west.

The property directly to the West is an intensive livestock facility, crops, farmland property and the owners have expressed concerns over the higher buildings. This Minor Variance application only deals with the 4-storey buildings located more on the East side of the lands, closest to Industrial Boulevard. The Zoning By-law for the entire property will be reviewed to ensure the neighboring properties are being considered.

4. *Are minor in nature.*

All the requirements within the existing By-law are being met by the proposed design description but the height limit, that is currently 3 storeys and 4 is proposed (+/- 12m). It is important to know that the Township's Zoning By-law currently has a maximum height of 10.5m in R1 zones, and 15m in R4 zones, making the variance "minor" as the 15m height can already accommodate 4-storey buildings and +/- 12m is proposed. There are currently a few buildings within Alexandria that are 4 storeys. 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-01-2025 as submitted.



STAFF REPORT COMMITTEE OF ADJUSTMENT

DATE: May 26, 2025

TO: Committee of Adjustment Members

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

RE: **MV-02-2025 - BY-LAW No. 04-2010 (Outdoor Burning Appliance)**

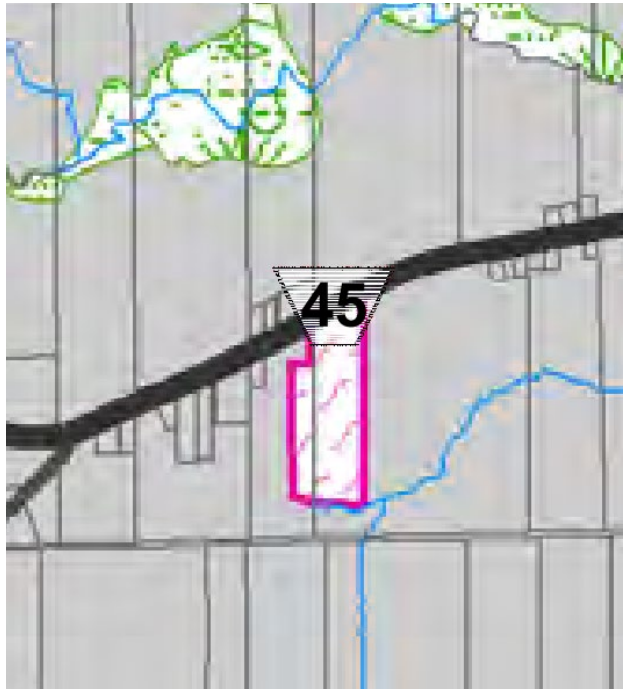
Owner: Marcel LADOUCEUR

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





Official Plan designation: Rural District



Zoning designation: Rural Industrial (MR) & Rural (RU)



Purpose of the 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).

**Discussion:**

The subject lands have a frontage of approximately 101m on County Road 45, with an area of approximately 1.97 acres. The Planning Department received a request from the owner, Marcel LADOUCEUR, for a Minor Variance from By-law No. 04-2010, being a by-law to regulate outdoor solid fuel combustion appliances, to accommodate the proposed installation of outdoor solid fuel combustion appliances on the North side of an existing accessory building.

The property cannot adhere to all requirements therefore the request for relief is specifically for 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 for Section 3 (i) for a reduction in the minimum required setback to all property lines from the required 46m to the proposed 20m.

The owner is trying to find the ideal placement for the outdoor burning appliance while complying with the specifications for installation from the manufacturer for setbacks to the buildings it will service, while maintaining as much protection as possible for the immediate neighbors, specifically on the South and East of the subject property.

The application for Minor Variance submitted by Mr. LADOUCEUR cannot be reviewed under the scope of the Planning Act R.S.O. 1990. The Minor Variance process we normally review at Committee of Adjustment Meetings usually applies to by-laws under the power of the Planning Act, such as the Township of North Glengarry's Zoning By-Law.

