



## STAFF REPORT PUBLIC MEETING

September 11, 2023

TO:

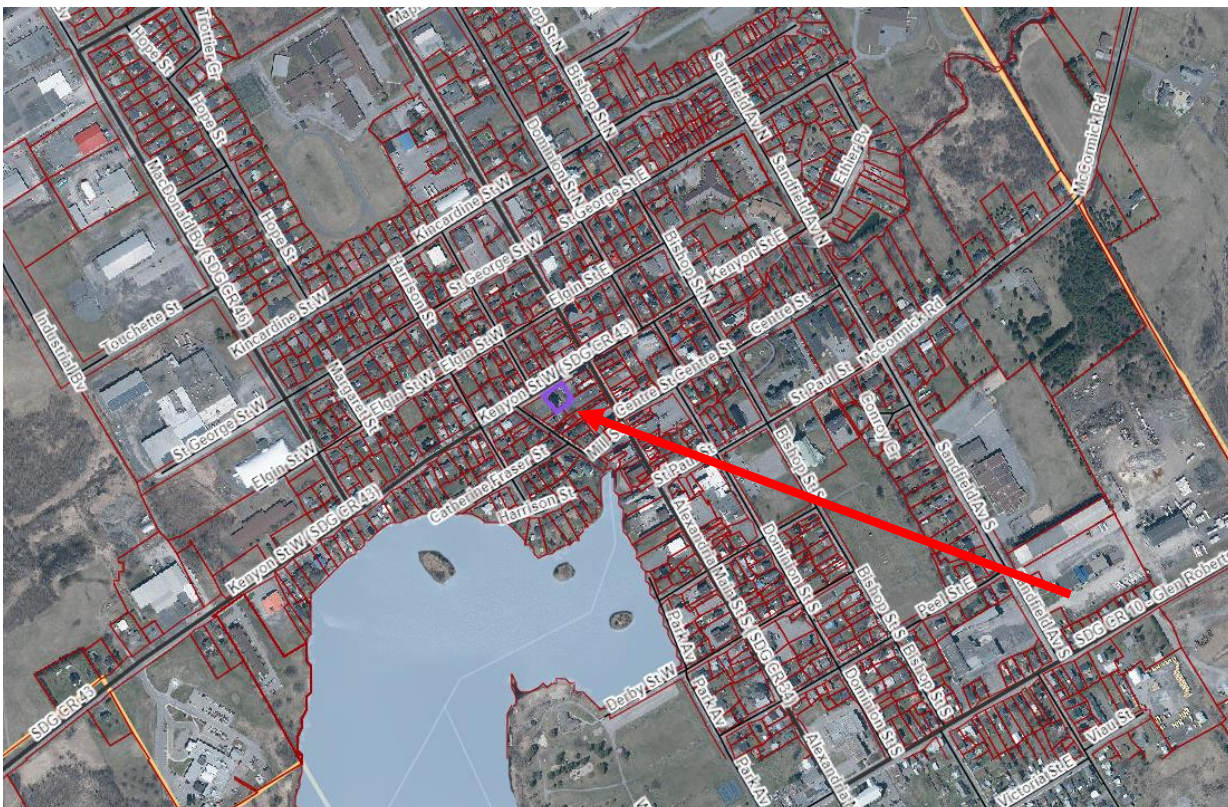
FROM:

