

MINUTES

THE PUBLIC MEETING OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY WAS HELD AS AN ELECTRONIC MEETING IN THE EVENING AT THE TOWNSHIP OFFICE, LANCASTER ON SEPTEMBER 8, 2020 AT 6:00PM

PRESENT: Mayor Frank Prevost, Deputy-Mayor Lyle Warden, Councillor Martin Lang, Councillor Stephanie Jaworski, and Councillor Sam McDonell

STAFF PRESENT: CAO Tim Mills, Deputy Clerk Kaylyn MacDonald, GM Community Services Joanne Haley,

PUBLIC PRESENT: Brian Wheeler, Mathieu Parisien, Luc Marion, V. Shoniker, Roger Matar, Andre Deneault

1. OPEN PUBLIC MEETING

Mayor Prevost opened the public meeting.

2. APPROVAL OF AGENDA

Moved by Councillor McDonell
Seconded by Deputy Mayor Warden

3. DECLARATION OF PECUNIARY INTEREST – I, Frank Prevost, declare a pecuniary interest on Agenda items for the meeting of September 8, 2020: as an agent for the real estate company that I am part owner of sold the property to Corn Creek Holdings.

4. PRESENTATIONS AND DELEGATIONS

a) Proposed Amendment to the Zoning By-law (Corn Creek Holdings Ltd.)

Mayor Prevost asked that Deputy Mayor Warden chair this portion of the meeting.

Ms. Haley explained the rules of engagement for the meeting and the formal rules under section 34 of the Ontario Planning Act. Ms. Haley explained the location of the subject property and the development surrounding the lot. The zoning amendment being requested is to rezone the property from Residential 2(R2) to Residential Three- Exception 4 (R3-4) to permit the construction of a residential fourplex and to reduce the front yard setback from 6 meters to 4.23 meters, to reduce the exterior side yard setback from 6 meters to 5 meters, to reduce the landscaped buffer strip on the north west side of the subject property from 3 meters to 0.61 meters and to reduce the driveway or lane width from 6 meters to 3.66 meters. Ms. Haley shared the proposed site plan and explained that the building was being strategically placed to maximize the view of the St. Lawrence River. Ms. Haley explained that the property is currently designated Residential District in the County Official Plan and that the proposed zoning amendment conforms to the Official Plan. The County was circulated on the application but has not forwarded official comments. A setback permit has been issued by the County. A staff report will be brought to the September 21st Council meeting. The proposed development will be subject to Site Plan Control Approval process and will require a building permit. Ms. Haley requested that all public comments be received by Friday September 11 at 4pm. She added that the applicant's agent, Luc Marion, was available to answer questions.

Councillor Jaworski asked why the landscape buffer strip is a requirement in our Zoning by-law. Ms. Haley explained the strip is required when dealing with a multi-residential development to insure that pavement is not literally going to the property line. This type of strip is not uncommon in commercial and multi-residential and is a standard requirement in Zoning by-laws across the province. The reasons are not only aesthetic but also for space.

Deputy Mayor Warden offered Mr. Marion an opportunity to comment. Mr. Marion thanked Ms. Haley for her presentation. Mr. Marion explained that his client's priority was to build in such a way that would provide the best view of the river. He explained that this was the reason for the building's orientation on the lot. Mr. Marion asked if the elevations could be shared with the committee but they were not available. He explained that the elevations make the building quite aesthetically pleasing.

b) Temporary Use Amendment to Zoning By-Law (Matar)

Ms. Haley explained the location of the subject property and noted an error in legal description in the notice had been revised and reposted. The request being made by the owner is to request a temporary use zoning amendment to allow for a shipping container on the subject property for storage purposes. The amendment if approved would allow for the container to remain for up to three years. Ms. Haley shared a site plan showing the location as well as recent photos of the location of the container. Ms. Haley explained the provisions for temporary use by-laws and the relevant *Planning Act* sections. Ms. Haley explained that all public comments must be received by September 11, 2020 at 4pm with a Staff Report planned for the next Council meeting.

Councillor McDonell asked to confirm if the file had previously gone to the Committee of Adjustment as a Minor Variance application and been denied. Ms. Haley said yes. Councillor McDonell stated he didn't mind the idea of three year time limit but struggled with why it had to be in the subdivision and asked if the property owner could explain why it was necessary.

Councillor Lang agreed with Councillor McDonell but added he was not in favour of the container being there for three years with possible extensions was a long time for neighbours to have to look at the container.

Deputy Mayor Warden expressed concerns with the debris surrounding the container and added that if he was a property owner in the subdivision he would be unhappy with the container. He added that the subdivision is one of top 3 or 5 prestigious subdivisions in the municipality with homes selling above average prices. He sympathized with the property owner needing the storage but stated he could not support the application.

Mr. Matar commented that he had filed the application based on the direction from the Committee of Adjustment to request a temporary use. He explained that he had previously provided his reasons and felt that council had changed their opinion.

Councillor McDonell requested more information as it had been a few months since the last time they had seen the application.

Mr. Matar explained that with his previous business in Bainsville he had 8 acres and over 10,000 ft of storage. With the pandemic and poor business, he had to sell the property and moved quickly. He was only able to find 2800 square ft of storage in Cornwall and needed more space. He could extend his garage but does not wish to spend \$50,000 when the economy is struggling. He explained that the container is strictly for storage for personal and his former business. He is not using it to operate a business but only until it is prudent to either extend his garage or otherwise acquire

additional storage space. He added that the clutter in the photos was located so as not to be visible from the road.

Deputy Mayor Warden commented that he was not previously in favour of the application as in his opinion it is not an appropriate location and he has received calls from neighbours in the subdivision who consider the container to be an eyesore.

Councillor Jaworski commented that at the previous meeting that neighbours in the subdivision were concerned about similar situations and the Committee had worried about their reception of this container.

Councillor Jaworski had understood the temporary use would be shorter. She asked Ms. Haley if the period could be shorter. Ms. Haley said Council can choose a period up to 3 year. Ms. Jaworski asked for clarification on the three year extension. Ms. Haley said the option is always present in the *Planning Act*.

Mayor Prevost asked if Council could limit the option to request extensions. Ms. Haley explained that the requests could not be limited without changing the *Planning Act* but Council can always deny the request when it is made.

Mathieu Parisien from 6551 Sapphire Dr commented that as a new neighbour, he had chosen to move to the area based on the prestigious well-kept reputation of Sapphire Hills. He asked that the committee not permit the use as he did not want to see the shipping container in the neighbourhood as he felt it could set a bad precedent in the neighbourhood.

5. ADJOURNMENT

Mayor Prevost adjourned the Public Meeting.

Mayor

Clerk