

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

**Committee Of Adjustment Hearing**

Monday, November 27, 2023, 5:45 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.

- 1. DISCLOSURE OF CONFLICT INTEREST**
- 2. ACCEPT THE AGENDA ( Additions/Deletions)**
- 3. RATIFY MINUTES**
  - a. Committee of Adjustment Minutes - Sept 11 2023
- 4. MINOR VARIANCES**
  - a. MV-10-2023
- 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, September 11, 2023, 5:30 pm**

**Council Chamber**

**3720 County Road 34**

**Alexandria, On. K0C 1A0**

PRESENT: Mayor - Jamie MacDonald  
Councillor (At Large) - Jacques Massie  
Councillor (Kenyon Ward) - Jeff Manley  
Councillor (Alexandria Ward) - Michael Madden  
Councillor: Brian Caddell  
Councillor: Gary Martin

REGRETS: Deputy Mayor - Carma Williams

ALSO PRESENT: CAO/Clerk - Sarah Huskinson  
Director of Building, By-law & Planning - Jacob Rhéaume  
Administrative Assistant: Jena Doonan  
Planning Department - Chantal Lapierre

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

**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, September 11th/2023.**

**Carried**

- 3. RATIFY MINUTES**
  - a. Committee of Adjustment - June 26th/2023**

**Resolution No. 2**

**Moved By** Michael Madden  
**Seconded By** Brian Caddell

That the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing Minutes of **Monday, June 26th/2023.**

**Carried**

**b. Committee of Adjustment - July 10th/2023**

**Resolution No. 3**

**Moved By** Jacques Massie

**Seconded By** Gary Martin

That the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing Minutes of **Monday, July 10th/2023.**

**Carried**

**4. MINOR VARIANCES**

The Clerk asked three times for comments from the public in attendance. No comments were made.

