

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

**Committee Of Adjustment Hearing**

Monday, September 11, 2023, 5:30 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

The Council of the Township of North Glengarry would like to advise the public that this meeting is or may be recorded by either the press or any other individuals, but not by the Township.

**1. DISCLOSURE OF CONFLICT INTEREST**

**2. ACCEPT THE AGENDA ( Additions/Deletions)**

**3. RATIFY MINUTES**

a. Committee of Adjustment - June 26th/2023

1. Committee of Adjustment - July 10th/2023

**4. MINOR VARIANCES**

a. MV-07-2023

b. MV-08-2023

c. MV-09-2023

**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, June 26<sup>th</sup> 2023  
Council Chambers  
Township of North Glengarry  
3720 County Road 34, Alexandria, ON**

A Committee of Adjustment Hearing was held in the Council Chamber on Monday, June 26<sup>th</sup> 2023 at 5:30pm.

**COUNCIL MEMBERS PRESENT:** Mayor – Jamie MacDonald  
Deputy Mayor – Carma Williams  
Councillor (Lochiel Ward) – Brian Caddell  
Councillor (Maxville Ward) – Gary Martin  
Councillor (Kenyon Ward) – Jeff Manley  
Councillor (Alexandria Ward) – Michael Madden

**REGRETS:** Councillor (At Large) – Jacques Massie

**MUNICIPAL STAFF PRESENT:** CAO/Clerk – Sarah Huskinson  
Director of Building, By-law & Planning – Jacob Rhéaume  
Planning Department – Chantal Lapierre

**COMMITTEE OF ADJUSTMENT HEARING CALLED TO ORDER**

The chair of the Committee called the Meeting to order at 5:30pm.

**1. DISCLOSURE OF CONFLICT INTEREST**

- There were no declarations of interest.

**2. ACCEPT THE AGENDA (Additions/Deletions)**

**Resolution No. 1**

**Moved By:** Gary Martin

**Seconded By:** Jeff Manley

That the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Monday, June 26<sup>th</sup>/2023.

**Carried**

**3. RATIFY MINUTES**

**Resolution No. 2**

**Moved By:** Jeff Manley

**Seconded By:** Gary Martin

That the Council of the Township of North Glengarry accepts the minutes of the Committee of Adjustment Hearing of Monday, February 27<sup>th</sup>, 2023.

**Carried**

**The meeting was then turned over to the Planning Department**  
- **Director of Building, By-law & Planning – Jacob Rhéaume**

#### 4. MINOR VARIANCES

##### **MV-05-2023**

**Owner:** Joanne & Mario Nadeau

**Location:** 25 Jacques St., Alexandria

**Purpose of application:** To seek relief from the Comprehensive Zoning By-law 39-2000 requirements;

- For a reduction in the rear yard depth setback from the required 4.5m (6m-1.5m as per 3.33 (b)) to the proposed 0.3m to permit the construction of an exterior 2-storey deck attached to the existing apartment building.

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

**Moved by:** Michael Madden

**Seconded by:** Brian Caddell

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-05-2023 as submitted.

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

**Councillor (Lochiel Ward) – Brian Caddell** – Inquired about the width of the deck.

**Director of Building, By-law & Planning – Jacob Rhéaume** – Responded by saying 16ft deep going north by 26ft in width.

**The clerk asked two additional times for comments from the public and from members of Council.**

**No other comments were received.**

**Carried**

#### 5. OLD BUSINESS

#### 6. NEW BUSINESS

#### 7. NOTICE OF MOTION

#### 8. ADJOURNMENT

##### **Resolution No. 4**

**Moved by:** Brian Caddell

**Seconded by:** Michael Madden

There being no further business to discuss, the Committee of Adjustment Hearing was adjourned at 5:42pm.

**Carried**

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CAO/Clerk/Deputy Clerk

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Mayor/Deputy Mayor

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

**Committee of Adjustment Hearing**

**Monday, July 10<sup>th</sup> 2023**  
**Council Chambers**  
**Township of North Glengarry**  
**3720 County Road 34, Alexandria, ON**

A Committee of Adjustment Hearing was held in the Council Chamber on Monday, July 10<sup>th</sup> 2023 at 5:45pm.

**COUNCIL MEMBERS PRESENT:** Mayor – Jamie MacDonald  
Deputy Mayor – Carma Williams  
Councillor (Lochiel Ward) – Brian Caddell  
Councillor (Maxville Ward) – Gary Martin  
Councillor (At Large) – Jacques Massie  
Councillor (Kenyon Ward) – Jeff Manley  
Councillor (Alexandria Ward) – Michael Madden

**MUNICIPAL STAFF PRESENT:** CAO/Clerk – Sarah Huskinson  
Director of Building, By-law & Planning – Jacob Rhéaume  
Planning Department – Chantal Lapierre

**COMMITTEE OF ADJUSTMENT HEARING CALLED TO ORDER**

The chair of the Committee called the Meeting to order at 5:45pm.

