

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Tuesday, April 11th 2023

Council Chambers

Township of North Glengarry

3720 County Road 34, Alexandria, ON

A Public Meeting of Planning was held in the Council Chamber on Tuesday, April 11th 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 (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

PUBLIC MEETING OF PLANNING 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 Public Meeting of Planning agenda of Tuesday, April 11th/2023.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Michael Madden

Seconded By: Brian Caddell

That the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday, February 27th/2023.

Carried

The meeting was then turned over to the Planning Department

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

4. ZONING AMENDMENTS

a) Z-06-2023

Owner: Township of North Glengarry

Location: 60 Marlborough St., Maxville (PLAN 32 LOT 21 E MAIN ST)

Purpose of applications: To re-zone the subject lands from Residential First Density (R1) to Residential Second Density Special Exception 5 (R2-5) to permit the construction of a semi-

detached dwelling and to permit the reduction for the interior side yard minimum width setback requirement from the required 2.4m to the proposed 1.5m.

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

Councillor (Lochiel Ward) – Brian Caddell – Was inquiring about the distance between the houses being 5ft? and wanted to know if the new house would be as far back as the shed and if it would be possible to change the location of the house and move it over since the Township owns the neighbouring property.

Director of Building, By-law & Planning – Jacob Rhéaume – Responded by explaining that the buildings will be at least 7ft apart from each other. There will be enough space. The building code requirement is a minimum of 4ft. The exact location of the house has not been determined yet but the shed will be in the way for the construction and will have to be demolished.

Options of moving the new house location closer to or on the Township property were discussed. The problem is the zoning and official plan designation. Amendments would be required for both.

Councillor (Alexandria Ward) – Michael Madden – Was asking if it would be possible to obtain a Minor Variance to be able to build closer to the property line than the minimum requirement of 1.5m since no structures can be built on the other lot.

Director of Building, By-law & Planning – Jacob Rhéaume – Explained that it would be best to comply with the zoning requirement in order not to cause any issues down the road.

Councillor (Maxville Ward) – Gary Martin – Commented that the lot appears wide enough with 62ft of frontage. Plenty of room for 25ft wide houses on each side.

Director of Building, By-law & Planning – Jacob Rhéaume – Confirmed that the lot is big enough for what is being proposed. The Township has had similar projects in Alexandria with no issues or complaints.

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

No other comments were received.

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

Resolution No. 3

Moved by: Carma Williams

Seconded by: Jacques Massie

There being no further business to discuss, the **Public Meeting of Planning** was adjourned at 5:55pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor