

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

Committee Of Adjustment Hearing

Monday, July 10, 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, but not by the Township.

- 1. DISCLOSURE OF CONFLICT INTEREST**
- 2. ACCEPT THE AGENDA (Additions/Deletions)**
- 3. RATIFY MINUTES**
 - a. Committee of Adjustment - April 11 2023
- 4. MINOR VARIANCES**
 - a. MV-06-2023
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
- 7. NOTICE OF MOTION**
- 8. ADJOURNMENT**

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing

**Tuesday, April 11th 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 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

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: Michael Madden
Seconded By: Brian Caddell

That the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Tuesday, April 11th/2023.

Carried

3. RATIFY MINUTES

Resolution No. 2
Moved By: Jacques Massie
Seconded By: Jeff Manley

That the Council of the Township of North Glengarry accepts the minutes of the Committee of Adjustment Hearing of Monday, November 28th, 2022.

Carried

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

4. MINOR VARIANCES

MV-04-2023

Owner: Lynn Gallant-Whipp & David Whipp

Location: 19217 Fist St., Apple Hill

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

- For a reduction of the interior side yard width setback from the required 1.5m to the proposed 0.6m and;
- For an increase in the lot coverage from the maximum permitted 10% to the proposed 20%, to permit the construction of an accessory storage building for residential use.

Resolution No. 3

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-04-2023 as submitted.

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

No 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 5:38pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor



STAFF REPORT COMMITTEE OF ADJUSTMENT

July 10, 2023

TO: Committee of Adjustment Members

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

RE: MV-06-2023

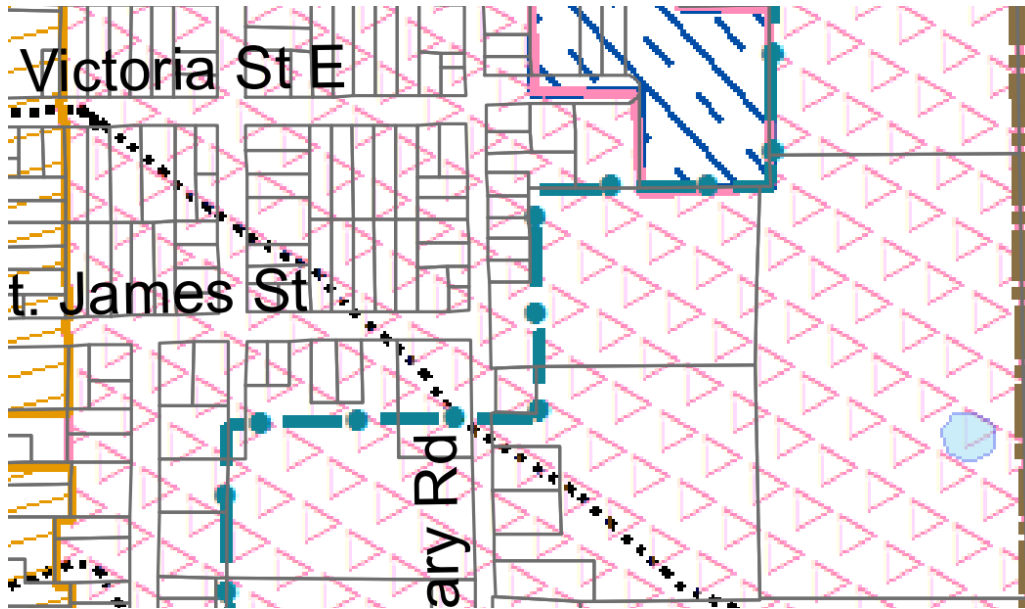
Owner: Ron Theoret
457 East Boundary Road, Alexandria, ON

Location: 307-309 East Boundary Road, Alexandria, ON
Lochiel Con 1 Part Lot 36, RP 14R5045, Part 1, former Town of Alexandria

