



December 7, 2020

**MINUTES OF
COMMITTEE OF ADJUSTMENT**

Township of South Glengarry

A meeting of the Committee of Adjustment was held at 6:00 pm on December 7, 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: Sam McDonell
SECONDED BY: Martin Lang

BE IT RESOLVED THAT the Committee of Adjustment meeting of December 7, 2020 is hereby called to order.

CARRIED

Meeting was called to order at 6:00 pm

Approval of Agenda

MOVED BY: Stephanie Jaworski
SECONDED BY: Frank Prevost

BE IT RESOLVED THAT the Agenda be approved as presented.

CARRIED

Approval of Minutes

MOVED BY: Frank Prevost
SECONDED BY: Martin Lang

BE IT RESOLVED THAT the Minutes of the November 16, 2020 meeting be approved as presented.

CARRIED



Declaration of Pecuniary Interest

None

Members of the public that participated in this meeting via zoom or by phone were as follows:

- Marc Bourdon A- 40-20
- Caroline Auger- A-39-20
- Melissa Lee A-38-20
- Jacqueline Milner
- Anne Campeau A-39-20

Review of Application:

1. Application A-38-20- Lee

Joanne Haley provided to the Committee the following information:

- **Subject Property:**
 - Part of Lot 5 Concession 1, BF, IL in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, also known as 18384 County Road 2
- **Proposed Minor Variance:**
 - The applicant constructed a new single detached dwelling that does not conform to the setbacks approved in Minor Variance Application A-12-15; the following relief from the Zoning By-Law 38-09 is requested:
 - Part 6.2 - to reduce the interior side yard setback (west side) from 1.2 meters to 0.91 meters and to reduce the front yard setback from 6 meters to 0.58 meters. Minor Variance A-12-15 was previously approved and permitted an interior side yard setback (west side) of 1 meter and a front yard setback of 0.6 m.
- **Planning:**
 - The property is designated Residential District in the County Official Plan and is located in the Urban Settlement Area of Glen Walter. This application conforms to the general intent of the Official Plan. The property is zoned Residential One and Flood Plain-Holding and conforms to the general intent of the Zoning By-law.



- **Consultation:**

- The United Counties of SDG have no comments or concerns, a setback permit was issued by the United Counties for this development.
- The RRCA has no concerns. The existing O. Reg. permit may have to be modified.
- I have received no public comments to date.

- **Recommendation:**

- These applications were circulated to applicable municipal staff; Planning and Building have no concerns with this application.

Discussion:

L. Warden asked what the difference was between the original approval and what is being requested today. J. Haley explained that for the interior side setback, if we meet the bylaw, we are supposed to have 1.2 meters. The previous variance was approved for one meter, but they built at 0.91 meter. The previous variance was also approved to reduce the front yard setback from 6 meters to 0.6 and now they built at 0.58 so we are talking inches. Zoning by laws are not written to have tolerances.

No comments from the public.

MOVED BY: Sam McDonell

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-39-20- Auger

Joanne Haley provided to the Committee the following information:

- **Subject Property:**

- Part of Lot 17 Concession 7, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, also known as 4564 Third Line Road.



- **Proposed Minor Variance:**
 - The applicant proposes to construct a greenhouse of 162.6 square meters in gross floor area (70' x 25' = 1,750 sq. ft.) the following relief from the Zoning By-Law 38-09 is requested:
 - Part 3.1 (4) - to permit an accessory structure with a maximum gross floor area of 162.5 square meters (1,750 sq. ft) where the zoning by-law permits the maximum gross floor area not to exceed 50 square meters (538 sq. ft.)
- **Planning:**
 - The subject property contains a single detached dwelling. It is 2.04 acres in size and is serviced by a septic system and a well and the purpose of the greenhouse is to grow vegetables for farmers markets.
 - The property is designated Rural Settlement Area (Glen Nevis) in the County Official Plan. This application conforms to the general intent of the Official Plan. The property is zoned Residential One.
- **Consultation:**
 - I have received two phone calls to date questioning the location of the structure and the purpose of the structure.
- **Recommendation:**
 - These applications were circulated to applicable municipal staff; Planning and Building caution the committee that this is a large accessory structure as the by-law permits a maximum of 50 square meters.
 - If this application is approved, the applicant must apply for a building permit for the proposed greenhouse. The greenhouse must be located a minimum of 30 meters from the Beaudette River.

Discussion:

Caroline Auger- 4564 Third Line Road: Mrs. Auger explains that she is a retired teacher who moved to the rural area to fulfill her goals of growing organic produce and vegetables. The purpose of the greenhouse is to help accommodate the various vegetation she wishes to grow.

L. Warden asked what the height of the structure would be, and Mrs. Auger explained that it would not be more than 12 feet.

L. Warden asked if there would be any cannabis growing in these greenhouses and Mrs. Auger confirmed that it would not be used to grow cannabis. J. Haley explained that with our interim control by law in place for one year, it allows us to do that research to come up with the policies that Council feels are the best for our community. Anyone can grow up to four



plants as cannabis is a legal product however anything beyond the four, they would have to seek permission from the municipality. If Mrs. Auger decides to sell her property, the new owners would need to follow the same rules and we do have those controls in place.

M. Lang wanted to confirm it is beside the Beaudette River and S. McDonell confirmed it was next to the Beaudette river.

S. Jaworski asked how the size of the proposed structure compares to the existing house and would like the applicant to explain the construction of the proposed greenhouse. Mrs. Auger explained the greenhouse will a metal structure with double plastic on it and it will have a metal door and it will not be heated. The applicants further explained that the size of the greenhouse will be much smaller than the main dwelling.

MOVED BY: Sam McDonell
SECONDED BY: Frank Prevost

CARRIED

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.

Application A-40-20- Ferme Loumar Inc

Joanne Haley provided to the Committee the following information:

- **Subject Property:**
 - Part of Lots 24, Concession 5, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry also known as 4950 2nd Line Road
- **Proposed Minor Variance:**
 - The applicant proposes to construct a new poultry barn to be located in between the 2 existing poultry barns, the following relief from the Zoning By-Law 38-09 is requested:
 - Part 3.24 - to reduce the Minimum Distance Separation II from 184 meters to 91 meters to the nearest dwelling unit located at 4921 2nd Line Road, and; Part 10.2- to reduce the front yard setback from 15 meters to 10.5 meters.



- **Planning:**
 - The property is designated Agricultural Resource in the County Official Plan and conforms to the general intent of the Official Plan. The property is zoned Agriculture and conforms to the general intent of the Zoning By-law.
- **Consultation:**
 - The United Counties of SDG were also circulated, they have no concerns with the application; a set back permit is required. If an additional entrance is proposed an entrance permit will also be required.
 - I have received no public comments to date
- **Recommendation:**
 - These applications were circulated to applicable municipal staff; Planning and Building have no concerns with this application

Discussion:

M. Lang does not see any issues with this application. S. McDonell concurred and sees no issues with this application.

Marc Bourdon- 4921 2nd Line Road: Mr. Bourdon confirmed he spoke to his neighbor and he had no issues with the proposed structure.

No other comments from the public were received.

MOVED BY: Sam McDonell

SECONDED BY: Martin Lang

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: December 21, 2020

Adjournment BE IT RESOLVED THAT the meeting of November 16, 2020 be adjourned to the call of the Chair @ 6:30 p.m.