RE: MV-09-2023

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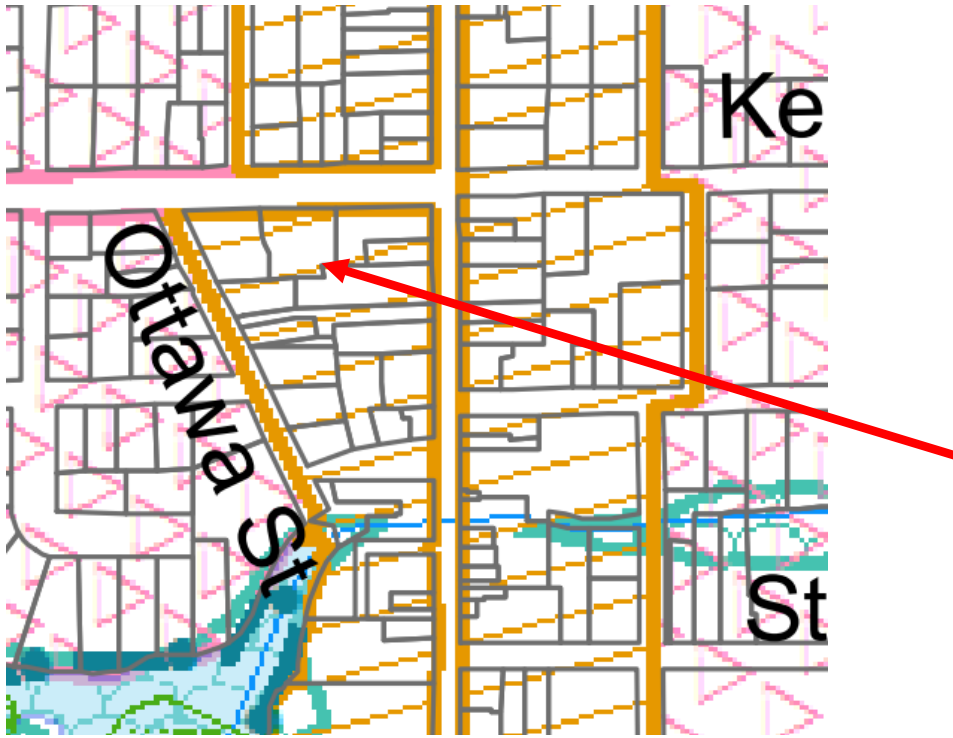
**Owner:** Randy Brian Joseph & Laura Jean PICHER

**Location:** 22 Kenyon Street West, Alexandria, ON  
Plan 5, Part Lots 6 & 7

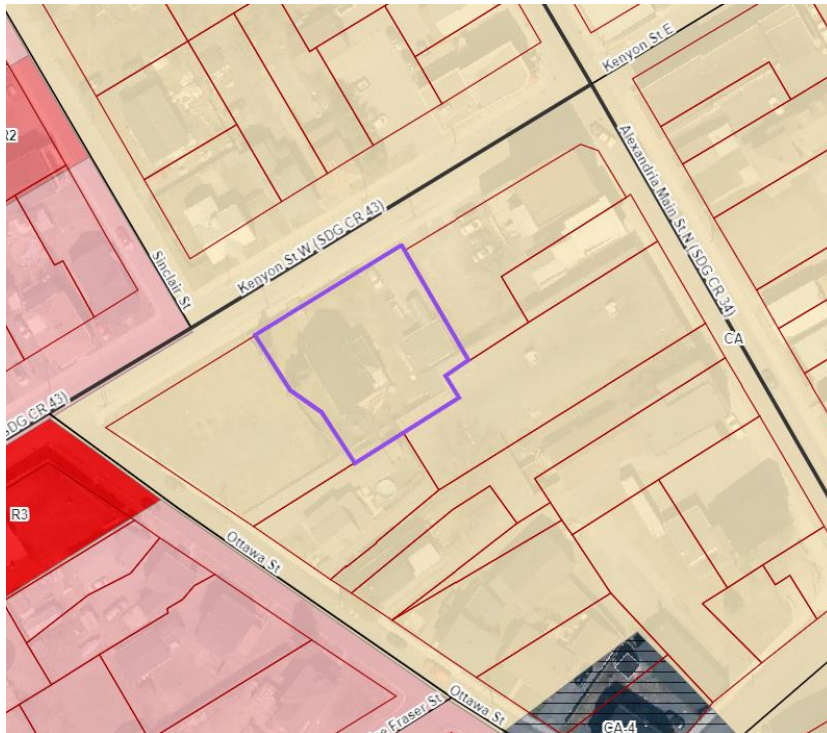




**Official Plan designation:** Rural Settlement Area (Alexandria) – Commercial District



**Zoning:** Core Area (CA)



**Purpose of the Application:** To seek relief from the Comprehensive Zoning By-law 39-2000 within Section 8.1 & 3.1 (a) (ii) for:

- An increase in the permitted maximum height of an accessory storage building for residential use from the maximum permitted 5m to the proposed 6m.

