



June 15, 2020

**MINUTES OF
COMMITTEE OF ADJUSTMENT**

Township of South Glengarry

A meeting of the Committee of Adjustment was held at 5:00 pm on June 15, 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

MOVED BY: Sam McDonell
SECONDED BY: Martin Lang

BE IT RESOLVED THAT the Committee of Adjustment meeting of June 15, 2020 is hereby called to order at 6:00pm.

CARRIED

Approval of Agenda

MOVED BY: Frank Prevost
SECONDED BY: Sam McDonell

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 May 19, 2020 meeting be approved as presented.

CARRIED



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

Roger Matar- Applicant A-11-20

Nathaniel Aresenault & Janick Menard- Applicant A-13-20

Brock Wilson- Agent for Applicant A-13-20

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-11-20 Matar & Olenitchi

J Haley provided to the Committee the following information:

- Subject Property:
 - Lot 8, Registered Plan 14M5 in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry also known as 6547 Sapphire Drive
 - The subject property is 0.72 acres in size
- Proposed Minor Variance:
 - The applicant has placed a storage container on the subject property for nonresidential storage purposes, a complaint was received by a member of the public which triggered the requirement of a minor variance or the removal of the container. The following permission from the Zoning By-Law 38-09 is requested:
 - to permit a shipping container in a residential zone to be used as an accessory detached garage.

Definition:

- **SHIPPING CONTAINER** means a container with strength suitable to withstand shipment, storage, and handling. Shipping containers range from large reusable steel boxes used for intermodal shipments to corrugated boxes.



General Provisions

- **3.38 SHIPPING CONTAINERS**
- *Shipping containers shall not be permitted in any Zone, save and except Industrial Zones and in the Agricultural Zone for Agricultural Use only and must be located within the rear yard.*
- The shipping container that is currently placed on the subject property is 40 feet long and is 8 feet wide, and is located in the rear yard (in a different location then what is on the site plan)
- The shipping container is only visible from the property to south and the north
- The northern and eastern properties are currently vacant however the property to the north is a registered plan of subdivision and the property to the east has draft plan of subdivision approval, these properties will be developed someday
- The property is designated Rural Settlement Area in the County Official Plan. This application conforms to the general intent of the Official Plan as the Official Plan does not regulate the type of structures
- The property is zoned Residential One (R1) This application does not conform to the general intent of the Zoning By-law as shipping containers are permitted in the industrial zones and Agricultural zone for an agricultural use only
- Also, accessory structures in a residential zone are to be used for residential purposes only
- I have received no formal oral or written comments from the public to date, I have received one phone call expressing concerns
- If this application is approved a building permit will be required to be applied for and issued as the structure is over 100 square feet.
- It will also be required to conform to the setbacks as prescribed in the zoning by-law

Discussion:

Member Prevost expressed his opinions that the subject property is not an ideal location for a shipping container to be located. He asked if there is a way that the container can be approved on a temporary basis. J Haley explained that the applicant can apply for a temporary use by-law.

Member Lang agreed with Member Prevost that this location is not the place for a storage container.



Chair Warden indicated that this is not the proper location for a storage container, he is not in favour of a minor variance and feels the container must have an expiry date.

Member McDonell agreed with his colleagues' comments; he does not like that the container could remain if the property was sold and it does not fit in the community.

Roger Matar- the owner of the property provided information on the closure of his business in Bainsville and the need for the storage container. He also clarified that there is no business currently being operated on his property therefore there are no deliveries or pickups etc. He offered to put siding on the container.

Chair Warden wanted clarification on the requirements for a building permit.

MOVED BY: Sam McDonell

SECONDED BY: Martin Lang

This application has been **Denied** as the variance is considered not to be minor in nature, is not desirable for the use of the land and does not meet the general intent of the zoning by-law therefore, the committee **Denies** the application.

CARRIED

Application A-12-20 Cornwall Roof Truss Inc.- Grant Marion Construction Ltd.

J Haley provided to the Committee the following information:

- Subject Property:
- Part of Lot 18, Concession 2 I.L., in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry also known as 900 Boundary Road- Cornwall Roof Truss Inc.
- Proposed Minor Variance:
 - The applicant proposes to construct an addition to the existing building known as Assembly Shop #2
 - The following relief is requested from the zoning by-law:
 - Part 7.2 - to reduce the interior side yard setback from 6 meters to 0.91 meters to permit a proposed addition to the existing assembly shop #2



- The property is designated Employment District and conforms to the general intent of the Official Plan
- The property is zoned Highway Commercial and Flood Plain Holding and conforms to the general intent of the Zoning By-Law
- This application was circulated to the City of Cornwall and the RRCA:
- The RRCA has no objections to the proposed minor variance
- The City of Cornwall has no objections or comments on this proposed minor variance
- I have received no formal oral or written comments from the public to date
- Planning and Building have no concerns with the proposed minor variances

MOVED BY: Martin Lang

SECONDED BY: Sam McDonell

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-13-20 Areseneault & Menard- Agent- Brock Wilson

J Haley provided to the Committee the following information:

- Subject Property:
 - Part of Lot 9 and Block A, Registered Plan 110, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry
 - The property is .73 acres in size and is privately serviced
- Proposed Minor Variance:
 - The Applicant proposes to construct a residential garage on the subject property; the purpose of the requested variance is to:
 - Part 3.1 (4)- increase the maximum height from 4.5 meters to 7 meters, and;
 - Part 3.1 (5)- increase the maximum gross floor area from 100 square meters to 162.5 square meters.
 - The property is designated Rural Settlement Area and conforms to the general intent of the Official Plan



- The property is zoned Residential One; the proposed minor variance conforms to the general intent of the zoning by-law
- The United Counties of SDG was circulated on this application and new entrance off of the County Road was not permitted
- I have received no formal oral or written comments from the public to date
- Planning and building have no concerns with the proposed minor variance

Discussion:

Brock Wilson- Agent for the applicant informed the committee that the property owners requested assistance from the Mayor and the Deputy Mayor to obtain a second access. Member Prevost explained that it may require to be a delegation at County Council.

Member Jaworski asked why the proposed garage is so large; the property owners explained that they recently moved from the City so they can have space to construct a garage to accommodate a 5th wheel, a convertible and other vehicles. They assured the committee that the proposed garage was for personal use only.

MOVED BY: Sam McDonell
SECONDED BY: Martin Lang

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.

Next Meeting date: June 22, 2020

Adjournment

BE IT RESOLVED THAT the meeting of June 15, 2020 be adjourned to the call of the Chair @ 5:37 p.m.