**1. DISCLOSURE OF CONFLICT INTEREST**

- There were no declarations of interest.

**2. ACCEPT THE AGENDA (Additions/Deletions)**

**Resolution No. 1**

**Moved By:** Gary Martin

**Seconded By:** Jeff Manley

That the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Monday, July 10<sup>th</sup>/2023.

**Carried**

**3. RATIFY MINUTES**

**Resolution No. 2**

**Moved By:** Jacques Massie

**Seconded By:** Carma Williams

That the Council of the Township of North Glengarry accepts the minutes of the Committee of Adjustment Hearing of Tuesday, April 11<sup>th</sup>, 2023.

**Carried**

**The meeting was then turned over to the Planning Department**  
**- Director of Building, By-law & Planning – Jacob Rhéaume**

#### 4. MINOR VARIANCES

##### **MV-06-2023**

**Owner:** Ron Theoret

**Location:** 307-309 East Boundary Rd., Alexandria

**Purpose of application:** To seek relief from the Comprehensive Zoning By-law 39-2000 requirements;

- For a reduction in the lot frontage from the required 30m to the proposed 10m for the retained portion as per condition No. 3 on severance application B-48/23.

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

**Moved by:** Michael Madden

**Seconded by:** Brian Caddell

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-06-2023 as submitted.

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

**Mayor – Jamie MacDonald** – Was asking if the owner planned on developing/building soon? And wanted to know if maybe the owner should wait on the master plan?

**Director of Building, By-law & Planning – Jacob Rhéaume** – Explained that there has been some talk on selling the land but feels that the current owner will develop. There is no definite yes or no answer at this time. As for the master plan, that's a question for the owner. However, if the owner wants to proceed with the development, a resolution from Council would be required to approve the septic system that would be installed. Same procedure as last time. The owner will have to determine if it's worth it or not to invest in a septic system.

**Deputy Mayor – Carma Williams** – Wanted to know why the current apartment buildings weren't able to connect to municipal services?

**Mayor – Jamie MacDonald** – Answered by saying due to sewer capacity and that a pumping station would be required.

**Deputy Mayor – Carma Williams** – Which portion would be developed?

**Director of Building, By-law & Planning – Jacob Rhéaume** – Responded by saying that you couldn't put another apartment building on the severed portion as the septic systems are maxed out. Development would be on the retained portion.

**Councillor (Kenyon Ward) – Jeff Manley** – Wanted to know if we do get a pumping station, can there be more apartments?

**Director of Building, By-law & Planning – Jacob Rhéaume** – Yes, there could be more but the septic systems would have to be removed.

**The clerk asked two additional times for comments from the public and from members of Council.**

**No other comments were received.**

**Carried**

- 5. OLD BUSINESS
- 6. NEW BUSINESS
- 7. NOTICE OF MOTION
- 8. ADJOURNMENT

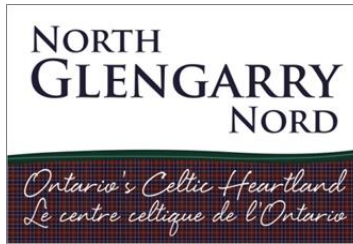
**Resolution No. 4**  
**Moved by:** Jeff Manley  
**Seconded by:** Gary Martin

There being no further business to discuss, the Committee of Adjustment Hearing was adjourned at 6:03pm.

**Carried**

\_\_\_\_\_  
**CAO/Clerk/Deputy Clerk**

\_\_\_\_\_  
**Mayor/Deputy Mayor**



## STAFF REPORT PUBLIC MEETING

**September 11, 2023**

**TO:** Committee of Adjustment Members

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

**RE: MV-07-2023**

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**Owner:** Lisa Faye & Stephane Joseph ROBINSON

**Location:** 3755 Old Orchard Street, Apple Hill, ON  
Con 1, Part Lot 36, RP14R1961; Part 1









**Official Plan designation:** Rural Settlement Area (Apple Hill)



**Zoning:** Residential Hamlet (RH)



**Purpose of the Application:** To seek relief from the Comprehensive Zoning By-law 39-2000 within Section 5.5 (2) (e) for:

- A reduction in the interior side yard width setback from the required 1.5m (for an accessory storage building - ZBA 3.1 (a) (ii)) to the proposed 0.2m to permit the re-construction of an accessory storage building for residential use.