**a. MV-07-2023**

**Resolution No. 4**

**Moved By** Jeff Manley

**Seconded By** Gary Martin

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

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

**No comments were received.**

**Carried**

**b. MV-08-2023**

**Resolution No. 5**

**Moved By** Brian Caddell

**Seconded By** Michael Madden

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

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

**No comments were received.**

**Carried**

c.      **MV-09-2023**

**Resolution No. 6**

**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-09-2023 as submitted.

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

**No comments were received.**

**Carried**

5.      **OLD BUSINESS**

6.      **NEW BUSINESS**

7.      **NOTICE OF MOTION**

8.      **ADJOURNMENT**

**Resolution No. 7**

**Moved By** Jeff Manley

**Seconded By** Jacques Massie

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

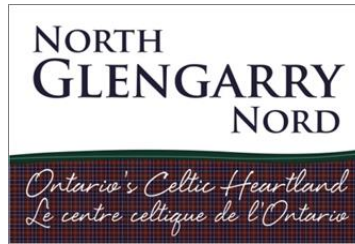
**Carried**

---

CAO/Clerk/Deputy Clerk

---

Mayor/Deputy Mayor



## STAFF REPORT COMMITTEE OF ADJUSTMENT

**November 27, 2023**

**TO:** Committee of Adjustment Members

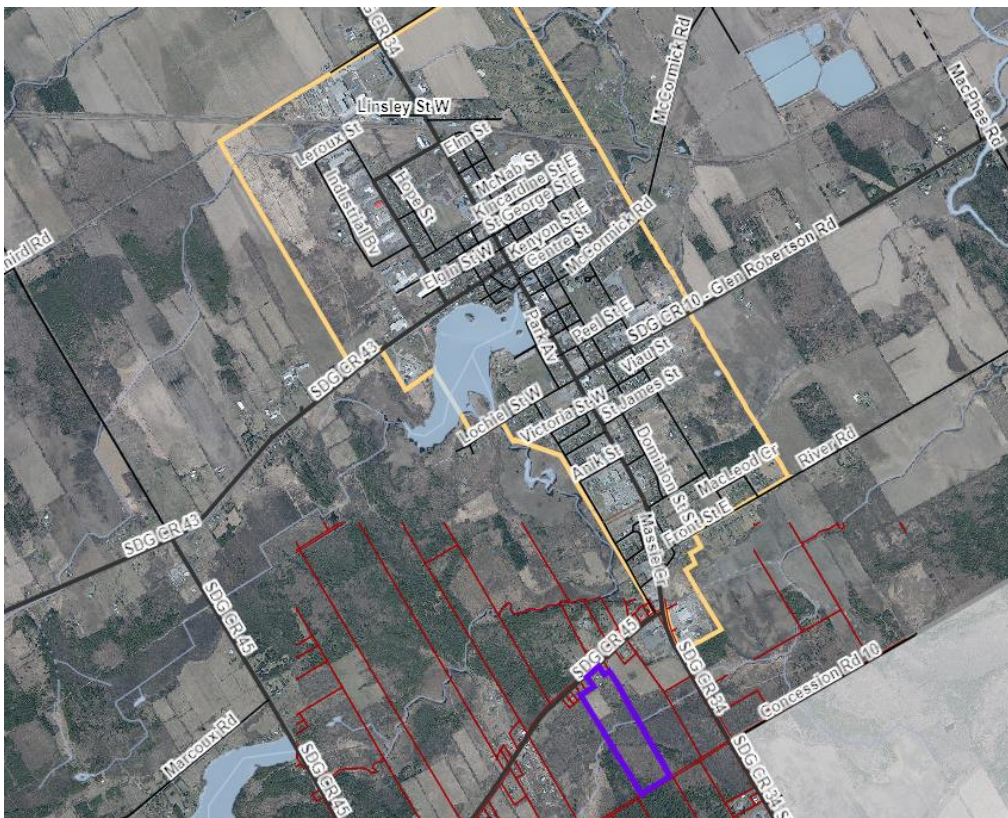
**FROM:** Jacob Rheaume, Director of Building, By-law & Planning