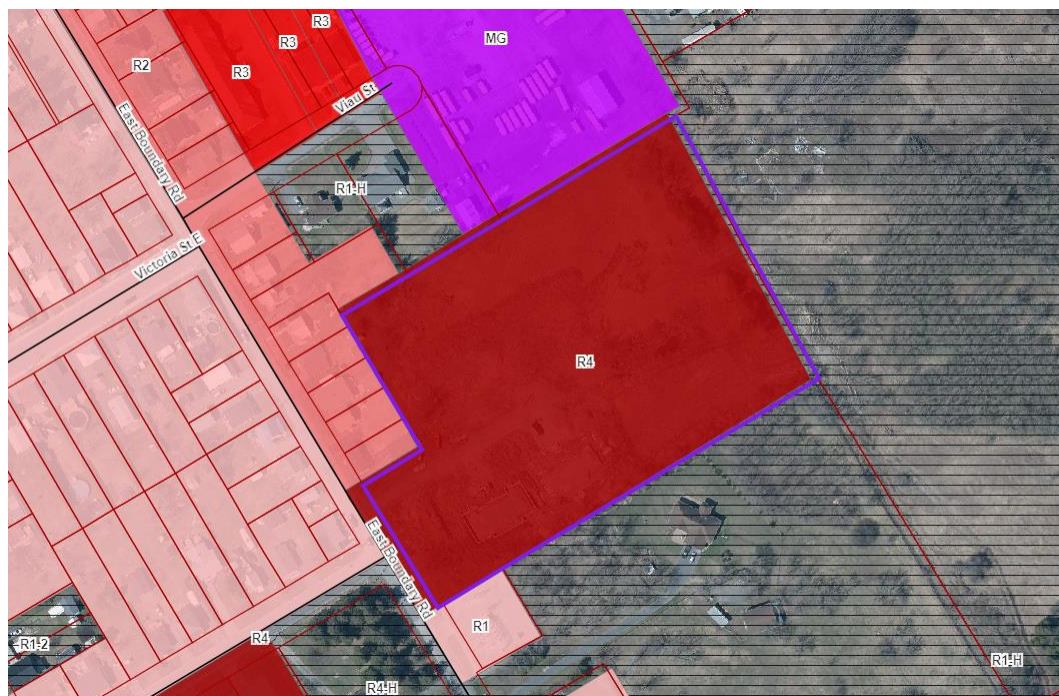




Official Plan designation: Urban Settlement Area (Alexandria) – Residential District



Zoning: Residential Fourth Density (R4)



Purpose of the Application: to seek relief from the zoning by-law requirements within Section 5.4 (2) (b), for a reduction in the lot frontage from the required 30m to the proposed 10m for the retained portion to be made compliant with the Township's Zoning By-law No. 39-2000 as part of Condition No. 3 on severance application No. B-48/23.

Discussion:

The subject property approximately has 60.2m of frontage onto East Boundary Road x approximately 190m in depth for an approximate area of 5.39 acres (all currently compliant with our Zoning By-law requirements for R4). It currently has 2 buildings of 8 apartment units each, connected to municipal water, but serviced by private septic systems, as sanitary sewer was not available for the development. The property being just outside of the "serviced area" of Alexandria was permitted to develop on partial private services.

The Planning Department has received a request from the applicant to apply for a Variance on the subject lands for a reduction in the lot frontage from the required 30m to the proposed 10m in order for the retained portion to be made compliant with the Township's Zoning By-law No. 39-2000 as part of Condition No. 3 on severance application No. B-48/23. The severed portion of the severance has the required minimum lot frontage.