Mr. LADOUCEUR is looking for a "variance" or an exemption from the Outdoor Wood Burning Appliance By-Law 04-2010, which is a by-law that was passed under the Municipal Act S.O. 2001.

In Ontario, a minor variance primarily applies to zoning by-laws under the Planning Act. However, it's possible for a minor variance to also address other by-laws, particularly if they relate to land use or development. The key is that the variance must still meet the four tests outlined in Section 45(1) of the Planning Act, ensuring it's minor, desirable for the appropriate development, conforms to the general intent of the zoning by-law and the official plan, and that it maintains the general intent of the by-law in question

After reviewing the Outdoor Wood Burning Appliance By-Law, it would appear that it was founded in the Municipal Act's section on Health, Safety and Nuisance as it states that "a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of council, are or could become or cause public nuisances;" and as it also states that "a local municipality may prohibit and regulate with respect to noise, vibration, odor, dust and outdoor illumination".

An exemption from a municipal by-law, such as the Outdoor Wood Burning Appliance By-Law, can be granted to a resident via a decision of the Committee of Adjustment.

As this is not a planning application under the scope of the Planning Act R.S.O. 1990, staff does not have a formal recommendation for a decision on this matter. However, staff does recommend that the Committee of Adjustment considers, and approves, Mr. LADOUCEUR application for a Minor Variance as a formal request for exemption to the Outdoor Wood Burning Appliance By-Law.

The Committee of Adjustment should consider facts such as

- the nearest neighbor to Mr. LADOUCEUR's outdoor wood burning appliance location is approximately 75 meters away from the closest neighboring single-family dwelling, which is above the minimum 46m required in the by-law as a minimum setback to a property line and;
- the chosen location is heavily treed on the North and East side, and there is a building on the South side to protect the neighboring dwellings from direct smoke and;
- all other requirements from the by-law will be complied with such as distance from buildings within the same property, perimeter ground area to be non-combustible, the unit will be installed as per specs with fitted chimney cap and sparks arrester, only clean material will be used for combustion, etc.

The property being zoned Rural Industrial (MR) & Rural (RU) permits such accessory uses as per By-law No. 04-2010.

A United Counties of Stormont Dundas & Glengarry Setback Permit Application is not required as it would be installed not closer than 45m to the center line of the County Road, this will also be reviewed and approved prior to the issuance of the building permit.

We have not received feedback from any other agencies and no members of the public expressed any concerns or comments for the minor variance. The owner has discussed the matter with all adjacent neighbors prior to the application to ensure that all understands the purpose for the application.

The property will not be subject to Site Plan Control to deal with the development, servicing, driveway, entrance, lighting, soil condition, etc. will all be evaluated at the building permit stage.



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 Rural District in the United Counties of Stormont, Dundas and Glengarry Official Plan. The Rural District designation permits residential uses, as well as any accessory uses or buildings to the residential use.

The surrounding official plan designations include mostly Rural District with some PSW due to the proximity of Gary River crossing the property.

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 Rural Industrial (MR) & Rural (RU) zone permits residential uses including single detached homes and all accessory uses. In this case, the proposed use and location does comply with the intent and purpose of the zoning by-law, even if reductions in setbacks are required.

The surrounding zoning consists mostly of Rural (RU) zoning with mainly rural residential properties all around, with some Wetlands and Floodplains along Gary River.

The outdoor wood burning appliance 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.

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

The surrounding zoning consists mostly of Rural (RU) zoning with mainly rural residential properties all around, with some Wetlands and Floodplains along Gary River and Gator Metals across the road.



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 setback and lot area. The owner has discussed the matter with all adjacent neighbors prior to the application to ensure that all understands the purpose for the application. None of the neighbors have expressed any objections with the reduction. Thus, the minor variance is considered minor in nature.

