



November 2, 2020

**MINUTES OF  
COMMITTEE OF ADJUSTMENT**

**Township of South Glengarry**

A meeting of the Committee of Adjustment was held at 5:30 pm on November 2, 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 November 2, 2020 is hereby called to order.

**CARRIED**

**Meeting was called to order at 5:32 pm**

**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:** Frank Prevost

**BE IT RESOLVED THAT** the Minutes of the October 5, 2020 meeting be approved as presented.

**CARRIED**



## **Declaration of Pecuniary Interest**

None

## **Review of Application:**

### **Application A-30 & 31-20- Kuipers and Alford**

Joanne Haley provided to the Committee the following information:

J. Haley explains that applications A-30-20 & A-31-20 will be presented together as these minor variances are required due to a condition of a recently approved severance application.

- **Subject Property:**

- Part of Lot 36, Concession 7, NRR, Martintown in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry.

- **Proposed Minor Variance:**

**(A-30-20)** The subject property was recently created by consent (severance) for residential purposes and does not conform to the minimum lot area requirements of the Zoning By-law, the following relief from the Zoning By-Law 38-09 is requested:  
Part 6.2 - to reduce the minimum lot area from 4000 sq. meters to 2,499 sq. meters on the portion of the subject property known as the severed parcel.

**(A-31-20)** The subject property was recently created by consent (severance) for residential purposes and does not conform to the minimum lot area requirements of the Zoning By-law, the following relief from the Zoning By-Law 38-09 is requested:  
Part 6.2 - to reduce the minimum lot area from 4000 sq. meters to 2,499 sq. meters on the portion of the subject property known as the retained parcel (which is developed).

- **Planning:**

**(A-30-20 & A-31-20)** The property is designated Rural Settlement Area in the County Official Plan. 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:**

The United Counties of SDG was circulated on this application; they have no comments or concerns, and 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:**

F. Prevost- Does the 4,000 square meters include the right-of-way? J. Haley explained that it does include the right-of-way. The property is being severed directly into half. The right-of-way wouldn't be developable, but the setbacks can be in the right-of-way.

L. Warden- Will the part that is being severed be used for a new lot for a building? J.Haley confirmed that the property is zoned residential and will either be sold and developed or developed by the applicant. It is the last property in the village limits.

No comments from the public.

**A-30-20**

**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**

**A-31-20**

**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-32-20 & 33-20 Kovich**

Joanne Haley provided to the Committee the following information:

J. Haley explains that applications A-32-20 & A-33-20 will be presented together as these minor variances are required due to a condition of a recently approved severance application

- **Subject Property:**

- Part of Lot 26, Concession 1, Front, Glen Walter, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry

- **Proposed Minor Variance:**

**(A-32-20)** The subject property was recently created by consent (severance) for residential purposes and does not conform to the minimum lot frontage and the minimum lot area requirements of the Zoning By-law, the following relief from the Zoning By-Law 38-09 is requested:

Part 6.2 - to reduce the minimum lot frontage from 40 meters to 36.6 meters and to reduce the minimum lot area from 4,000 sq. meters to 3,640 sq. meters on the portion of the subject property known as the retained parcel.

**(A-33-20)** The subject property was recently created by consent (severance) for residential purposes and does not conform to the minimum lot frontage of the Zoning By-law, the following relief from the Zoning By-Law 38-09 is requested:

Part 6.2 - to reduce the minimum lot frontage from 40 meters to 30.8 meters on the portion of the subject property known as the severed parcel.

- **Planning:**

(A-32-20 & A-33-20) The property is designated Rural District in the County Official Plan. 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:**

The United Counties of SDG was circulated on this application; they have no comments or concerns. The RRCA was involved in the process to create the lots and have no concerns with the proposed variances.

- **Recommendation:**



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

**Discussion:**

F. Prevost- Wanted clarification on the location on the properties. J. Haley explained that one property is closer to the water, and the other is more in the middle.

S. Jaworski joined the meeting at 5:45PM.

L. Warden- Were these buildings(homes) built before the by-laws changed where we would not allow two homes being built on the same property. J. Haley explained she did not see anything in our current records and would not be able to confirm if they received special exemptions.

No Comments from the public.

**A-32-20**

**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.

**A-33-20**

**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**

Next Meeting date: November 16, 2020



**Adjournment BE IT RESOLVED THAT** the meeting of November 2, 2020 be adjourned to the call of the Chair @ 5:48 p.m.

DRAFT