

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. Intensification, 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

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor