

**The Corporation of the Township of North Glengarry
Committee of Adjustment Hearing**

AGENDA

Monday, June 22, 2026, 5:30 p.m.
Council Chamber
3720 County Road 34
Alexandria, ON K0C 1A0

- 1. Disclosure of Conflict of Interest**
- 2. Accept the Agenda (Additions/Deletions)**

- 3. Ratify Minutes**

Committee of Adjustment Hearing Minutes – Monday, February 23, 2026

- 4. Minor Variances**

a) MV 03-2026: Manjot SARKARIA

- 5. Old Business**

- 6. New Business**

- 7. Notice of Motion**

- 8. Adjournment**

CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing

Minutes

Monday, February 23, 2026, at 5:00 p.m.

Council Chamber

3720 County Road 34

Alexandria, On. K0C 1A0

PRESENT: Mayor – Jamie MacDonald
Deputy Mayor – Carma Williams
Councillor at Large – Jacques Massie
Councillor - Brian Caddell
Councillor – Jeff Manley
Councillor – Michael Madden
Councillor – Gary Martin

ALSO PRESENT: CAO/Clerk - Michael Fawthrop
Director of Building, By-law & Planning - Jacob Rhéaume
Deputy Clerk – Jena Doonan

1. DISCLOSURE OF CONFLICT

NONE

2. ACCEPT THE AGENDA

Resolution No. 1

Moved By: Carma Williams

Seconded By: Jacques Massie

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Monday, February 23, 2026.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jacques Massie

Seconded By: Brian Caddell

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing Minutes of Monday November 24, 2025.

Carried

4. MINOR VARIANCES

MV-01-2026

Owner: Justin UNRUH

Location: 14 Robert Street, Maxville
Plan 32 BLK B Part Lot 2; 14R6741 Part 1
Roll 0111 014 001 39202
PIN 67103-0673

Purpose of application: To seek relief from the Comprehensive Zoning By-law 39-2000 Section 5.2 (2) (e) for a reduction in the Interior Yard (North) Depth setback from the minimum required 2.4m (94.5") to the proposed 1.2m (47.25") to the new residential duplex-1 storey building's foundation.

Resolution No. 3

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-01-2026 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-02-2026

Owner: 2291558 ONTARIO INC. (Minimax Express Warehouse)

Location: 95 Lochiel Street East, Alexandria
RCP 123 Lots 3 & 11 to 13
Roll 0111 018 000 90100
PIN 67149-0172

Purpose of application: To seek relief from the Comprehensive Zoning By-law 39-2000 Section 10.1 (2) (d) for a reduction in the Exterior Yard (East) Depth setback from the minimum required 12m to the proposed 2m for a new 56.4m x 28.04m addition of an industrial warehouse building's foundation.

Resolution No. 4

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-02-2026 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. 5

Moved By: Michael Madden

Seconded By: Gary Martin

THERE being no further business to discuss the Committee of Adjustment Hearing was adjourned at 5:23 pm.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