**RE: MV-10-2023**

---

**Owner:** Michael CHENIER & Carole LAUZON

**Location:** 3880 County Road 45, Alexandria, ON  
Kenyon Con 2, Part Lot 2; RP14R1023, Part 8







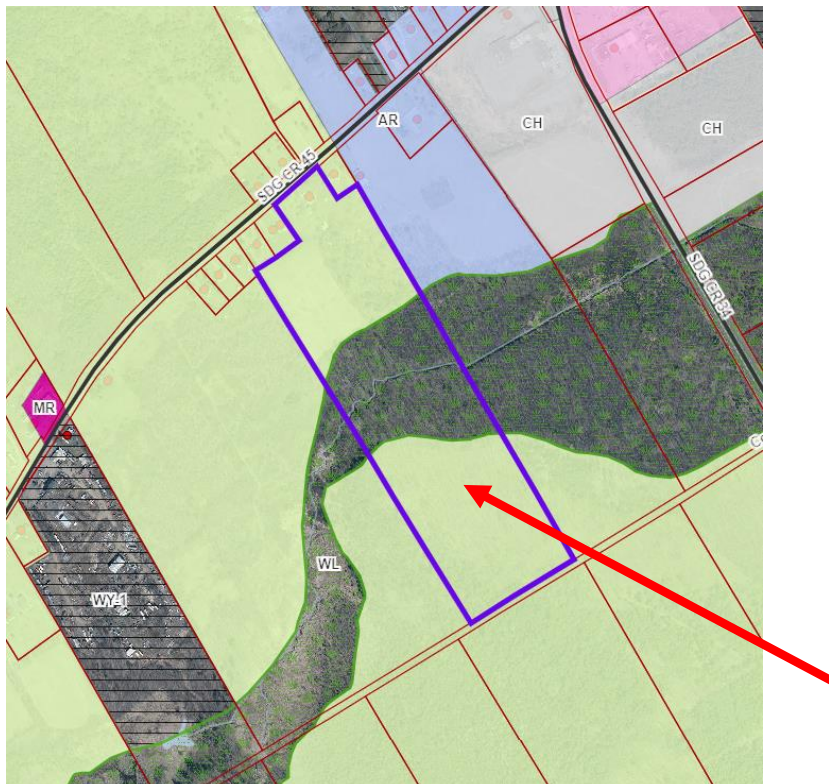




**Official Plan designation:** Rural District



**Zoning designation:** Rural (RU) & Wetlands (WL)

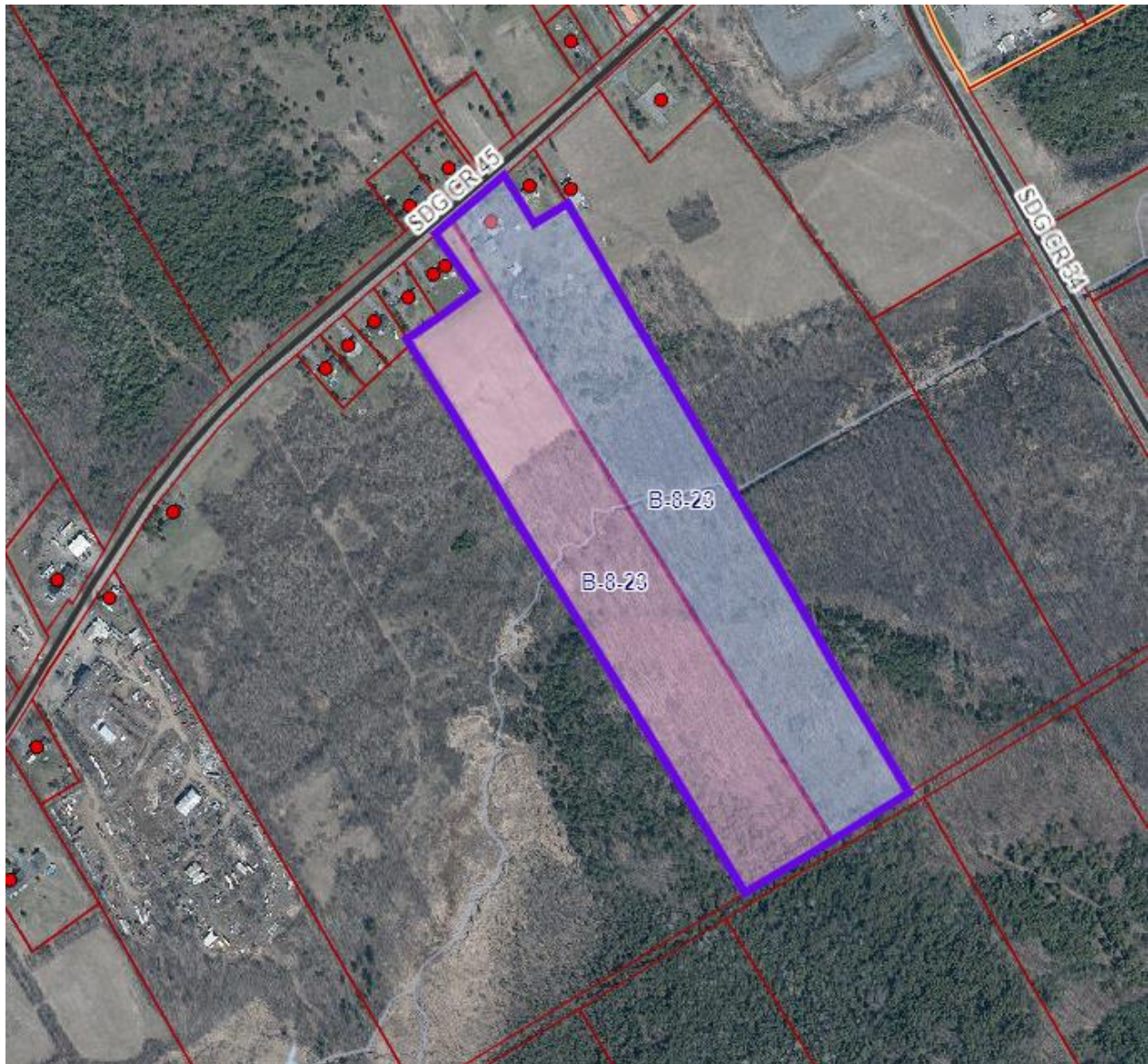




**Purpose of the Application:** to seek relief from the zoning by-law requirements within Section 12.2(2)(iii)(b) for a reduction in lot frontage from the required 45m to the proposed 20.48m for a residential-use lot creation, as per the condition No. 4 of Consent Application B-8-23.