**Discussion:**

The property located at 22 Kenyon Street West, in Alexandria, is approximately 114' x 107' of irregular shape, with an approximate area of 0.25 acres (1025 m<sup>2</sup>). This lot is fully compliant with all the Core Area used as Residential requirements. The buildings were there prior to the passing of the current Township's Zoning By-law therefore, the existing accessory storage building, which will be demolished, and the existing single family dwelling's location is permitted in the Zoning By-law. The existing accessory storage building is farther to the property lines than what is proposed, but the proposed location is still within the minimum requirements for accessory storage buildings on residential lots. The lot is on both sanitary and water public services in that area.

This existing lot is in the urban settlement area of Alexandria and designated as Commercial District, making the existing residential use, and accessory uses as fully compliant. It's an existing residential property that currently consists of a single-family dwelling with access decks, and a smaller accessory storage building. The owner wishes to construct a new, larger accessory storage building of 41'-4" x 25'-4" instead of the existing smaller building, at approximately the same location. The proposed location is approximately in the same location as the existing and setbacks to all property lines are compliant with the Township's Zoning By-law, no setback reduction is required for the new building.

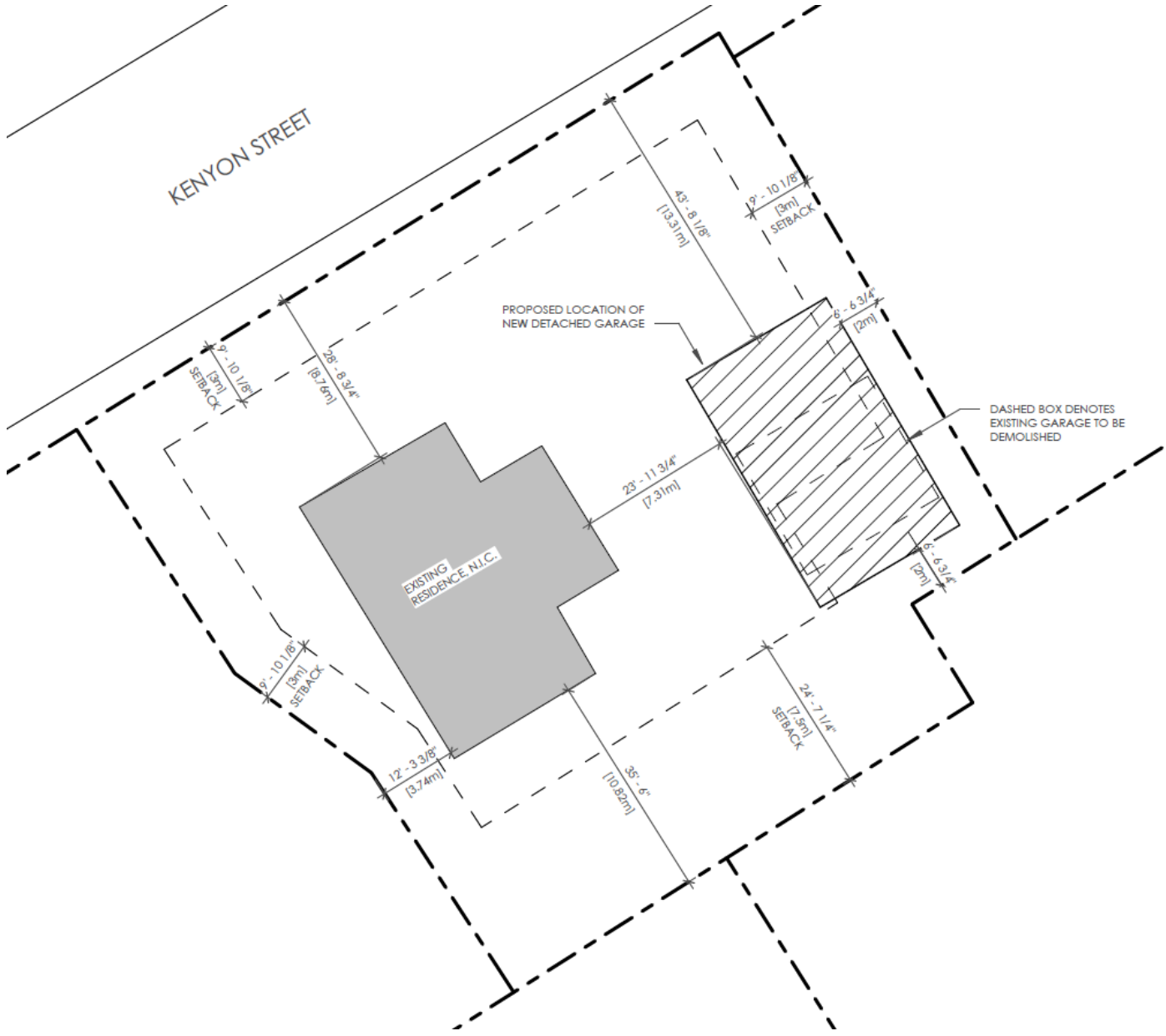
The current maximum building height for an accessory storage building is 5m to mid-roof, the proposed building will have a mid-roof height of 6m, hence the application for this Minor Variance.