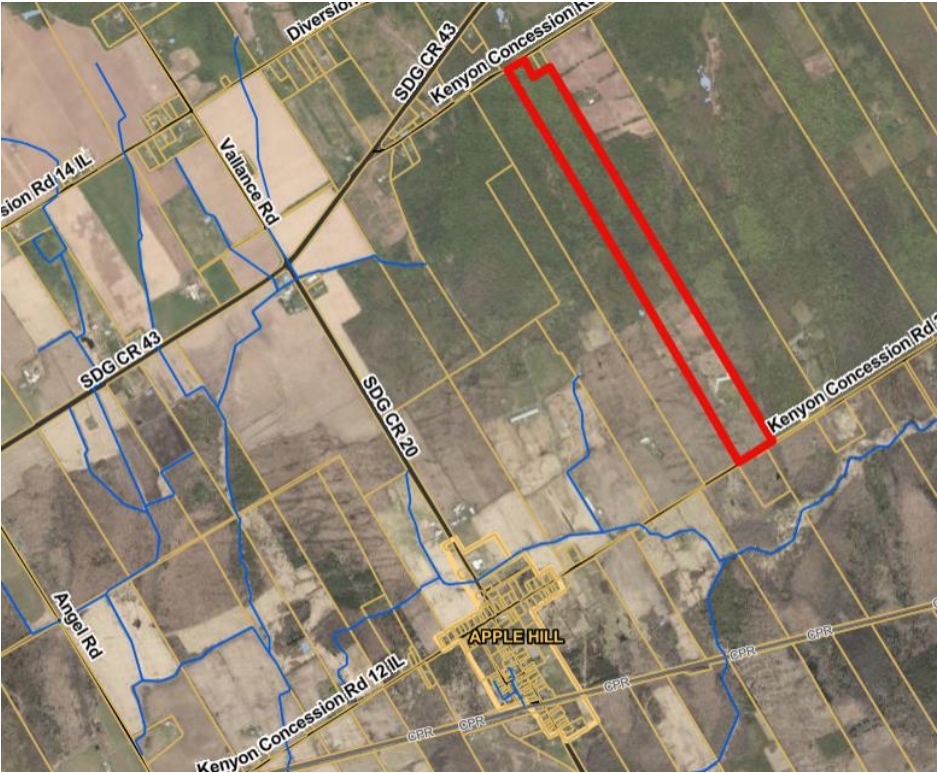


**STAFF REPORT
COMMITTEE OF ADJUSTMENT**

Date: June 22, 2026

To: Committee of Adjustment Members

From: Jacob Rheume, Director of Building, By-law & Planning

File	Minor Variance Application No. MV-03-2026
Owner	Manjot SARKARIA
Address (Civic & Legal)	18683 Kenyon Concession Road 2, Apple Hill Kenyon Concession 2, Part Lot 33 Roll 0111 011 005 49000 PIN 67110-0171
Location	

Property



Site



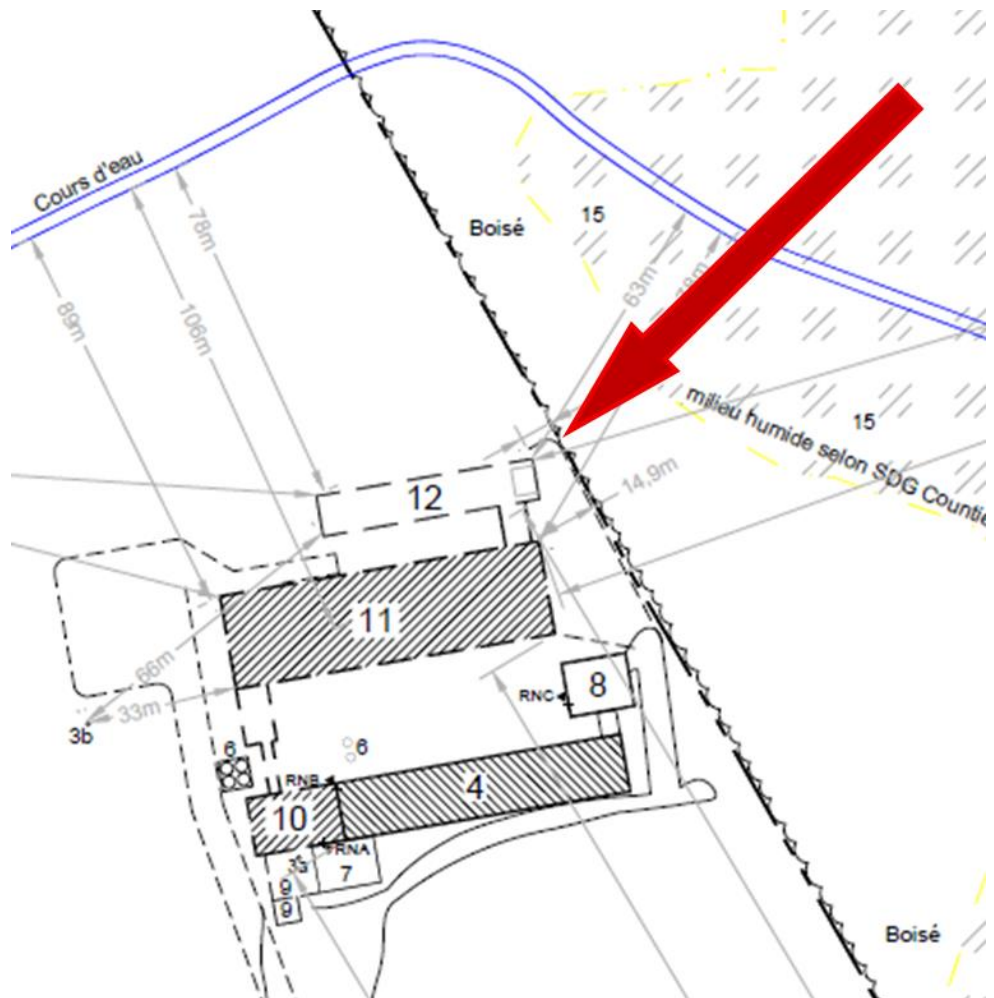
Purpose of application

THE PURPOSE of the Minor Variance Application is:

To seek relief from the Comprehensive Zoning By-law 39-2000 Section 11.2 (2)(e)(i) for a reduction for the Interior Side Yard (East) Width setback from the minimum required 9m to the proposed 7m for the construction of a covered solid manure storage and;

To seek relief from the Comprehensive Zoning By-law 39-2000 to permit the construction of a poultry barn and a covered solid manure storage to be located closer than the minimum distance separation to the "closest lot line", as determined by the MDS II Formula, as per implementation guideline #43 of the MDS Document.

The required minimum closest lot line setback distance from the poultry barn is 30m while 14m is proposed and, the required minimum closest lot line setback distance from the covered solid manure storage is 30m while 7m is proposed.



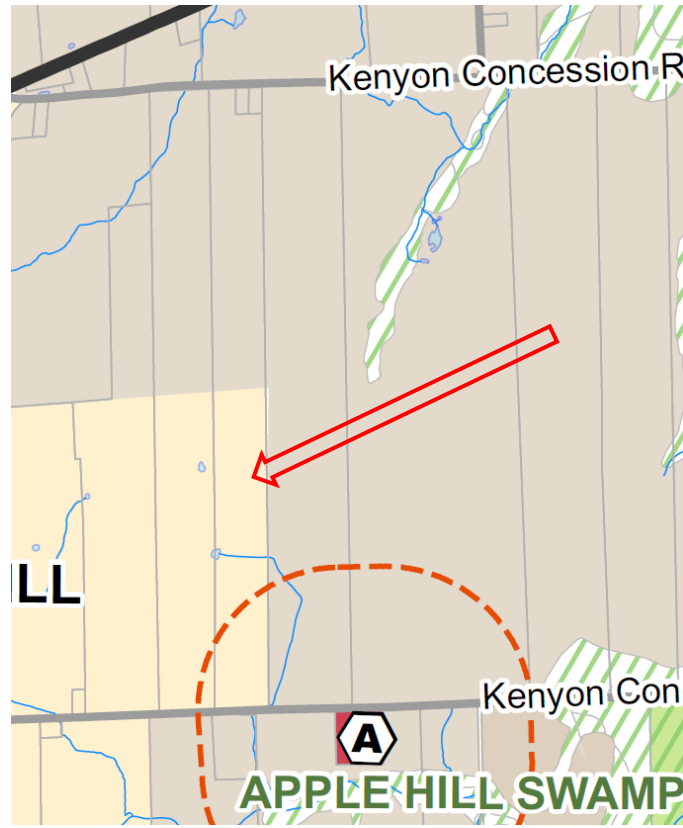
Effect of application

To permit the construction of a poultry barn and a covered solid manure storage to be constructed at the location proposed in the approved Nutrient Management Strategy.