**Discussion:**

The property located at 3755 Old Orchard Street, in Apple Hill, is approximately 44' x 180', with an approximate area of 0.18 acres (735 m<sup>2</sup>). This lot is not compliant with all the Residential Hamlet Zone requirements but is considered "legal non-confirming" as the lot existed, and the buildings were also there, prior to the passing of the current Township's Zoning By-law. The lots are small in that area so most properties in the surroundings are also legal non-confirming, making any development difficult, the properties are narrow, and they all have a septic system.

This existing lot is in a rural settlement area (residential neighborhood) of Apple Hill, north of the railway tracks, and adjacent to the Catholic Church's property where the ball diamond is located. It's an existing residential property that currently consists of a single-family dwelling with access decks, and a smaller accessory storage building. The owner wishes to construct a new, larger accessory storage building 18' x 30' instead of the existing 12' x 24', at the same location, to replace the smaller one. The existing setback would be the same, the Minor Variance is now required to make the location "legal".



The owners, Lisa Faye & Stephane Joseph ROBINSON, wish to construct a 18' x 30' accessory storage building in a strategic location to allow for enough room for the required septic system and to accommodate the existing location of the driveway. The building will be compliant with the Zoning By-law minimum required setbacks for the North (side), East (rear) and West (front) yard depth setback, and for maximum building height of 16'-5". The minor variance is required only for the interior side yard depth setbacks (South).

The property being zoned Residential Hamlet (RH) permits residential uses and Public Works confirmed that this will not create an issue for their department and the existing civic number will remain. We have not received any feedback or comments from the United Counties of Stormont Dundas & Glengarry or any other agencies. Also, 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.



#### **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 Urban Settlement Area (Apple Hill) in the United Counties of Stormont, Dundas and Glengarry Official Plan (2018). The Urban Settlement Area 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 2018.

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

The Township of North Glengarry Zoning By-law Residential Hamlet (RH) zone permits residential uses including single detached homes and all 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 required other setbacks for the proposed accessory building.

The proposed residential accessory storage building is permitted as an accessory use to a residential property.

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

The surrounding area is residential in all directions with the Catholic Church's property where the ball diamond is located on the East side and the Canada Post Office on the South. The surrounding uses consist of mostly residential properties.







**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 Interior Side Yard Depth, the property affected the most being the one on the South, being the Canada Post Office and they have not expressed any objections with the reduction. 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.**

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application **MV-07-2023** as submitted.





## STAFF REPORT PUBLIC MEETING

September 11, 2023

TO:

FROM:

RE: MV-08-2023

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**Owner:** Lloyd CURTIS & Cindy LARSEN

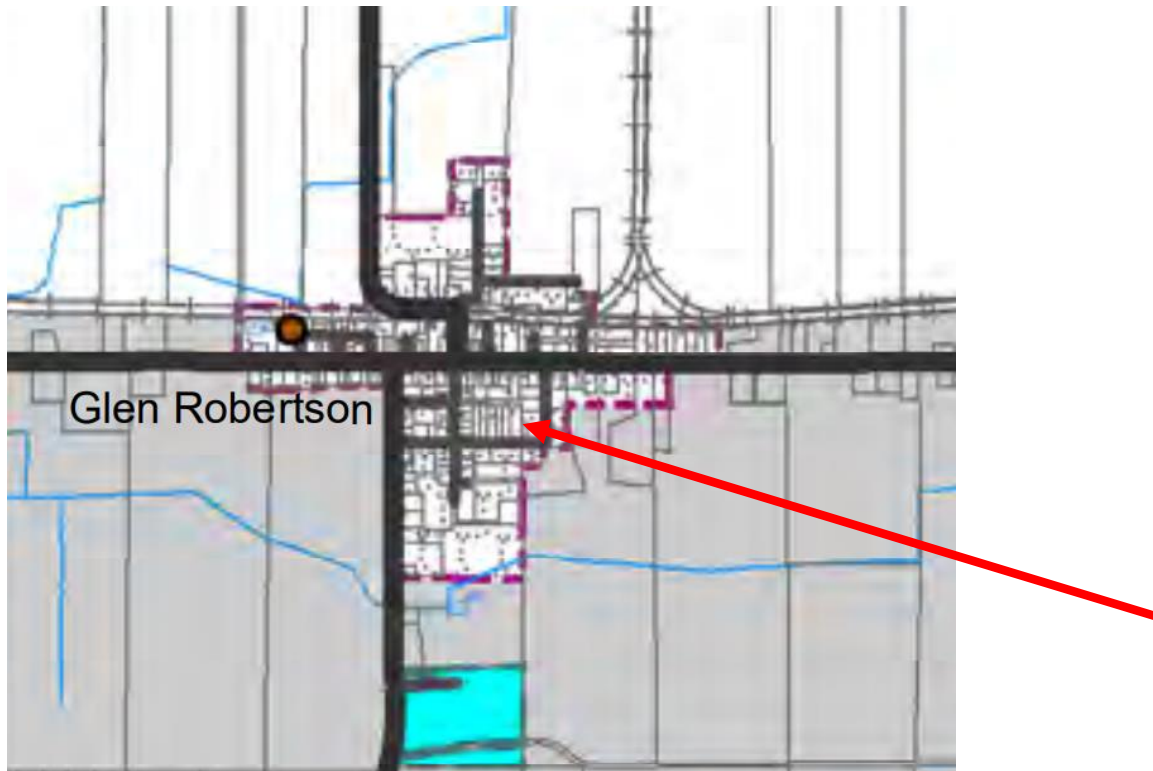
**Location:** 3385 Chisolm Street, Glen Robertson, ON  
Plan 10, Blk F, Lot 18