The owners, Randy Brian Joseph & Laura Jean PICHER, wish to construct a 41'-4" x 25'-4" accessory storage building in a strategic location to allow for enough room for any future development and to accommodate the existing location of the driveway. The building will be compliant with the Zoning By-law minimum required setbacks for all sides, lot coverage is also compliant, only the increase in the maximum building height is requested.

The property being zoned Core Area (CA) – with a residential use, permits accessory residential uses. Public Works confirmed that this will not create an issue for their department and the existing civic number will remain. We have not received any feedback or comments from the United Counties of Stormont Dundas & Glengarry or any other agencies. Also, no members of the public expressed any concerns or comments for the minor variance.

The property will not be subject to Site Plan Control to deal with the development, servicing, driveway, entrance, lighting, garbage, access, storm water management, lot grading, soil conditions, etc. will all be evaluated at the building permit stage.







#### **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 Urban Settlement Area (Alexandria) – Commercial District in the United Counties of Stormont, Dundas and Glengarry Official Plan (2018). The Urban Settlement Area designation permits residential uses, as well as any accessory buildings to the residential use.

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 Core Area (CA) zone permits residential uses including single detached homes and all accessory uses. The proposed does comply with the intent and purpose of the zoning by-law.

The building is subject to a building permit under section 8 of the Building Code Act and the owner is to obtain the permit prior to the work being started. The lot area is large enough to comply with the required other setbacks for the proposed accessory building.

The proposed residential accessory storage building is permitted as an accessory use to a residential property.

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

The surrounding area is residential in mostly all directions with an office building located on the East side and the proposed location would be adjacent to the parking area of the office building. The surrounding uses consist of mostly residential properties, and some commercial closer to Main Street.







**4. Are minor in nature.**

The proposed relief from the zoning by-law requirement will generate minimal impact on the adjacent lands and property owners despite the increase in the permitted maximum height of an accessory storage building for residential use from the maximum permitted 5m to the proposed 6m, the property affected the most being the one on the East with the adjacent parking lot, and they have not expressed any objections with the reduction. 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-09-2023** as submitted.