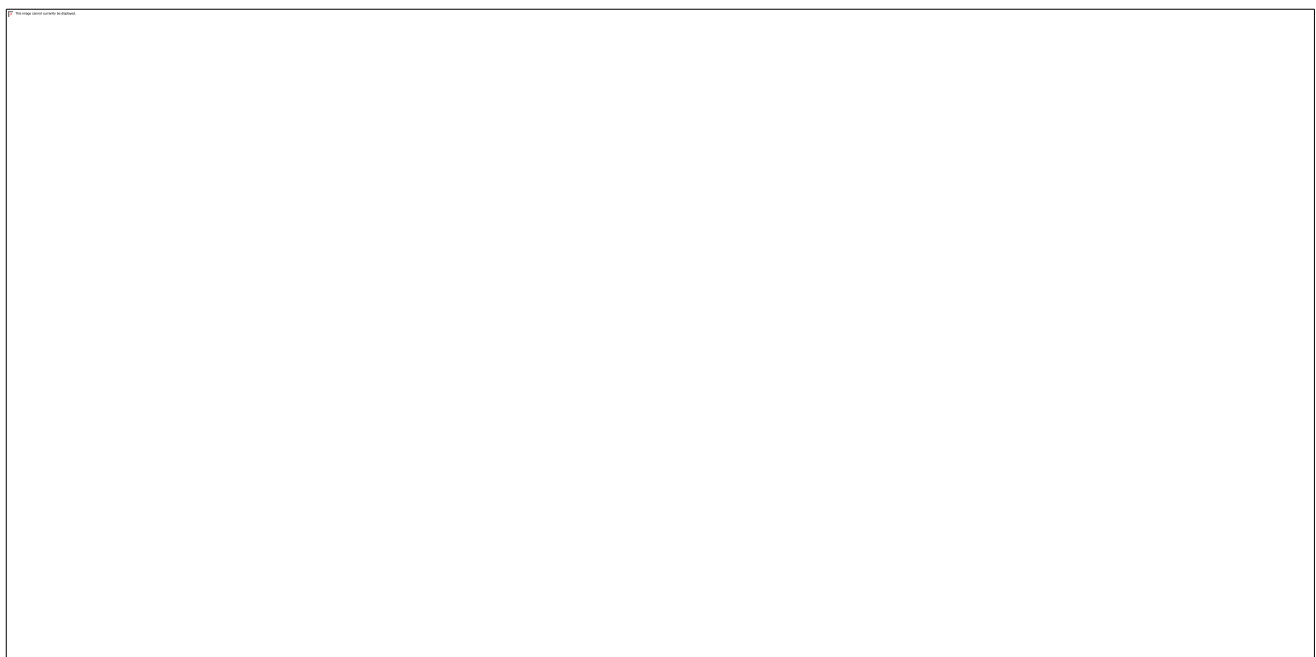
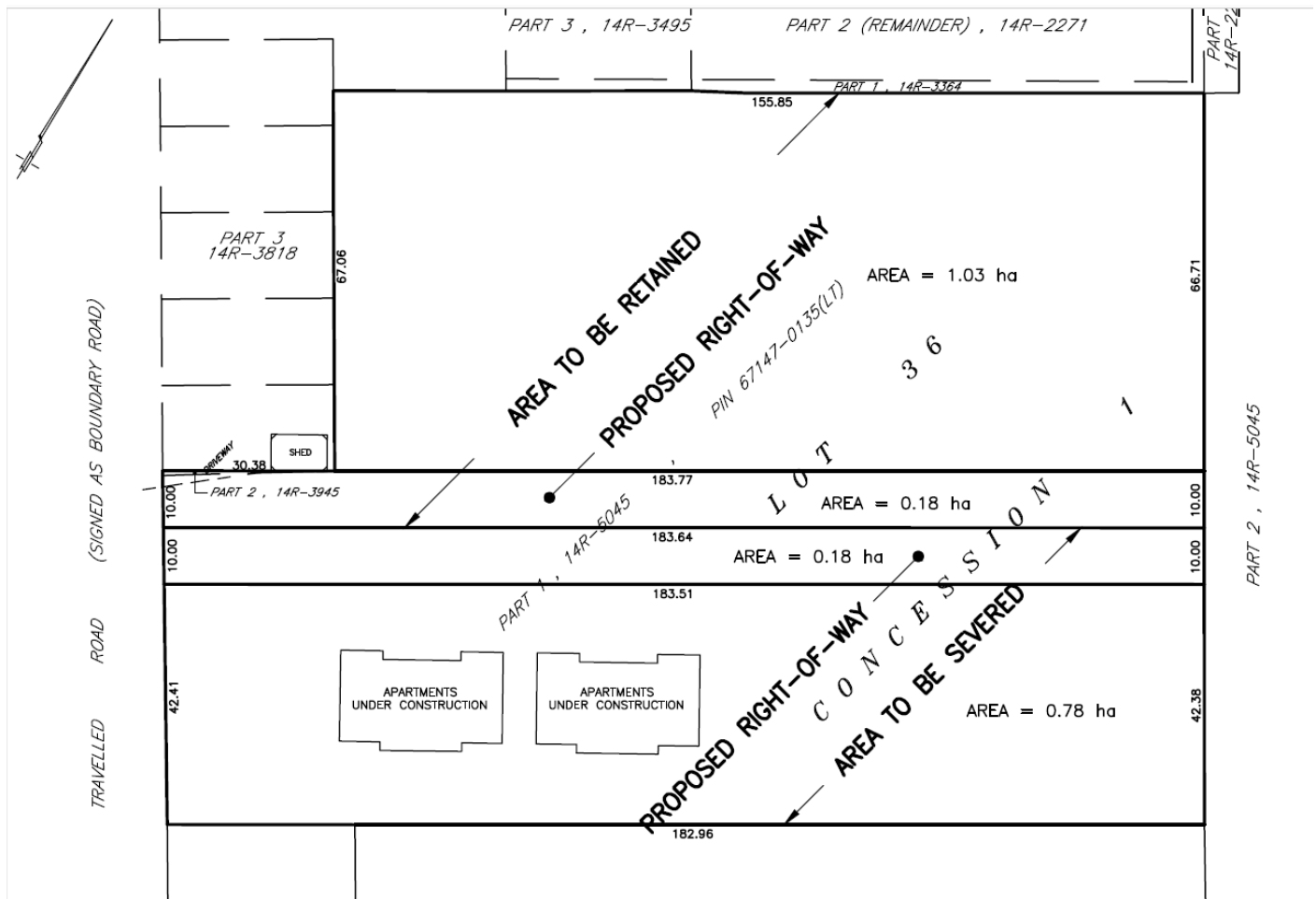
A Notice of Decision was issued by the United Counties of Stormont Dundas & Glengarry Land Division Department and a **PROVISIONAL CONSENT WAS GIVEN** to the owner for the new proposed lot on Friday, May 12, 2023.