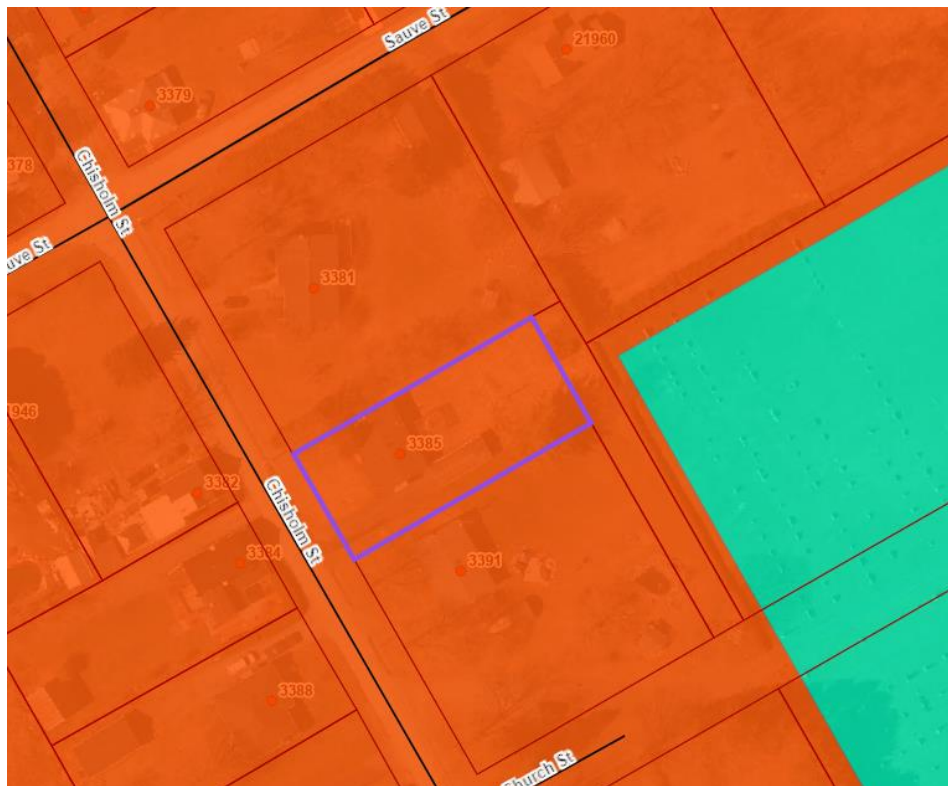




**Official Plan designation:** Rural Settlement Area (Glen Robertson)



**Zoning:** Residential Hamlet (RH)



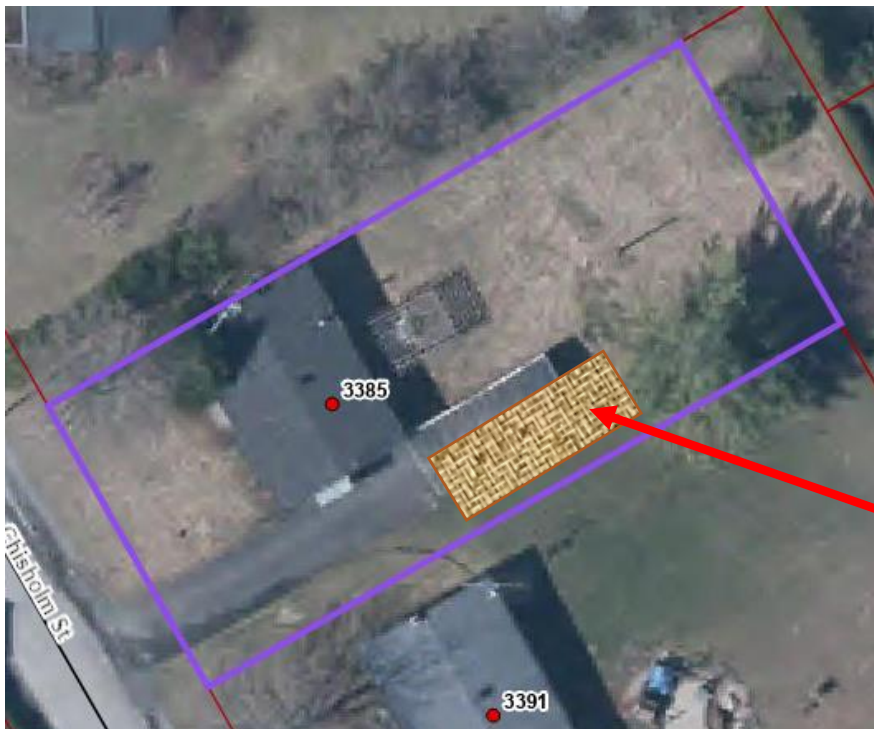
**Purpose of the Application:** To seek relief from the Comprehensive Zoning By-law 39-2000 within Section 5.5 (2) (e) for:

- A reduction in the interior side yard width setback from the required 1.5m (for an accessory storage building - ZBA 3.1 (a) (ii)) to the proposed 1m to permit the re-construction of an accessory storage building for residential use.

**Discussion:**

The property located at 3385 Chisholm Street, in Glen Robertson, is approximately 67' x 152', with an approximate area of 0.24 acres (952 m<sup>2</sup>). This lot is not compliant with all the Residential Hamlet Zone requirements but is considered "legal non-confirming" as the lot existed, and the buildings were also there, prior to the passing of the current Township's Zoning By-law. The lots are small in that area so most properties in the surroundings are also legal non-confirming, making any development difficult, the properties are narrow, and they all have a septic system.

This existing lot is in a rural settlement area (residential neighborhood) of Glen Robertson, just West of the Catholic Church's property where the cemetery is located. It's an existing residential property that currently consists of a single-family dwelling with access decks, and a smaller accessory storage building. The owner wishes to construct a new, larger accessory storage building 12' x 40' instead of the existing 12' x 34', at the same location, to replace the smaller one. The proposed location is closer to the property line than the existing garage, hence the application for this Minor Variance.