Official Plan & surroundings


Agricultural Resource Lands & Rural District




Zoning & surroundings

General Agricultural Special Exception (AG-273) & Rural (RU)



<p>Use</p>	<p>Currently used as intensive livestock facility (chicken barn) & residential (dwelling), treed area mostly in the Rural Zoning (North), and fields in the Agricultural Zoning (South).</p> <p>Proposed new 20,879m x 71,933m (68'6" x 236') poultry barn & a 9,144m x 48,786m x 2,44m high (30' x 160' x 8' high) covered solid manure storage.</p> <p>Compliant in size with current zoning.</p>
<p>Surrounding Uses</p>	<p>North – County Road 43, Cash crop land/fields, some forestry East – Mostly forested area, Loch Garry Lake area South – Mostly forested area, closed municipal Apple Hill landfill West – Cash crop land/fields, Rural Settlement Area (Village of Apple Hill)</p>
<p>Size/Area</p>	<p>97.37 acres</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<p>Frontage</p>	<p>190.8m on Kenyon Concession Road 2 & 93.7m on Kenyon Concession Road 3</p> <p>No proposed changes.</p> <p>Compliant with Zoning By-law.</p>
<p>Dimensions</p>	<p>Irregular shape, goes from Concession to Concession, eligible for some residential lot creation on the North (Rural Zoning)</p>
<p>Buildings</p>	<p>3 buildings, a single-family dwelling and an accessory residential storage building to remain, and 1 intensive livestock facility building used as a chicken barn.</p> <p>ZBA to add a secondary dwelling on the subject lands in 2025.</p> 

Building Height	Compliant with Zoning By-law.
Setbacks	<p>North West and South Depth Yard setback compliant with Zoning By-law</p> <p>To seek relief from the Comprehensive Zoning By-law 39-2000 Section 11.2 (2)(e)(i) for a reduction for the Interior Side Yard (East) Width setback from the minimum required 9m to the proposed 7m for the construction of a covered solid manure storage and;</p> <p><u>Not compliant with Zoning By-law. – Minor Variance required.</u></p>
Lot Coverage	<p>Compliant with Zoning By-law.</p> <p>New building to be built in compliance with Zoning By-law</p>
Parking	Compliant with Zoning By-law.
Access	<p>Access to existing and new buildings from Kenyon Concession Road 2 to remain.</p> <p>No proposed changes.</p>
Sanitary/Septic	<p>Existing private Class 4 Septic system located on the East of the existing dwelling.</p> <p>No new Septic system to be installed for residential purposes at this time.</p>
Water/Well	Private Well as per provincial regulations.
Storm	<p>Storm water dispersed on site.</p> <p>No proposed changes.</p>
Grading	<p>Storm water dispersed on site.</p> <p>No proposed changes.</p>
Entrance/Driveway	<p>1 existing driveway accessible from Kenyon Concession Road 2 for dwelling & chicken barn, same driveway to be used for proposed residential building, no new entrances proposed.</p> 

Civic number	<p>1 existing civic number 18683 to remain for the existing dwelling.</p> <p>New civic numbers could be issued for agricultural buildings.</p> <p>No new civic numbers are proposed.</p>
Lighting/Noise/ Nuisance	<p>The proposed development is not anticipated to have any undue adverse impacts on any surrounding uses and neighbouring properties.</p>
SDG	<p>No new proposed entranceway on any County Roads.</p> <p>No other comments submitted.</p>
RRCA & SNRCA	<p>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.</p>
EOHU	<p>No comments submitted.</p>
MTO	<p>No comments submitted.</p>
CP/CN/Via Rail	<p>Proposed location is outside of the 30m buffer zone, no issues.</p>
OMAFRA	<p>The Nutrient Management Strategy and Minimum Distance Separation (MDS II) calculation were both done by a qualified consultant and have been reviewed by Township staff. The MDS II calculations sets a required setback;</p> <ul style="list-style-type: none"> -for Type A Land Use (such as a neighboring single family dwelling unit), -for Type B Land Use (more sensitive areas such an urban settlement area), -for the nearest lot line, and -for the nearest road allowance. <p>There are no “new” unknown potential nuisances, the odor issue would already exist as this farm as been there for many years.</p>

