

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing

Monday, July 10th 2023
Council Chambers
Township of North Glengarry
3720 County Road 34, Alexandria, ON

A Committee of Adjustment Hearing was held in the Council Chamber on Monday, July 10th 2023 at 5:45pm.

COUNCIL MEMBERS PRESENT: Mayor – Jamie MacDonald
Deputy Mayor – Carma Williams
Councillor (Lochiel Ward) – Brian Caddell
Councillor (Maxville Ward) – Gary Martin
Councillor (At Large) – Jacques Massie
Councillor (Kenyon Ward) – Jeff Manley
Councillor (Alexandria Ward) – Michael Madden

MUNICIPAL STAFF PRESENT: CAO/Clerk – Sarah Huskinson
Director of Building, By-law & Planning – Jacob Rhéaume
Planning Department – Chantal Lapierre

COMMITTEE OF ADJUSTMENT HEARING CALLED TO ORDER

The chair of the Committee called the Meeting to order at 5:45pm.

1. DISCLOSURE OF CONFLICT INTEREST

- There were no declarations of interest.

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Gary Martin

Seconded By: Jeff Manley

That the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Monday, July 10th/2023.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jacques Massie

Seconded By: Carma Williams

That the Council of the Township of North Glengarry accepts the minutes of the Committee of Adjustment Hearing of Tuesday, April 11th, 2023.

Carried

The meeting was then turned over to the Planning Department
- Director of Building, By-law & Planning – Jacob Rhéaume

4. MINOR VARIANCES

MV-06-2023

Owner: Ron Theoret

Location: 307-309 East Boundary Rd., Alexandria

Purpose of application: To seek relief from the Comprehensive Zoning By-law 39-2000 requirements;

- For a reduction in the lot frontage from the required 30m to the proposed 10m for the retained portion as per condition No. 3 on severance application B-48/23.

Resolution No. 3

Moved by: Michael Madden

Seconded by: Brian Caddell

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-06-2023 as submitted.

The clerk asked for comments from the public in attendance and from members of Council.

Mayor – Jamie MacDonald – Was asking if the owner planned on developing/building soon? And wanted to know if maybe the owner should wait on the master plan?

Director of Building, By-law & Planning – Jacob Rhéaume – Explained that there has been some talk on selling the land but feels that the current owner will develop. There is no definite yes or no answer at this time. As for the master plan, that's a question for the owner. However, if the owner wants to proceed with the development, a resolution from Council would be required to approve the septic system that would be installed. Same procedure as last time. The owner will have to determine if it's worth it or not to invest in a septic system.

Deputy Mayor – Carma Williams – Wanted to know why the current apartment buildings weren't able to connect to municipal services?

Mayor – Jamie MacDonald – Answered by saying due to sewer capacity and that a pumping station would be required.

Deputy Mayor – Carma Williams – Which portion would be developed?

Director of Building, By-law & Planning – Jacob Rhéaume – Responded by saying that you couldn't put another apartment building on the severed portion as the septic systems are maxed out. Development would be on the retained portion.

Councillor (Kenyon Ward) – Jeff Manley – Wanted to know if we do get a pumping station, can there be more apartments?

Director of Building, By-law & Planning – Jacob Rhéaume – Yes, there could be more but the septic systems would have to be removed.

The clerk asked two additional times for comments from the public and from members of Council.

No other comments were received.

Carried

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

Resolution No. 4
Moved by: Jeff Manley
Seconded by: Gary Martin

There being no further business to discuss, the Committee of Adjustment Hearing was adjourned at 6:03pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor