



**August 4, 2020**

**MINUTES OF**  
**COMMITTEE OF ADJUSTMENT**

**Township of South Glengarry**

A meeting of the Committee of Adjustment was held at 5:00 pm on August 4, 2020 via a public zoom webinar with phone access.

**Committee Members present were:** Mayor Frank Prevost, Deputy Mayor Lyle Warden (Chairperson), Councillor Sam McDonell, Councillor Martin Lang, Councillor Stephanie Jaworski, Kaylyn MacDonald, Deputy Clerk, and Secretary-Treasurer Joanne Haley

**MOVED BY:** Martin Lang

**SECONDED BY:** Sam McDonell

**BE IT RESOLVED THAT** the Committee of Adjustment meeting of August 4, 2020 is hereby called to order.

**CARRIED**

**Meeting was called to order at 5:00 pm**

**Approval of Agenda**

**MOVED BY:** Frank Prevost

**SECONDED BY:** Stephanie Jaworski

**BE IT RESOLVED THAT** the Agenda be approved as presented.

**CARRIED**

**Approval of Minutes**

**MOVED BY:** Sam McDonell

**SECONDED BY:** Martin Lang

**BE IT RESOLVED THAT** the Minutes of the July 20, 2020 meeting be approved as presented.



## **CARRIED**

### **Review of Application:**

#### **Application A-22-20 Legault**

Joanne Haley provided to the Committee the following information:

- Subject Property:
  - Part of Lot 22, Registered Plan 14M-4 in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry also known as 20329 Andrea Avenue
- Proposed Minor Variance:
  - The subject property is developed with a semi-detached dwelling unit. The current property owner has applied for a minor variance to bring the existing structure into compliance with the Township's Zoning By-Law 38-09. The purpose of the minor variance request is as follows:
    - Part 6.2 - to reduce the front side yard setback from 6 meters to 5.73 meters
    - to reduce the rear yard setback from 6 meters to 4.68 meters
    - to increase the lot coverage from 40% to 43.2%

#### Planning:

- The property is designated Residential District and is located in the Urban Settlement Area of Lancaster. This application conforms to the general intent of the Official Plan
- The property is zoned Residential Two and conforms to the general intent of the Zoning By-law

#### Consultation:

- I have received no formal oral or written comments from the public to date

#### Recommendation:

- Planning and Building have no concerns with the proposed minor variances

#### **Discussion:**



Martin Lang asked whether it should be assumed that all semis on the street do not conform to the by-law. J Haley explained that this is not the case and each structure has to be looked at individually.

**MOVED BY:** Frank Prevost

**SECONDED BY:** Sam McDonell

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

**CARRIED**

### **Application A-23-20 Laroche**

Joanne Haley provided to the Committee the following information:

- Subject Property:
  - Part of Lot 3, Concession 2, I.L. in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry also known as 18431 Tyotown Road.
- Proposed Minor Variance:
  - The subject property is developed with a single detached dwelling and an attached garage. Construction occurred without a building permit for portions of the structure by a former owner. The current property owner has applied for a minor variance to bring the existing structure into compliance with the Township's Zoning By-Law 38-09. The purpose of the minor variance request is as follows:
    - Part 10.2 - to reduce the interior side yard setback from 5 meters to 1.58 meters (5.2 ft)

Planning:

- The property is designated Rural District in the Official Plan and conforms to the general intent of the Official Plan
- The property is Rural and Natural Hazard (Grey's Creek Drain) and conforms to the general intent of the zoning by-law

Consultation:

- I have received no formal oral or written comments from the public to date



Recommendation:

- Planning and Building have no concerns with the proposed minor variances

**Discussion:**

There was no discussion on this application.

**MOVED BY:** Martin Lang

**SECONDED BY:** Stephanie Jaworski

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

**CARRIED**

**Application A-24-20 Kaneb**

Joanne Haley provided to the Committee the following information:

- Subject Property:
  - Part of Lot 8, Registered Plan 162, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry also known as 18548 Stone House Road
- Proposed Minor Variance:
  - The Subject property is currently residentially developed. The Applicant proposes to construct a pool house in the rear yard of the subject property. The purpose of the minor variance request is as follows:
  - Part 3.39 (7) (c) - to reduce the Watercourse Setback from 30 meters to 17.09 meters from the top of bank of the St. Lawrence River

Planning:

- The property is designated Residential District in the Official Plan and conforms to the general intent of the Official Plan
- The property is zoned Estate Residential and Floodplain- Holding and conforms to the general intent of the zoning by-law

Consultation:



- I have received no formal oral or written comments from the public to date

Recommendation:

- Planning and Building have no concerns with the proposed minor variances
- The RRCA has no concerns with this application, an Ontario Regulation permit has been applied for and issued by the RRCA

**Discussion:**

There was no discussion on this application.

**MOVED BY:** Sam McDonell

**SECONDED BY:** Frank Prevost

This application has been **Approved** as the variance is considered minor in nature and desirable for the use of the land. No public comments were received regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application.

**CARRIED**

Next Meeting date: September 8, 2020

**Adjournment**

**BE IT RESOLVED THAT** the meeting of August 4, 2020 be adjourned to the call of the Chair @ 5:15 p.m.