Staff is of the opinion that the applicant's requested variance to By-law No. 04-2010 , being a by-law to regulate outdoor solid fuel combustion appliances 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 Staff that the Committee of Adjustment approve Minor Variance application MV-02-2025 as submitted 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



STAFF REPORT COMMITTEE OF ADJUSTMENT

DATE: May 26, 2025

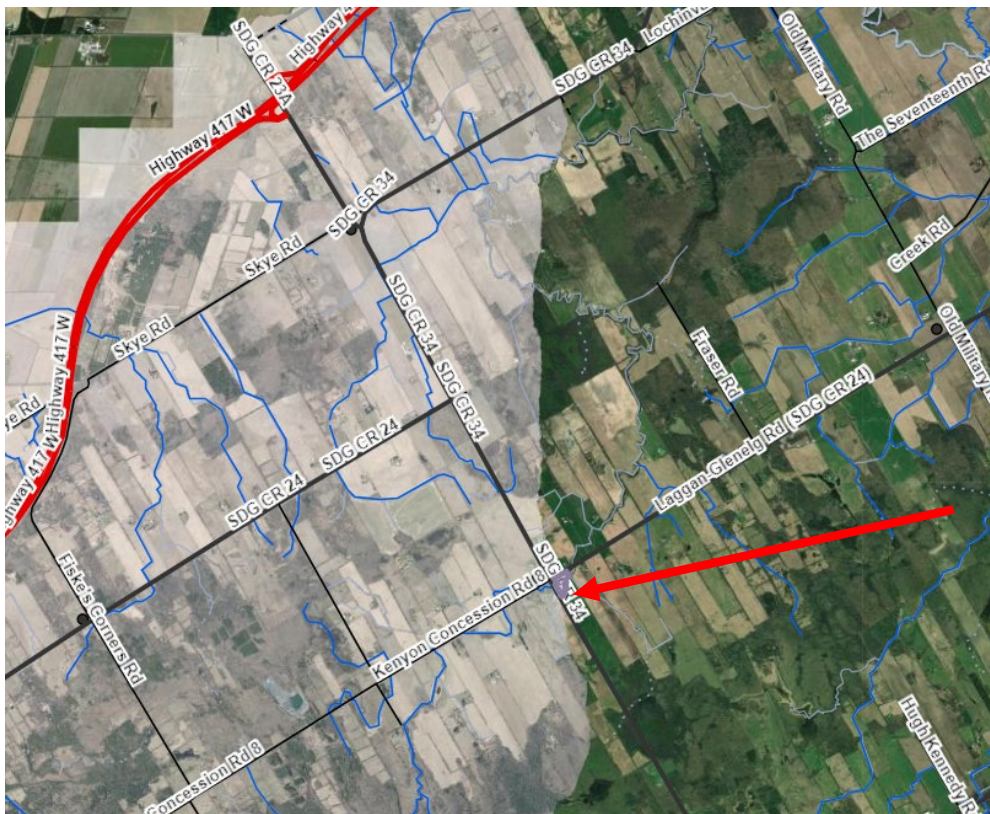
TO: Committee of Adjustment Members

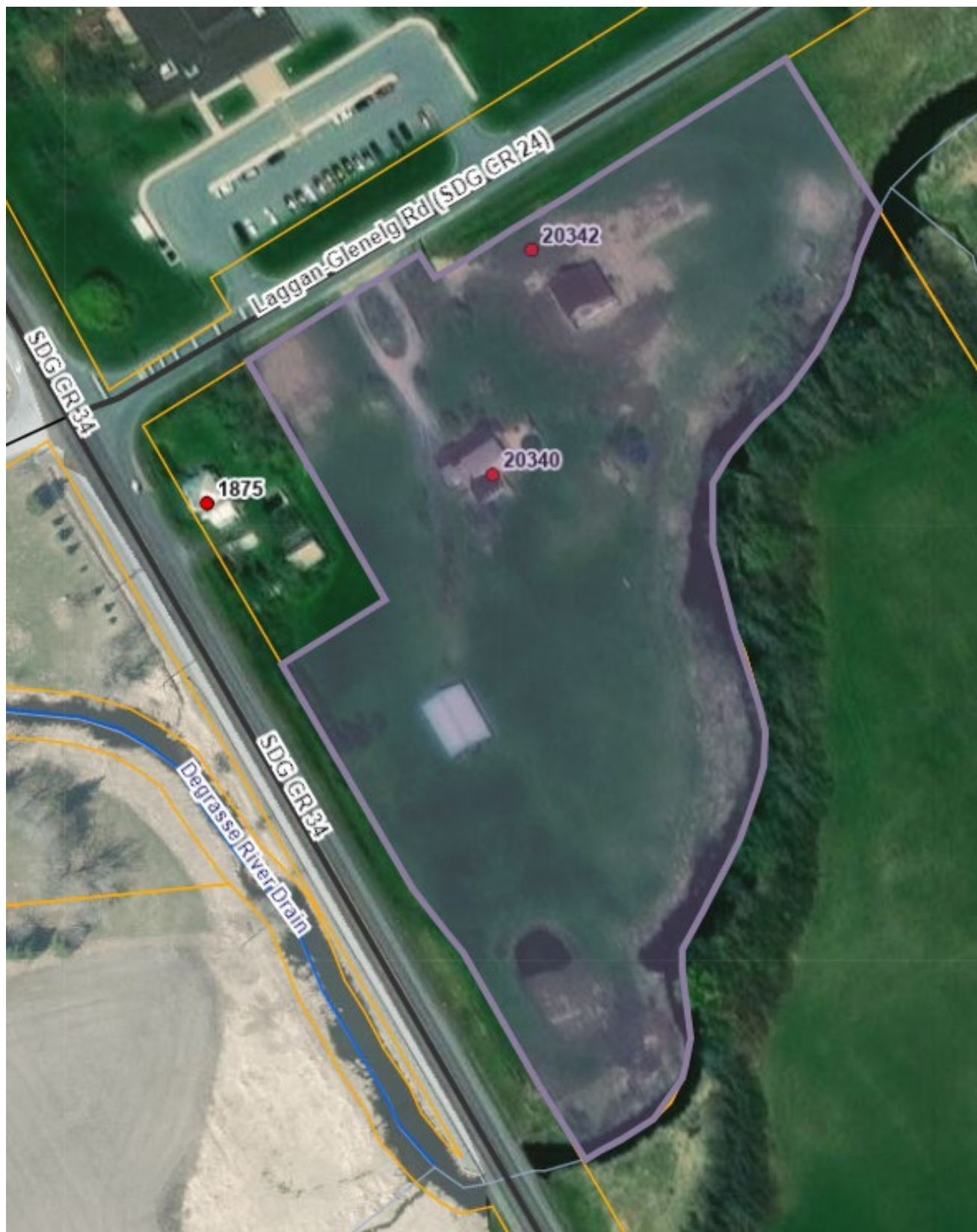
FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: MV-03-2025

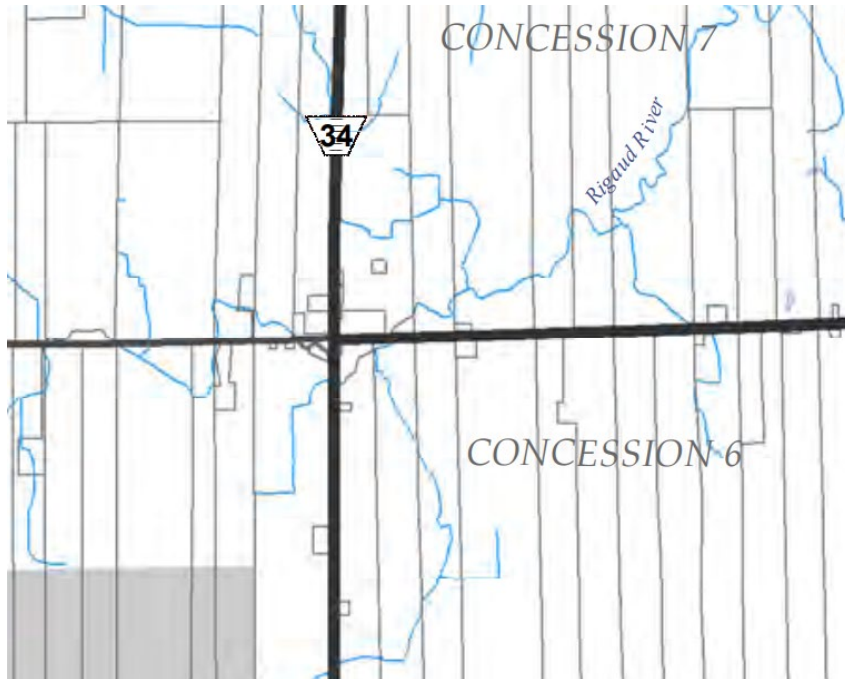
Owner: Tyler & Jennifer WRAY (Mike WRAY)