The owners, Lloyd CURTIS & Cindy LARSEN, wish to construct a 12' x 40' accessory storage building 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 not compliant, staff will be considering the existing setback as the minimum to be maintained, 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 the North (side), East (rear) and West (front) yard depth setback, and for maximum building height of 16'-5". The minor variance is required only for the interior side yard depth setbacks (South) as the owner is putting the new shed as close as he can to the property to maintain the septic setback.

The property being zoned Residential Hamlet (RH) permits residential uses. Public Works confirmed that this will not create an issue for their department and the existing civic number will remain. We have not received any feedback or comments from the United Counties of Stormont Dundas & Glengarry or any other agencies. Also, 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.



#### **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 Urban Settlement Area (Glen Robertson) in the United Counties of Stormont, Dundas and Glengarry Official Plan (2018). The Urban Settlement Area 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 2018.

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

The Township of North Glengarry Zoning By-law Residential Hamlet (RH) zone permits residential uses including single detached homes and all 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 required other setbacks for the proposed accessory building.

The proposed residential accessory storage building is permitted as an accessory use to a residential property.

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

The surrounding area is residential in all directions with the Catholic Church's property where the cemetery is located on the East side. The surrounding uses consist of mostly residential properties.





**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 Interior Side Yard Depth, the property affected the most being the one on the South, and they have not expressed any objections with the reduction. 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.**

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application **MV-08-2023** as submitted.