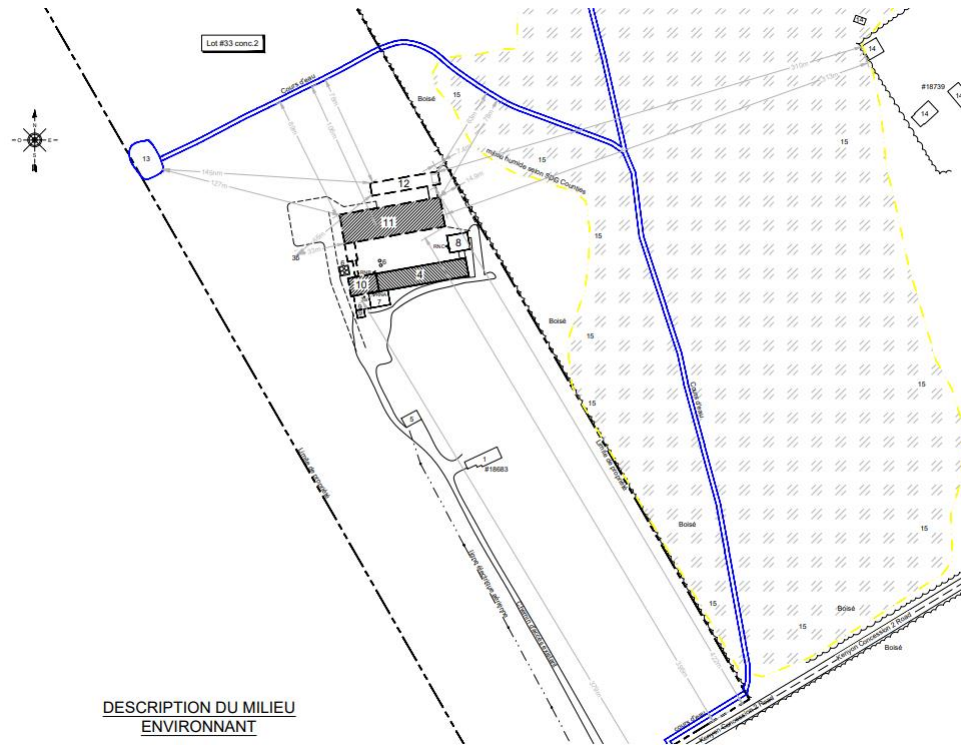
To seek relief from the Comprehensive Zoning By-law 39-2000 to permit the construction of a poultry barn and a covered solid manure storage to be located closer than the minimum distance separation to the “closest lot line”, as determined by the MDS II Formula, as per implementation guideline #43 of the MDS Document.

The required minimum closest lot line setback distance from the poultry barn is 30m while 14m is proposed and, the required minimum closest lot line setback distance from the covered solid manure storage is 30m while 7m is proposed.

Not compliant with MDS II. – Minor Variance required.

Résumé de la distance de retrait				
Description	Distances de retrait des bâtiments		Distances de retrait des structures d'entreposage	
	Minimum	Actuel	Minimum	Actuel
Utilisations du sol de type A	298 m (978 ft)	437 m (1434 ft)	298 m (978 ft)	477 m (1565 ft)
Utilisations du sol de type B	596 m (1955 ft)	1170 m (3839 ft)	596 m (1955 ft)	1233 m (4045 ft)
Ligne de lot la plus proche (latérale ou arrière)	Minimum 30 m (98 ft)	Actuel 15 m (49 ft)	Minimum 30 m (98 ft)	Actuel 7 m (24 ft)
Emprise routière la plus proche	Minimum 60 m (196 ft)	Actuel 395 m (1296 ft)	Minimum 60 m (196 ft)	Actuel 422 m (1384 ft)

Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No proposed changes.
NG Fire Dept.	Fire access, fire protection and fire routes will be provided on site to meet the requirements of the OBC.
NG By-law Dept.	No comments submitted.
NG Building Dept.	<p>Building permits will have to be obtained as per OBCA.</p> <p>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.</p> <p>A Site Plan Control Development Agreement will not be required for the development.</p>



DESCRIPTION DU MILIEU ENVIRONNANT

**Planning Act
Four Tests
Section 45(1)**

A minor variance must meet all four tests under the Planning Act:

1. Maintains the general intent and purpose of the Official Plan

The subject lands are designated as Agricultural Resource Lands in the United Counties of Stormont, Dundas and Glengarry Official Plan. Agricultural Resource Lands permits and encourages any growth and enlargement of an existing use that is compliant with the intent of the OP. The proposed use conforms to the relevant policies of the Official Plan.