**Discussion:**

The owners, Michael CHENIER & Carole LAUZON, applied for a Consent Application (B-3-23) to sever lands for residential purposes, located on County Road 45, in Alexandria. The severed portion of the consent application is the only portion affected for this minor variance application.





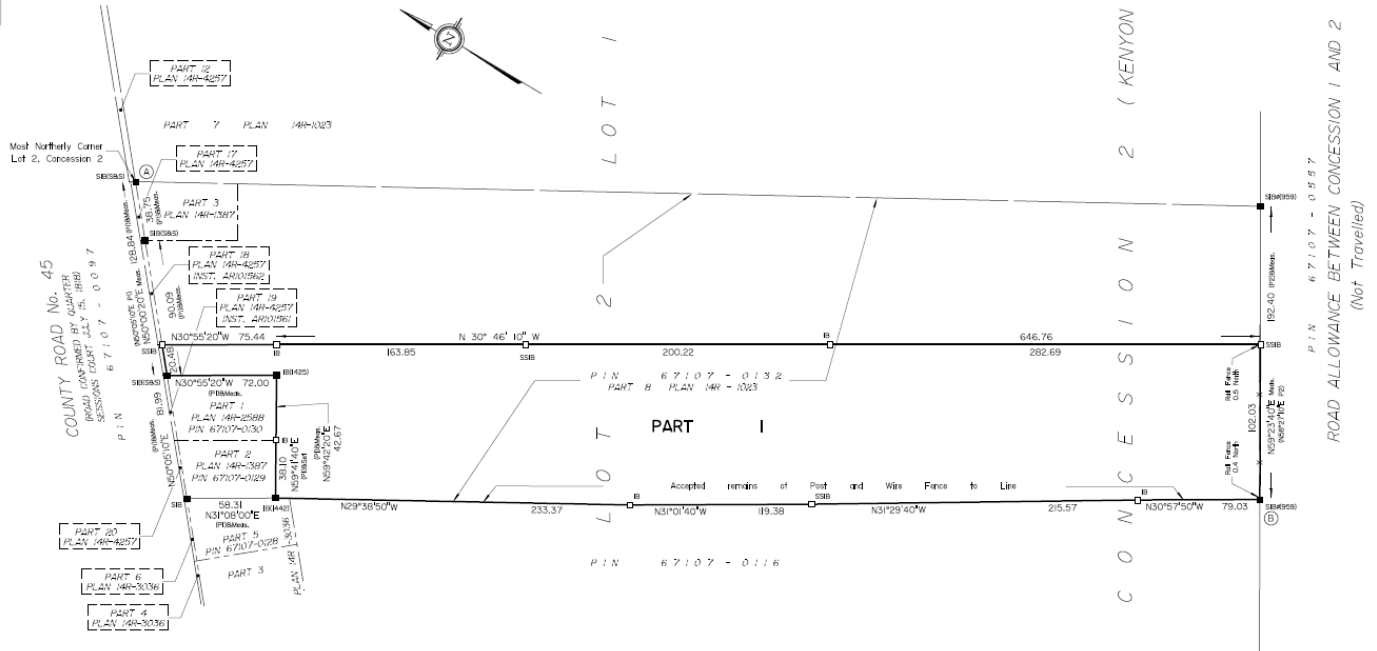


A Notice of Decision was issued by the United Counties of Stormont Dundas & Glengarry Department of Transportation and Planning Services and a **PROVISIONAL CONSENT WAS GIVEN** to the owners for the new proposed lot on February 16, 2023.

