



STAFF REPORT PUBLIC MEETING

February 27, 2023

TO: Committee of Adjustment Members

FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: MV-02-2023

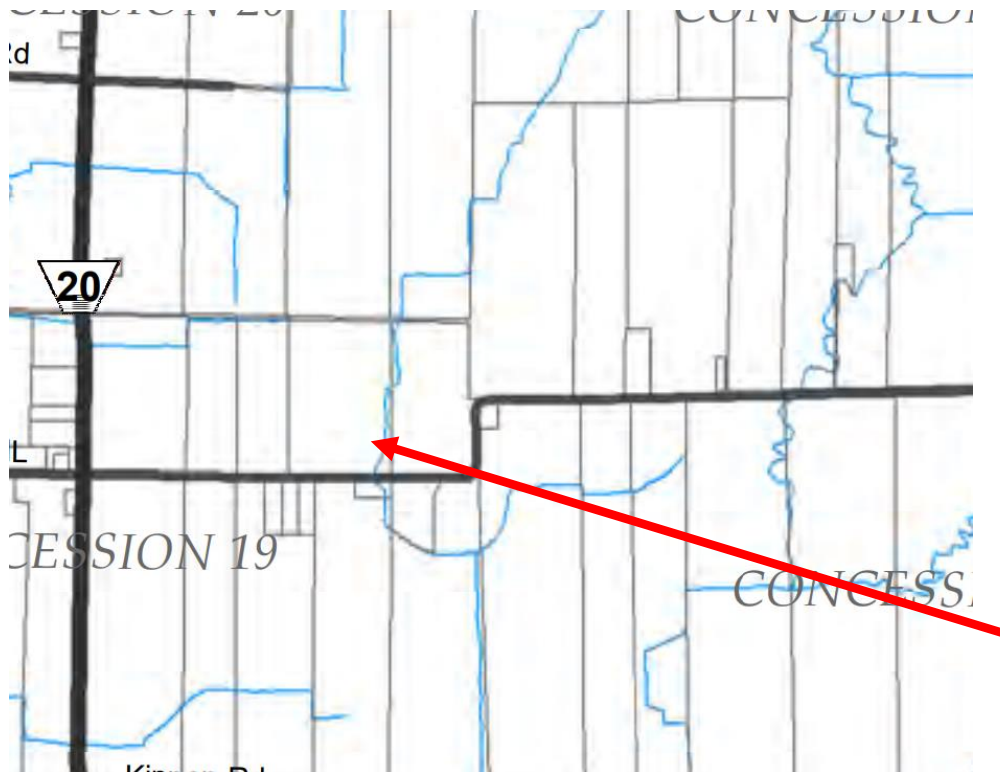
Owner: 1945154 Ontario Inc. (Cedar Ridge Designs)

