



May 19, 2020

MINUTES OF
COMMITTEE OF ADJUSTMENT

Township of South Glengarry

A meeting of the Committee of Adjustment was held at 6:00 pm on May 19, 2020 in the Council Chambers at the municipal building in Lancaster, Ontario.

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

MOVED BY: Sam McDonell
SECONDED BY: Frank Prevost

BE IT RESOLVED THAT the Committee of Adjustment meeting of May 19, 2020 is hereby called to order.

CARRIED

Meeting was called to order at 6:00 pm however the meeting did not officially begin until 6:13 pm due to technical difficulties with the power point presentation

Approval of Agenda

MOVED BY: Martin Lang
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 March 16, 2020 meeting be approved as presented.

CARRIED

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

- Marc Lanthier- Applicant A-05-20
- Naoufel Echaoui'- Agent for Applicant A-06-20
- Martin MacDonald- Applicant A-07-20
- Jamie MacDonald- Agent for Applicant A-09-20 & A-10-20
- Julie Montpetit- Neighbour to Applications A-09-20 & A-10-20
- Helene Seguin- Neighbour to Applications A-09-20 & A-10-20

Review of Application:

Application A-05-20 Lanthier

J Haley provided to the Committee the following information:

- Subject Property:
 - Part of Lot 3, Part of Plan 15 Lots 1 & 2 in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry also known as 6423 Cairn View Rd.
- Proposed Minor Variance:
 - The applicant proposes to construct a detached residential garage, the following relief from the Zoning By-Law 38-09 is requested:
 - Part & 3.1 (5) - to increase the Maximum Gross Floor Area from 100 square meters to 168.7 square meters to construct a residential garage with a mezzanine

Definition:

- Gross Floor Area- means the total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any other occupancy than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.
 - The proposed area of the main floor garage is 135.3 sq. meters
 - The proposed area of the mezzanine is 33.5 square meters



- Total gross floor area = 168.7 square meters
- The property is designated Residential District and is located in the Urban Settlement Area in the County Official Plan. This application conforms to the general intent of the Official Plan
- The property is zoned Residential Two (R2) and Flood Plain Holding (FP-H)
- This application conforms to the general intent of the Zoning By-law
- This application was circulated to applicable municipal staff; including the RRCA
- RRCA has no concerns however a permit is required by their office prior to construction
- Received 1 email inquiry on the footprint of the proposed garage
- I have received no formal oral or written comments from the public to date

Discussion:

Member Jaworski asked if there is a proposed dwelling unit within the second storey of the garage, Ms. Haley explained that it is not included in the design but would be permitted as per the Township's secondary unit by-law.

Member Lyle Warden asked if this was a repeat application and J Haley explained that this application increased the gross floor area so it is not a repeat 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

Application A-06-20 Whittkamp

J Haley provided to the Committee the following information:

- Subject Property:
- Part of Lot E, Concession 1 front, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry also known as 6618 Tree Haven Road



- Proposed Minor Variance:
 - The applicant proposes to construct a foyer, a sunroom and a deck that will be attached to the existing single detached dwelling as well as to recognize an existing 2 story deck that was built without approvals.
 - Part 3.39 (7) (c) - to reduce the Watercourse Setback from 30 meters to 23.1 meters to the proposed reconstructed foyer, from 30 meters to 15.3 meters to the south west corner and 19.5 meters to the existing north west corner of the existing 2 storey deck, from 30 meters to 26.3 meters to the south west corner and to 29 meters to the north west corner of the proposed deck.
 - The property is designated Rural District and conforms to the general intent of the Official Plan
 - The property is zoned Estate Residential and Flood Plain Holding and conforms to the general intent of the Zoning By-Law
 - This application was circulated to the RRCA:
 - The RRCA comments are as follows:
 - Reconstructed Foyer- no concerns
 - Proposed Deck- no concerns
 - Existing two storey deck- believed to be constructed without a permit – the RRCA may have issues with this structure however further information may be required
 - A permit is required for all of the above
 - 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
 - Staff will work with the property owner and the RRCA to obtain the additional information required to address the existing deck; if compliance can not be obtained, the deck may have to be removed

Discussion:

Member Jaworski asked if staff is treating the 2 storey deck as if it did not exist. J Haley confirmed this as staff believes the deck was built without a permit.

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; and the comments from the RRCA were carefully considered therefore, the committee **approves** the application.



Next Meeting date: March 30, 2020

Adjournment

BE IT RESOLVED THAT the meeting of March 16, 2020 be adjourned to the call of the Chair @ 6:34 p.m.