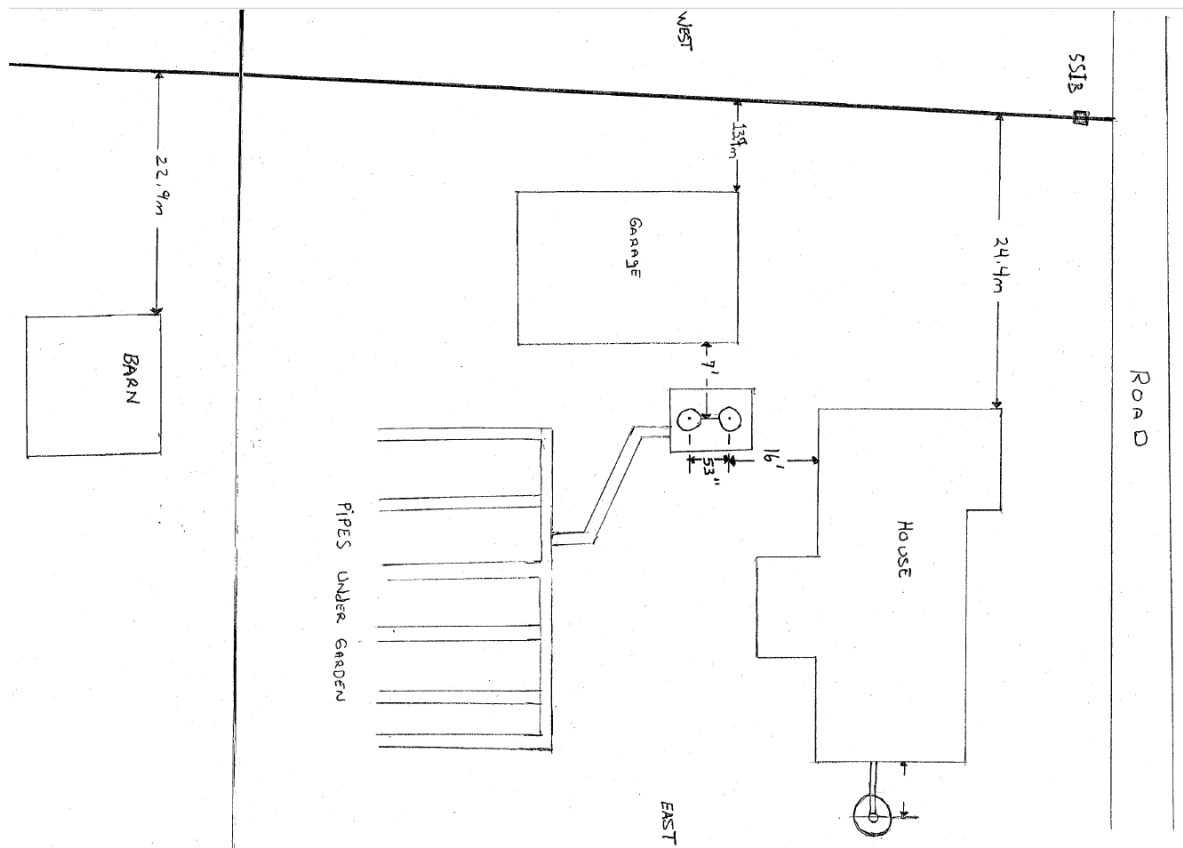
One of the conditions is that the owner obtains a Minor Variance for the lot frontage from the required 45m to the proposed 20.48m for a residential-use lot creation.

The Minor Variance application is only for the lot frontage of the severed portion. All other requirements are being met, including the lot area, where 1 acre minimum is required and 16.83 is proposed.

The proposed lot area for the severed portion can accommodate the construction of a single-family dwelling, a conventional septic system and a well, while complying to all required minimum setbacks.



The retained portion is proposed to be approximately 17.54 acres and is compliant with all the requirements for residential lots in rural zoned lands. The septic system is also located so that all setback dimensions are compliant with the Ontario Building Code.



The newly created property already has an existing entrance on County Road 45 and will remain for the severed portion. There currently is no civic number assigned for the severed portion, but one could be issued. The entrance and civic number for the retained portion will remain the same.

A Site Plan Control Development Agreement will not be required for the development. A building permit will have to be obtained for a dwelling and for the septic system, to ensure Ontario Building Code compliance. The building permit will also deal with parking, pedestrian safety, minor neighborhood character details, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc., no issues are anticipated throughout the process.

We have received a comment from RRCA as there is a mapped watercourse on and within 15m of the subject lot. Alterations to the watercourse including but not limited to shoreline restoration, crossings, bridges, culverts, channelization, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.