Location: 18331 Kenyon Concession Road 8, Maxville, K0C 1T0

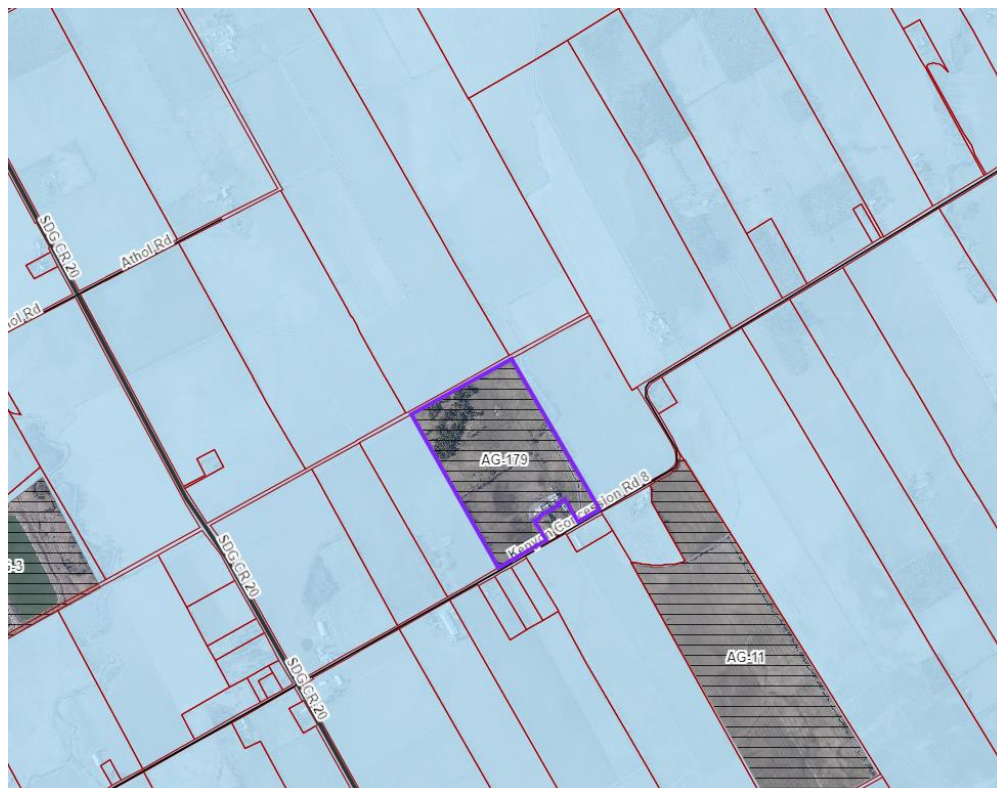




Official Plan designation: Agricultural Resource Lands



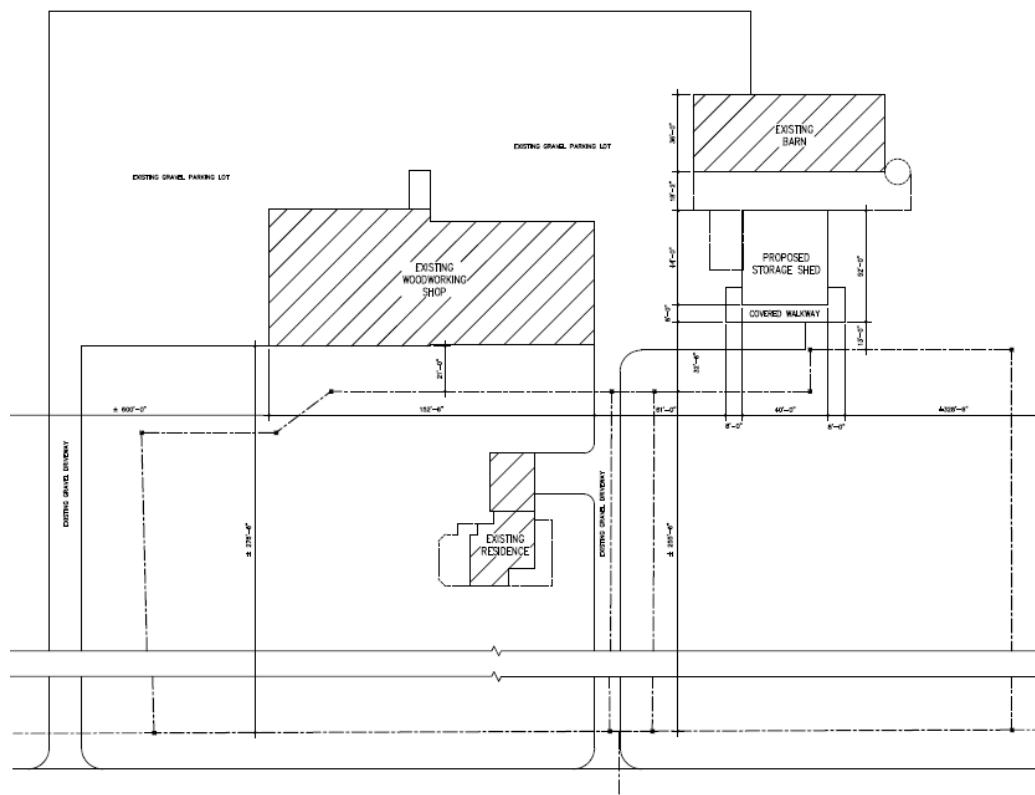
Zoning: General Agricultural – Special Exception AG-179



Discussion:

The property where the cabinet woodworking shop is located is zoned AG-179 to prohibit residential development and a variance was also applied to acknowledge the shortage of minimum required interior side yard setback from the required 12 meters to 6.4 meters. That was passed by Council when the owner severed off the dwelling from the business by creating a new property through a severance process with the United Counties of SD & G.

AG-179 was also passed to permit the continued operation of the commercial cabinet manufacturing facility as a permitted use, being Cedar Ridge Designs. The dwelling is zoned AG-178 to prohibit agricultural use activities.



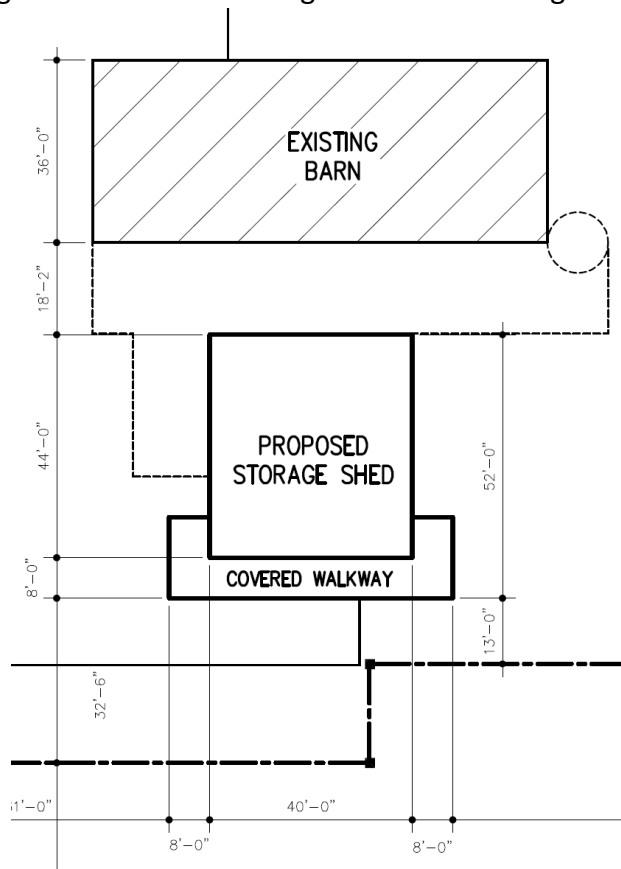
Neighbouring properties on all sides consists mostly of agricultural properties, some with livestock facilities, some cash crop, and rural residential dwellings, compliant with both the SDG Official Plan and our Zoning By-law.

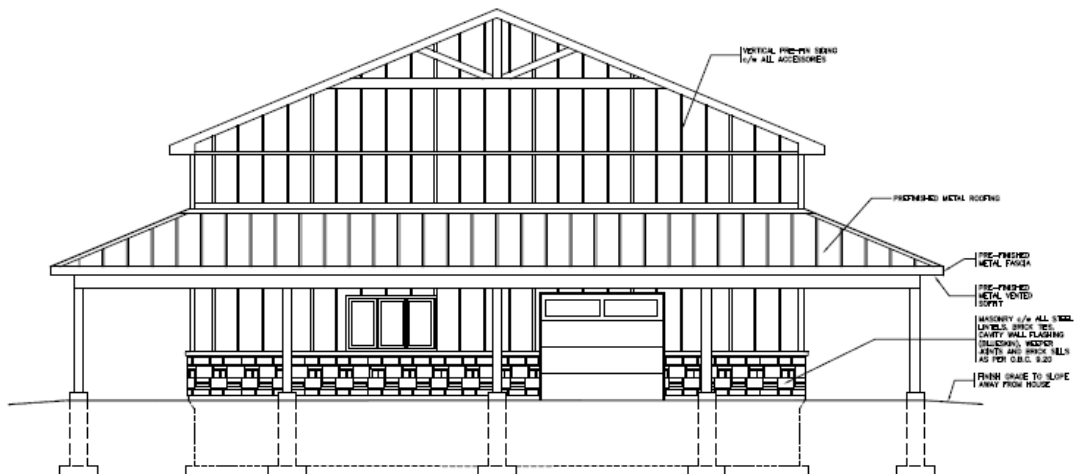
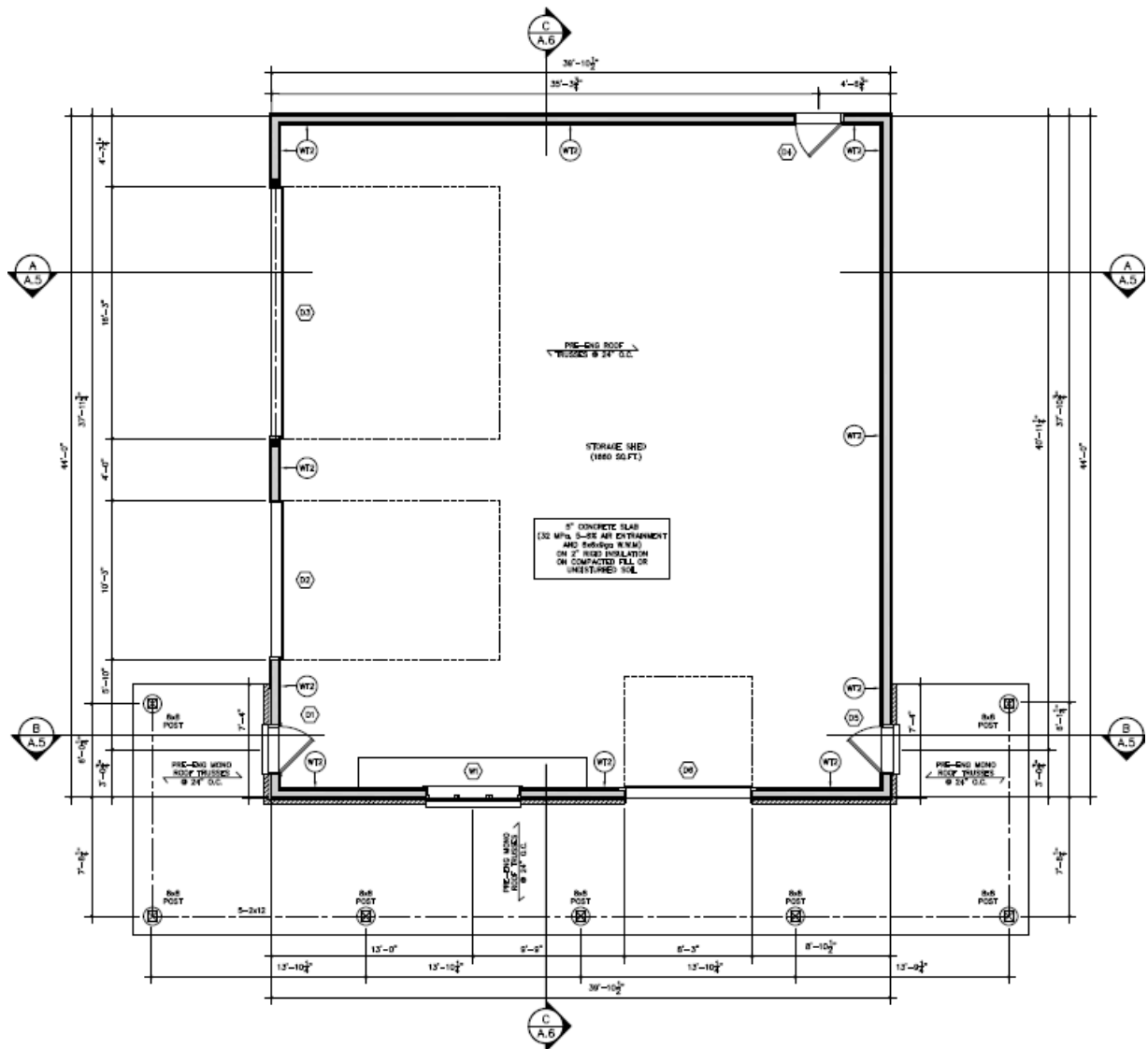
The final location may differ from the proposed site plan, depending on the existing demolition location, hence the requested 3m to ensure no issues at building permit stage. The owner has all the architectural drawings completed at this time and he is waiting for the result of this application to apply for a building permit and start the construction. The addition would be compliant with all other Zoning By-law requirements.