## STAFF REPORT PUBLIC MEETING

**September 11, 2023**

**TO:**

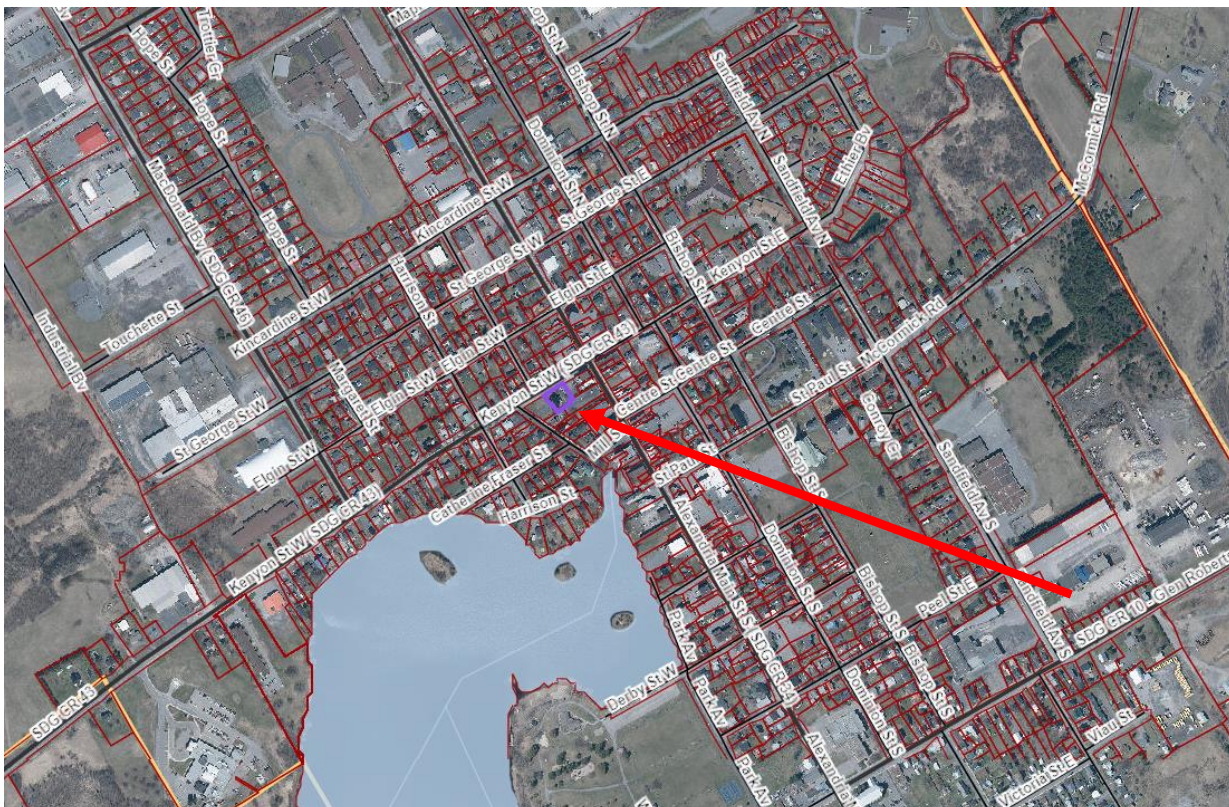
**FROM:**

**RE: MV-09-2023**

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**Owner:** Randy Brian Joseph & Laura Jean PICHER

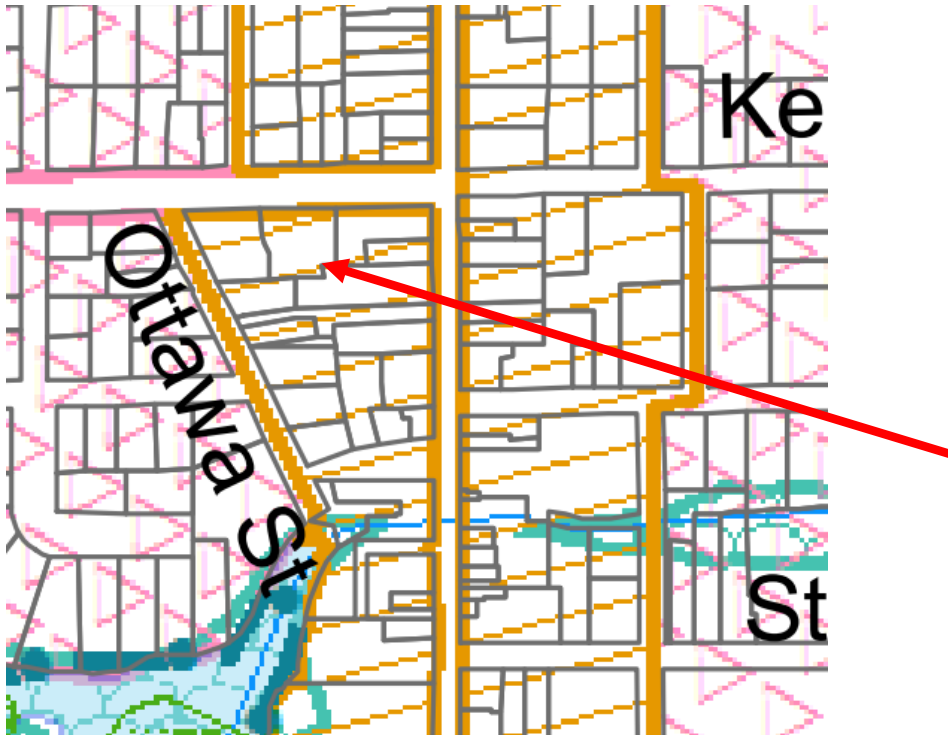
**Location:** 22 Kenyon Street West, Alexandria, ON  
Plan 5, Part Lots 6 & 7



