

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing

MINUTES

Monday, August 11, 2025,

5:30 pm

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

PRESENT: Mayor - Jamie MacDonald
Deputy Mayor - Carma Williams
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: Carma Williams

Seconded By: Brian Caddell

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

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Brian Caddell

Seconded By: Jeff Manley

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

Carried

4. MINOR VARIANCES

MV-03-2024

Owner: Tyler & Jennifer 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.

Resolution No. 3

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-03-2025 as submitted.

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

No questions or comments were received from members of public in attendance

Council questions and comments

Deputy Mayor Williams inquired about the potential outcome if the application were to be voted down, specifically asking what would happen to the building currently under construction.

CBO Jacob Rheume explained that when a conditional permit is issued, the property owner must sign a letter acknowledging that all applicable laws have not yet been met. Should the application be denied, the owner would be required to demolish the building and restore the property to its original condition.

CBO Jacob Rheume noted that the applicant would likely appeal such a decision, given that staff had recommended approval and the counties had already approved the setback. He stated that the outcome of any appeal to the tribunal could not be predicted; however, if the appeal were unsuccessful, the tribunal would uphold the committee's decision.

No further questions or comments were received

Carried

MV-04-2024

Owner: Salzburg Farms Inc

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

Purpose of application: 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.

Resolution No. 4

Moved By: Michael Madden

Seconded By: Carma Williams

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

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

No questions or comments received from members of public in attendance.

Comments and questions from Council:

Deputy Mayor Williams thanked staff for the report, noting that the Planner had been thorough and had addressed questions earlier in the day. Deputy Mayor Williams further commended the enhanced notification process, stating it was an appropriate measure in this instance.

Councillor Madden echoed the Deputy Mayor's sentiments, complimenting the thoroughness of the report. They noted that at least 115 notification letters were sent out, with no complaints or comments received, and confirmed the proposal reduces the setback from 588 metres to 202 metres, a 65% decrease. They inquired about potential remedies should complaints arise in the future.

CBO Jacob Rheume responded that any complaints regarding the agricultural facility would be addressed by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). And explained that the nutrient units would increase slightly from 188 to 203 (approximately 7%), which is not expected to adversely affect neighbouring properties. Nearby subdivisions were informed and understood the rural nature of the area, noting the barn's existing presence.

Councillor Manley asked the applicants, Tony and Angela Nussbaumer, about their future plans and whether they foresee changes within the next 10, 15, or 20 years.

Mr. Tony Nussbaumer, co-owner of Salber Farms, responded that industry regulations have evolved, requiring larger housing areas and improvements in animal welfare. These regulations will necessitate modifications to existing buildings. He explained that the proposed changes focus on housing existing livestock in a more humane and modern manner, including separating fibres from manure to reduce odour and adding concrete storage pads and animal pack areas to encourage natural behaviour, emphasizing the importance of securing the minor variances now to allow for planned upgrades without future uncertainty. Expansion will be modest due to quota limitations under the supply-managed dairy industry. Currently milking approximately 80 cows, they may increase to around 100 cows if quota licenses become available, a process which is slow.

He stressed the farm's commitment to maintaining strong relationships with neighbours and the community and working collaboratively to address any concerns.

No further questions or comments were received

Carried

MV-05-2024

Owner: Marc Delorme

Location: 270-272 Industrial Boulevard, Alexandria
Kenyon Concession 3, Part Lot 2; RP14R3520 Part 1
Roll 0111 018 000 76595
PIN 67106-0493

Purpose of application: 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).

Resolution No. 5

Moved By: Carma Williams

Seconded By: Brian Caddell

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-05-2025 as submitted.

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

No questions or comments were received

Carried

MV-06-2024

Owner: 729027 ONTARIO INC / Richard VAILLANCOURT

Location: Kenyon Concession Road 1, Alexandria
Kenyon Concession 1, Part Lots 2 & 3; RP14R2853 Part of Part 2 & Parts 6, 7, 9
Roll 0111 011 000 26000
PIN 67115-0309

THE PURPOSE: 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).

Resolution No. 6

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-06-2025 as submitted.

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

No questions or comments were received

Carried

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. NOTICE OF MOTION

None

8. ADJOURNMENT

Resolution No.

Moved By Jeff Manley

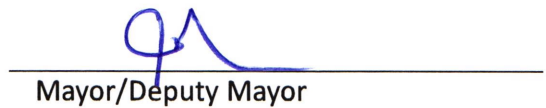
Seconded By Michael Madden

THERE being no further business to discuss the Committee of Adjustment Hearing was adjourned at 6:21 pm.

Carried



CAO/Clerk/Deputy Clerk



Mayor/Deputy Mayor