The property being zoned AG-179 permits buildings as such, the shorter setback will not be an issue for any other departments of the Township, and we have not received any feedback or comments from members of the public or any other agencies for the proposed minor variance.

The property will not be subject to Site Plan Control to deal with the new construction, servicing, driveway, entrance, lighting, garbage, access, storm water management, lot grading, soil conditions, etc. are all existing and will remain the same.

The parking space requirements in section 3.21 of the Zoning By-law is compliant for the commercial/agricultural property. The parking area will not be affected by the addition. There will also be enough room for snow storage to avoid affecting the neighbouring properties, and the roadway.





Four Tests of the Minor Variance: Planning Act Section 45(1)

The Committee of Adjustment may approve any variance provided that, in their opinion, the variances:

1. Comply with the intent and purpose of the Official Plan.

The lands are designated Agricultural Resource Lands in the United Counties of Stormont, Dundas and Glengarry Official Plan (2018). Agricultural Resource Lands permits, in fact encourages any development for existing uses.

The proposed use conforms to the relevant policies of the United Counties of Stormont, Dundas and Glengarry Official Plan 2018.

2. Comply with the intent and purpose of the Zoning By-law.

The Township of North Glengarry Zoning By-law No. 39-2000 AG-179 permits the continued operation of the commercial cabinet manufacturing facility as a permitted use, being Cedar Ridge Designs. The proposed construction of an accessory storage building to the existing woodworking shop does comply with the intent and purpose of the zoning by-law.

3. Are deemed suitable and desirable for the surrounding area.

Neighbouring properties on all sides consist mostly of agricultural properties, some with livestock facilities, some cash crop, and rural residential dwellings. The new proposed construction is also being constructed far from the roadway, and away from any potential visibility or noise issues to neighbours. The property being the most affected is the property just South, being where the owner resides.

4. Are minor in nature.

The proposed relief from the zoning by-law requirement will generate minimal impact on the adjacent lands and dwellings despite the reduction in the required minimum Interior Side Yard Depth, thus, the minor variance is considered minor in nature.



Planning staff is of the opinion that the applicant's requested variance to the zoning by-law requirements can be considered minor in nature, desirable and appropriate, and meets the intent and purpose of the Zoning By-law and the objectives and policies of the Official Plan.

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application **MV-02-2023** as submitted.