The applicant, Mr. Ron Theoret wishes to develop the lands, but servicing is preventing any further development on 1 particular lot unless he would apply for a sanitary system with the Ministry of Environmental which is a fairly long and expensive process. The severance would "create" a new lot, which can be developed further without MOE applications.

The lands are zoned R4, which permits apartment buildings, and is surrounded with residential properties all around, both R1 and R2, with the Roxborough Bus line Property on the North. The R4 zoning will remain after the passing of this Minor Variance.

The existing driveway will have Right-of-Way on both the severed and the retained portion for access to either property. A 10m wide driveway from both portions will make up for the 20m total width for the driveway, shared amongst the 2 parcels of land.





There is no detailed site plan or architectural plans done for the development at this time. A Site Plan Control Development Agreement may be required for the development to deal with parking, pedestrian safety, minor neighborhood character details, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc.

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 SDG Counties Official Plan Policy (Table 3.1) permits, promotes and encourages residential uses, including a full range of low, medium and high-density housing types within the Urban Settlement (Alexandria) – Residential District. Within this designation single, semi-detached dwellings, townhouse, row-house and low-rise multiple units are permitted residential dwelling types.

The Official Plan contains a number of goals and strategic objectives; growth is the goal to direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas. The strategic objective is to encourage infilling, intensification, and development in appropriate locations and with appropriate built form and design.

The Official Plan also seeks to protect and enhance the character of existing urban areas and the stability of existing and well-established residential neighborhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

The proposed Minor Variance 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) Residential Fourth Density (R4) zone permits any types of residential uses including single detached homes and all accessory uses, apartment buildings, row houses, duplexes, semi-detached, etc. that would be included in any of the Residential designation densities.

The proposed Minor Variance does comply with the intent and purpose of the zoning by-law for both the severed, and the retained portion.

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

The lands are zoned R4, which permits apartment buildings, and is surrounded with residential properties all around, both R1 and R2, with the Roxborough Bus line Property on the North. The R4 zoning will remain after the passing of this Minor Variance. The application for Minor Variance is suitable for the surrounding areas and is also desirable for potential development in residential fourth density zoning designation.



4. *Are minor in nature.*

The proposed relief from the zoning by-law requirements will generate minimal impact on the adjacent lands and dwellings as the property could be developed regardless of this Minor Variance. The current situation in Alexandria for servicing is the main reason for the Consent Application as it gives the owner more options, while avoiding lengthy delays and costly application with MOE; 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-06-2023** as submitted.