2. Maintains the general intent and purpose of the Zoning By-law

The Township of North Glengarry Zoning By-law - General Agricultural (AG) zone permits any types of agricultural uses including poultry barns and covered solid manure storage.

The proposed development is subject to a building permit under Section 8 of the OBCA to deal with items such as site plan, building location, servicing, driveway, entrance, parking, lighting, garbage, access, storm water management, lot grading, soil conditions, etc.

The general intent of the proposed minor variance does comply with the intent and purpose of the Zoning By-law.

	<p>3. Desirable for the appropriate development or use of the land, building, or structure</p> <p><i>The requested minor variance is desirable for the appropriate development and use of the subject property, as it will allow for the efficient placement of a new 20,879m x 71,933m (68'6" x 236') poultry barn & a 9,144m x 48,786m x 2,44m high (30' x 160' x 8' high) covered solid manure storage without altering to much agricultural land but still be placed in a strategic location to accommodate for easy access. The proposed buildings comply with all applicable zoning provisions aside from the East side yard setbacks. The development is proposed where it will create minimal adverse impacts on surrounding properties. Allowing a reduction in setbacks will facilitate a logical and compatible expansion of the existing agricultural use, making better use of agricultural land while maintaining the character of the property and contributing positively to the local industry businesses.</i></p> <p>4. Minor in nature</p> <p><i>The requested variance is minor in nature as the relief sought relates only to a reduction in the East side yard setbacks, while all other provisions of the Zoning By-law are being met. The proposed adjustment will not result in any undue adverse impacts on neighbouring properties, such as loss of privacy, shadowing, or obstruction of sightlines, and the overall scale, especially in this case as there is a similar building (existing poultry barn) in a very similar location just South. There are no "new" unknown potential nuisances, the odor issue would already exist as this farm as been there for many years. In this context, the variance represents a technical adjustment that facilitates appropriate site design rather than a fundamental change to the intent of the By-law. The application "maintains the compatibility and context" of the property, thus, the minor variance is considered minor in nature.</i></p>
<p>Provincial Policy Statement</p>	<p>According to the Provincial Policy Statement (2020) Minor Variance Applications should be passed if it:</p> <ul style="list-style-type: none"> - Supports efficient land use and development patterns - Facilitates diverse Housing and Growth Management options - Supports sustainable development by promoting land uses
<p>Official Plan</p>	<p>According to the United Counties of Stormont Dundas & Glengarry Official Plan Minor Variance Applications should be passed if it:</p> <ul style="list-style-type: none"> - Conforms with land use designation and does not conflict with permitted uses - Promotes high-quality, context-sensitive infill development - Supports communities - Maintains or enhances neighbourhood compatibility, the existing character and context of the area
<p>Zoning By-law 39-2000</p>	<p>The Minor Variance Application is compliant with Zoning By-law for reasons such as:</p> <ul style="list-style-type: none"> - General intent is preserved - Variance does not result in overdevelopment or unsafe conditions - Setbacks, lot coverage, and height can be complied with existing site conditions - Unique lot shape, size, topography, or constraints warrant a minor relief - No feasible alternative that would comply strictly with the by-law

- | | |
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| | <ul style="list-style-type: none">- No major adverse impact on neighbouring properties such as sun/shadow, privacy, overlook, traffic, or stormwater impacts which are all negligible or non-existent- Consistent with previously approved variances in the Township- Adjacent owners have expressed no objections |
|--|--|

Planning staff is of the opinion that the applicant's requested variance to the zoning by-law requirements can be considered minor in nature, suitable, desirable and appropriate for the surrounding area, and meets the intent and purpose of the Zoning By-law and the objectives and policies of the Official Plan as per the Four Tests of the Planning Act Section 45(1).

Recommendation: It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-03-2026 as submitted.