



October 5, 2020

**MINUTES OF
COMMITTEE OF ADJUSTMENT**

Township of South Glengarry

A meeting of the Committee of Adjustment was held at 5:30 pm on October 5, 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: Martin Lang

SECONDED BY: Frank Prevost

BE IT RESOLVED THAT the Committee of Adjustment meeting of October 5, 2020 is hereby called to order.

CARRIED

Meeting was called to order at 5:30 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: Martin Lang

SECONDED BY: Sam McDonell

BE IT RESOLVED THAT the Minutes of the September 21st, 2020 meeting be approved as presented.

CARRIED



Declaration of Pecuniary Interest

None Declared

Review of Application:

Application A-29- 20 -Cardinal

Joanne Haley provided to the Committee the following information:

- Subject Property:

Lot 11, Registered Plan 14M-14, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry Lot 11 is contained within Place St. Laurent Subdivision- Phase 4.

- Proposed Minor Variance:

The applicant proposes to construct a single detached dwelling within the watercourse setback, the following relief from the Zoning By-Law 38-09 is requested: Part 3.39 (7) (c) - to reduce the Watercourse Setback from 30 meters to 15 meters.

- 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 conforms to the general intent of the Zoning By-law

- Consultation:

This application was circulated to applicable municipal staff, the RRCA was circulated on this application and I have received no public comments to date.

- Recommendation:

Planning and Building have no concerns with this application

Discussion:

S. Jaworski- With regards to the 15-meter setback, would the deck and its footing also have to respect the 15-meter setback? J. Haley confirmed that is correct.



L. Warden- In the future, would the man-made lake be allowed to be filled J. Haley explained that because it's considered a body of water with fish habitat, it would have to be reviewed by a few agencies to determine how it could be filled in. J. Haley further explains it wouldn't be our decision to make.

L. Warden- Could there be potential development on the east side of the lake in the future? J. Haley explained there might be potential development for a couple of houses, but the development potential is very limited because the municipal drain is also on the east side of the lake.

Jean Luc Cardinal 18172 Hwy 2 - Speaking as the representative of Marie Josee Cardinal & Brent Lariviere. As the developer, the lot is part of phase 4 and his clients would like to build closer to the lake, but within 15 & 30 meters.

L. Warden- will this lot be serviced by Water and Sewer? J. Haley confirmed it would be.

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: November 2, 2020

Adjournment

BE IT RESOLVED THAT the meeting of October 5, 2020 be adjourned to the call of the Chair @ 5:42 p.m.