No other agencies, Township departments or members of public expressed concerns or provided any comments regarding this Minor Variance Application.

#### **Four Tests of the Minor Variance: Planning Act Section 45(1)**

The Committee of Adjustment may approve any variance provided, 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 (2018). The Rural District permits residential uses. (Table 3.5), as well as lot creation for residential purposes (8.12.13.3(6)a).

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 (2000) Rural (RU) zone permits residential uses including single detached homes. Despite the relief requested from the zoning by-law provisions for lot frontage, the proposed use complies with the intent and purpose of the zoning by-law.

Provision	Description	Required	Proposed	Relief
12.2(2)(iii)(b)	Lot frontage (min)	45m	20.48m	24.52m

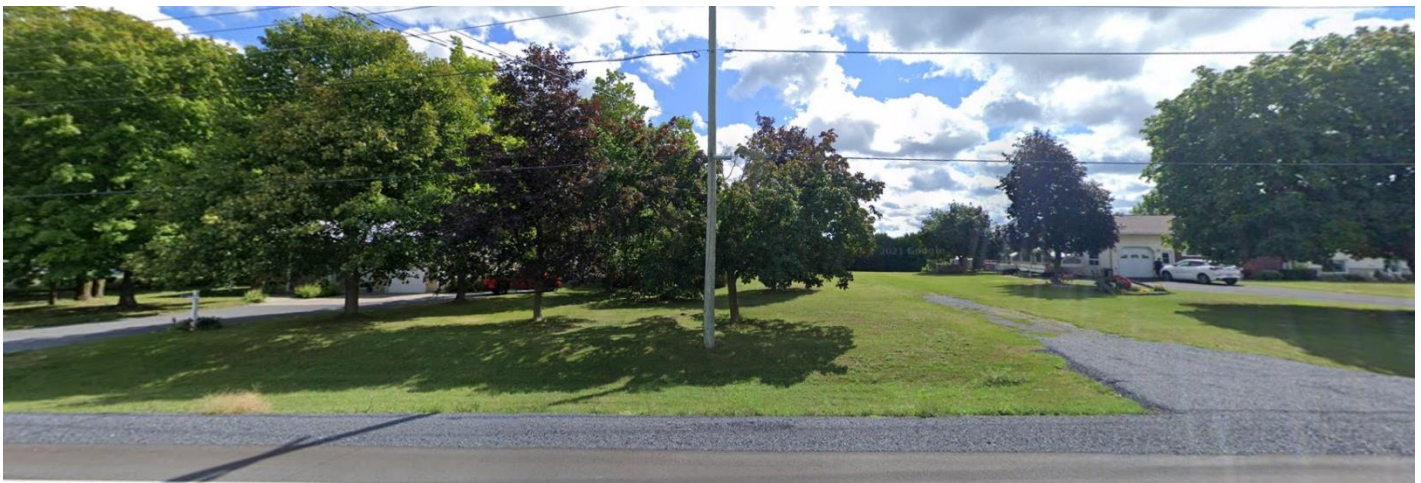
As mentioned above, all other requirements such as lot area, are compliant with the Township Zoning By-law, and there is enough area to comply with all the required setback for a single-family dwelling and a conventional septic system and well, and any accessory uses like a detached garage or a pool.

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

The surrounding area is zoned Rural (RU) in mostly all directions, except East where a rural residential property is zoned Restricted Agricultural. The surrounding uses consist of vacant and rural residential properties all around.

The Raisin Region Conservation Authority confirmed that there is sufficient water supply for a new well, one additional well is very unlikely to cause any drop in the water table as there are already many wells around, and no known issues. A typical residential water draw from a well is of 350L/day.

The SDG United Counties, and the Township's Public Works Director and Roads Department Manager deemed the entrance compliant with the Entranceway By-law as no concerns were expressed.





4. *Are minor in nature.*

The proposed relief from the zoning by-law requirements will generate minimal impact on the adjacent lands and dwellings despite the reduction in the required lot frontage for lot creation, thus the minor variance is considered minor in nature.

**Recommendation:**

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-10-2023** as submitted.