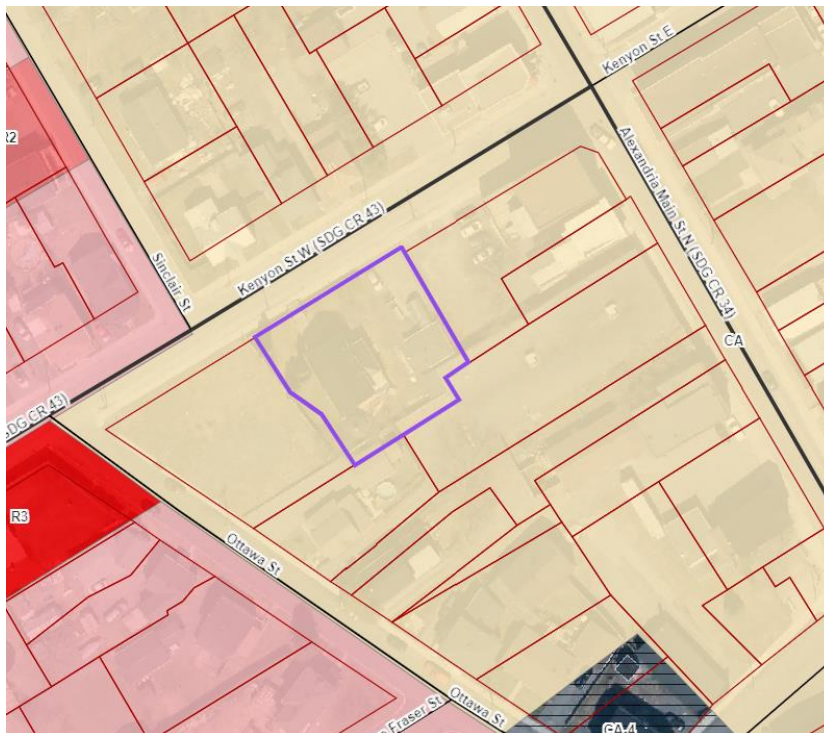




**Official Plan designation:** Rural Settlement Area (Alexandria) – Commercial District



**Zoning:** Core Area (CA)



**Purpose of the Application:** To seek relief from the Comprehensive Zoning By-law 39-2000 within Section 8.1 & 3.1 (a) (ii) for:

- An increase in the permitted maximum height of an accessory storage building for residential use from the maximum permitted 5m to the proposed 6m.

**Discussion:**

The property located at 22 Kenyon Street West, in Alexandria, is approximately 114' x 107' of irregular shape, with an approximate area of 0.25 acres (1025 m<sup>2</sup>). This lot is fully compliant with all the Core Area used as Residential requirements. The buildings were there prior to the passing of the current Township's Zoning By-law therefore, the existing accessory storage building, which will be demolished, and the existing single family dwelling's location is permitted in the Zoning By-law. The existing accessory storage building is farther to the property lines than what is proposed, but the proposed location is still within the minimum requirements for accessory storage buildings on residential lots. The lot is on both sanitary and water public services in that area.

This existing lot is in the urban settlement area of Alexandria and designated as Commercial District, making the existing residential use, and accessory uses as fully compliant. It's an existing residential property that currently consists of a single-family dwelling with access decks, and a smaller accessory storage building. The owner wishes to construct a new, larger accessory storage building of 41'-4" x 25'-4" instead of the existing smaller building, at approximately the same location. The proposed location is approximately in the same location as the existing and setbacks to all property lines are compliant with the Township's Zoning By-law, no setback reduction is required for the new building.

