



July 20, 2020

MINUTES OF
COMMITTEE OF ADJUSTMENT

Township of South Glengarry

A meeting of the Committee of Adjustment was held at 5:30 pm on July 20, 2020 via a public zoom webinar with phone access.

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

CARRIED

MOVED BY: Martin Lang
SECONDED BY: Frank Prevost

BE IT RESOLVED THAT the Committee of Adjustment meeting of July 20, 2020 is hereby called to order at 5:30pm.

CARRIED

Approval of Agenda

MOVED BY: Stephanie Jaworski
SECONDED BY: Martin Lang

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 July 6, 2020 meeting be approved as presented.

CARRIED

Chair Lyle Warden declared Pecuniary Interest for Application A-20-20 and requested Member Sam McDonell to chair the meeting for this application

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

Robert Pobi- Applicant A-20-20
Catherine Delfakas- Neighbour for A-20-20
Linda Bombardier- Neighbour for A-20-20
Steve Wade- Neighbour for A-20-20

Rules of Engagement:

- Welcome
- For members of the public that are participating by zoom or by phone you will be permitted to speak to your/the respective application following my presentation; Prior to speaking, please state your name and address for the record

Review of Application:

Application A-18-20 Cashion/Latreille

J Haley provided to the Committee the following information:

Subject Property:

- Lot 8, Registered Plan 152, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry also known as 6535 Clifford Ave

Proposed Minor Variance:

- The Applicant has an existing detached garage and a shed on the subject property. The applicant is proposing to demolish the shed and to construct an addition to the existing detached garage. The existing detached garage is 111.42 square meters in size and the proposed addition to the garage is 75.22 square meters in size with a proposed gross floor area of 186.64 square meters. The requested minor variance is as follows:
- Part 3.1 (5)- increase the maximum gross floor area from 100 square meters to 187 square meters.



Planning:

- The property is designated Residential District 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 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:

Member Martin Lang attended the property for a site visit; he feels that the removal of the existing shed and the construction of the addition to the existing garage will improve the site and not interfere with abutting properties.

MOVED BY: Martin Lang

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-19-20 Longevity Acrylics Inc.

J Haley provided to the Committee the following information:

Subject Property:



- Part of Lot 12, Concession 1 Front, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry also known as 6861 Richmond Road

Proposed Minor Variance:

- The Applicant is proposing to construct two new warehouse structures towards the rear of the property. The Purpose of the minor variance application is as follows:
- Part 8.3 – to reduce the interior side yard setback from 6 meters to 1 meter on the south side for the proposed warehouse A and from 6 meters to 5.4 meters on the north side for the proposed warehouse B

Planning:

- The property is designated Employment District in the Official Plan and conforms to the general intent of the Official Plan
- The property is zoned Light Industrial 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:

Member Jaworski asked for clarification on the existing setbacks of the existing structures verses the proposed setbacks.

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

Sam McDonnell assumed the role of Chair for Application A-20-20

Application A-20-20 Robert Pobi

J Haley provided to the Committee the following information:

Subject Property:

- Part of Lot 22, Concession 1, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry further described as Part 4 on the Registered Plan 14R2983

Proposed Minor Variance:

- The Applicant intends to establish a building envelope on the subject property for future residential development. The purpose of the minor variance request is as follows:
 - Part 3.39 (7) (c) - to reduce the Watercourse Setback from 30 meters to 15 meters from the north side top of bank of the canal. The 30 meter watercourse setback still applies to the canal on the east side.

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 Limited Services Residential and Floodplain- Holding and conforms to the general intent of the zoning by-law

Consultation and Recommendation:

- I have received no formal oral or written comments from the public to date- I have received 2 phone calls from adjacent property owners asking general questions
- The RRCA has reviewed the application and does not object; an Ontario Regulation 175/06 permit is required to be issued prior to development
- If this application is approved, it is recommended that it is conditional that future residential development be subject to site plan control to ensure developability of the subject property



Discussion:

Member Lang attended the property and informed the Committee that the canal at the north side of the subject property is currently dry and has no concerns with this application.

Neighbour Catherine Defalkas provided the following comments:

- The subject property is flood plain; it is zoned for that reason;
- it is rich in vegetation
- Concerned with traffic during construction

Member McDonnell indicated that this is a residential lot and is an existing lot of record; the flood plain is only located adjacent to the canals.

The applicant Mr. Pobi informed the Committee and the public that he has owned the property for 30 years. The canal is a drainage ditch. He explained the proposed area of the building envelope and indicated that only a portion of the property is to be cleared.

Neighbour Steve Wade informed the Committee that the Amandale Bay area has a lot of water issues. The canal is currently mud. The subject property has not been surveyed since 1986. He would support a minor variance once a house is there.

Member Mayor Prevost indicated he had no concerns with the proposed minor variance.

Neighbour Linda Bombardier was concerned with how her property would be impacted if Mr. Pobi raises his property.

J Haley explained the current setback requirements, the proposed setbacks, the benefits of the site plan control process and suggested that the application be approved with a condition that it is subject to site plan control.

MOVED BY: Frank Prevost

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. There were no comments from the public regarding this application that resulted in the need to refuse the application; therefore, the committee **approves** the application subject to a condition:

- That future residential development be subject to site plan control to ensure developability of the subject property.

CARRIED



Chair Lyle Warden resumed the role of the Chair.

Application A-21-20 Creg Quay Ltd.

J Haley provided to the Committee the following information:

Subject Property:

- Part of Lot 21, Concession 1, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry further described as Block 54 and Part Blocks 53 and 55 on the Registered Plan 155

Proposed Minor Variance:

- The Applicant is proposing to construct a new water treatment plant structure and a water reservoir structure. The purpose of the minor variance request is as follows:
- Part 3.39 (7) (c) - to reduce the Watercourse Setback from 30 meters to 24.5 meters to the proposed water treatment plant structure and from 30 meter to 24 meters to the proposed water reservoir structure

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 General Commercial Exception One 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- I have received 1 phone call from adjacent property owner asking general questions
- The RRCA has reviewed the application and does not object; an Ontario Regulation 175/06 permit is required to be issued prior to development

Recommendation:

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

Discussion:



There was no discussion on this application.

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: August 4th, 2020

Adjournment

BE IT RESOLVED THAT the meeting of July 20, 2020 be adjourned to the call of the Chair.