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

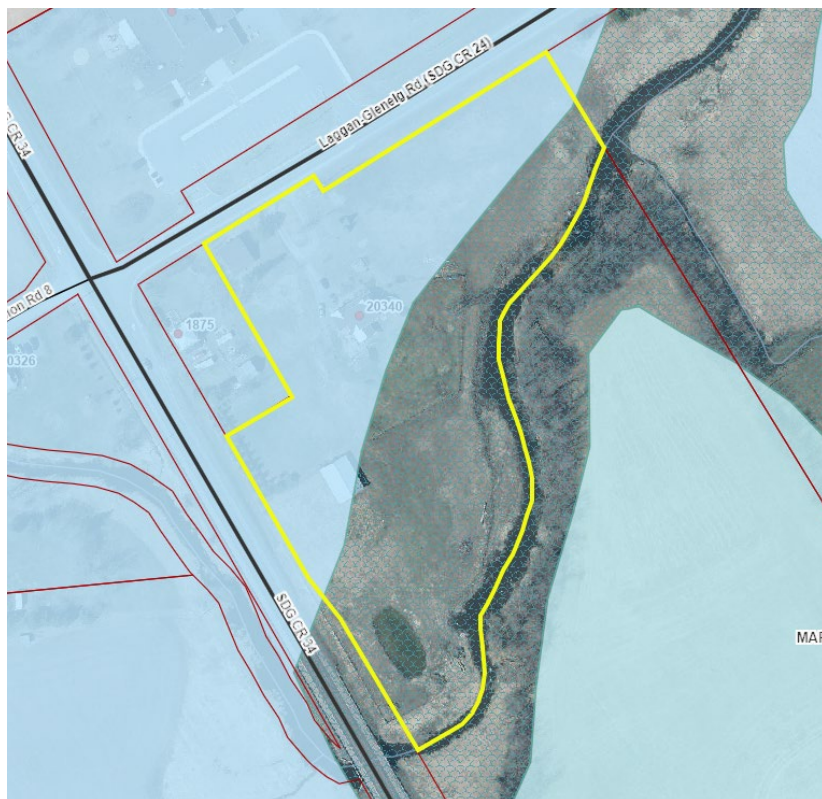




Official Plan designation: Agricultural Resource Lands



Zoning designation: General Agriculture-Special Exception (AG-211) & Floodplain (FP)



Purpose of the Application:

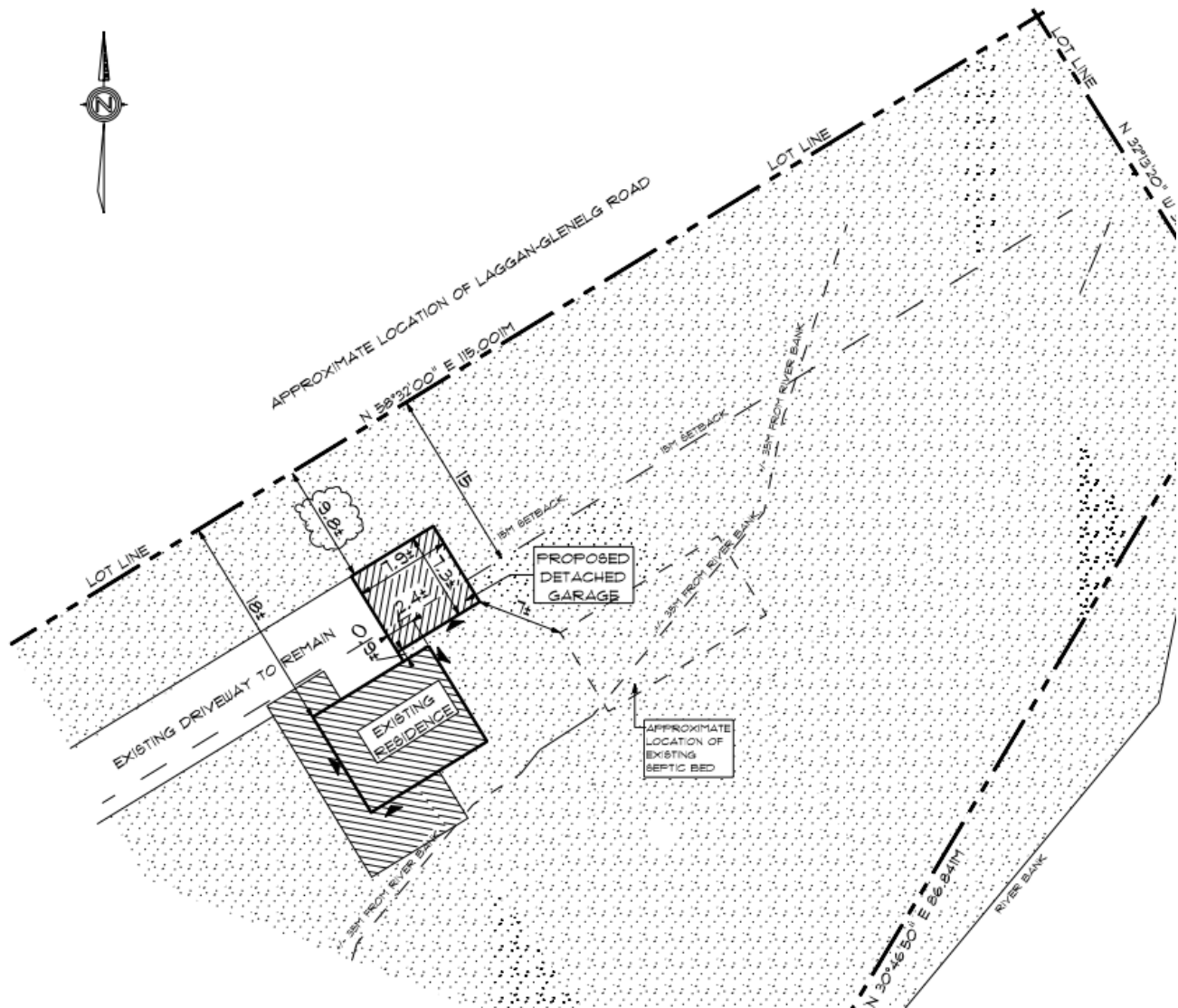
To seek relief from the Comprehensive Zoning By-law 39-2000 Section 11.2 (2)(c) for a reduction in the Front Yard (North) Depth minimum setback from the minimum required 15m (from County Road 24) to the proposed 9m to the building foundation for a new attached garage.

**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.

In June 2022, Council passed a Zoning By-law to re-zone the agricultural portion of the property from General Agriculture (AG) to General Agriculture-Special Exception (AG-211) to permit a secondary dwelling (single detached home) on the subject lands.

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 will also have to be approved prior to the issuance of the building permit, just like this Minor Variance.

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.