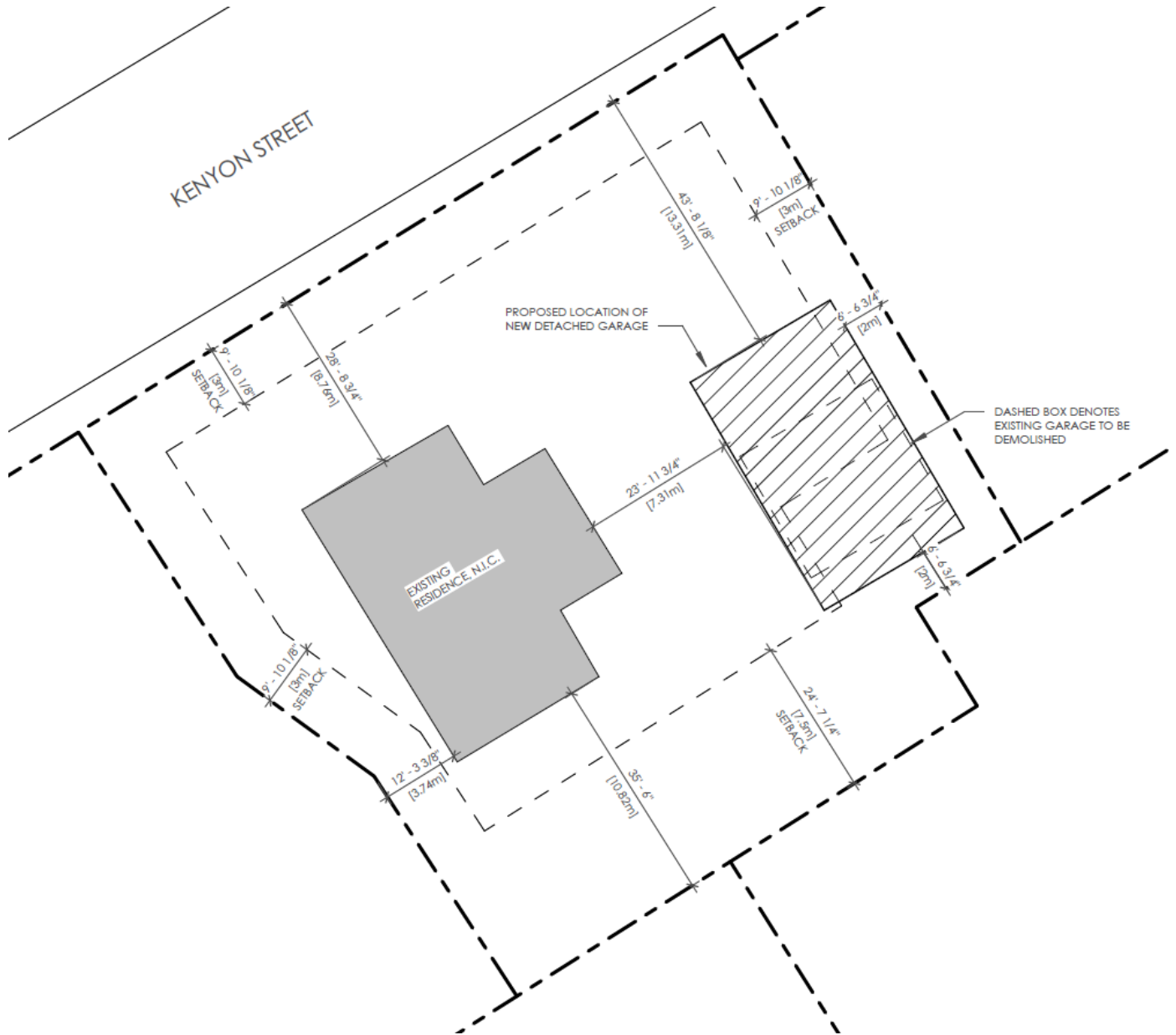
The current maximum building height for an accessory storage building is 5m to mid-roof, the proposed building will have a mid-roof height of 6m, hence the application for this Minor Variance.

The owners, Randy Brian Joseph & Laura Jean PICHER, wish to construct a 41'-4" x 25'-4" accessory storage building in a strategic location to allow for enough room for any future development and to accommodate the existing location of the driveway. The building will be compliant with the Zoning By-law minimum required setbacks for all sides, lot coverage is also compliant, only the increase in the maximum building height is requested.

The property being zoned Core Area (CA) – with a residential use, permits accessory residential uses. Public Works confirmed that this will not create an issue for their department and the existing civic number will remain. We have not received any feedback or comments from the United Counties of Stormont Dundas & Glengarry or any other agencies. Also, 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.







#### **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 Urban Settlement Area (Alexandria) – Commercial District in the United Counties of Stormont, Dundas and Glengarry Official Plan (2018). The Urban Settlement Area 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 2018.



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

The Township of North Glengarry Zoning By-law Core Area (CA) zone permits residential uses including single detached homes and all 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 required other setbacks for the proposed accessory building.

The proposed residential accessory storage building is permitted as an accessory use to a residential property.

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

The surrounding area is residential in mostly all directions with an office building located on the East side and the proposed location would be adjacent to the parking area of the office building. The surrounding uses consist of mostly residential properties, and some commercial closer to Main Street.





**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 increase in the permitted maximum height of an accessory storage building for residential use from the maximum permitted 5m to the proposed 6m, the property affected the most being the one on the East with the adjacent parking lot, and they have not expressed any objections with the reduction. 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.**

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application **MV-09-2023** as submitted.