

September 16, 2024

**MINUTES OF  
COMMITTEE OF ADJUSTMENT**

**Township of South Glengarry**

A meeting of the Committee of Adjustment was held at 6:00pm on September 16, 2024, in the Council Chambers located at the Tartan Hall, Char Lan Recreation Centre, 19740 John Street, Williamstown.

**Committee Members present were:** Lachlan McDonald (Chairperson), Martin Lang, Stephanie Jaworski, Sam McDonell, Trevor Bougie, General Manager of Planning, Building, and Enforcement Joanne Haley, Secretary-Treasurer Maxwell Irwin

**MOVED BY:** Trevor Bougie

**SECONDED BY:** Sam McDonell

**BE IT RESOLVED THAT** the Committee of Adjustment meeting of September 16, 2024, is hereby called to order.

**CARRIED**

**Meeting was called to order at 6:01pm**

Chair Lachlan McDonald confirmed that there were no additions to the agenda.

**Approval of Agenda**

**MOVED BY:** Stephanie Jaworski

**SECONDED BY:** Trevor Bougie

**BE IT RESOLVED THAT** the Agenda of the September 16, 2024, meeting be approved as presented.

**CARRIED**

**Declaration of Pecuniary Interest**

None

**Approval of Minutes**

**MOVED BY:** Trevor Bougie

**SECONDED BY:** Sam McDonell

**BE IT RESOLVED THAT** the Minutes of the September 3, 2024, meeting be approved as presented.

**CARRIED**

**Members of the public that attended this meeting were as follows:**

- Rodney Taylor – 18734 County Rd 2 – Owner/Applicant – A-16-24
- Raphaella Hassan – 18734 County Rd 2 – Attendee – A-16-24
- Timothy Fachus – 18734 County Rd 2 – Attendee – A-16-24

**General Business and Reports:**

**1. Application A-16-24-Taylor Major**

**• Planning Act Preamble**

- Maxwell Irwin explained that this is a hearing under Section 44 of the Planning Act as well as appeal rights, that members of the committee have reviewed the application, and continued to explain the process/steps for the meeting.

**• Subject Property:**

- Maxwell Irwin described the property as Part of lot 22, Concession 1 Front being parts 3, 4, and 7 of RP14R4391, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, located at 18734 County Road 2.
- The subject property is 0.71 acres in area.

**• Proposed Minor Variance:**

- Maxwell Irwin explained that the owner has constructed a deck within a required 30 meter watercourse setback on the subject property.
- 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 20.47 meters to the south west corner of the deck and 18.27 meters to the south east corner of the deck.

**• Planning:**

- Maxwell Irwin explained the property is designated Rural District in the County Official Plan and is zoned R1 and FP-H in the Township Zoning By-law.
- It is the opinion of staff that the proposed variance is consistent with the intent of the SDG Counties' Official Plan and Township's Zoning By-law.

**• Consultation:**

- Maxwell Irwin explained that this application was circulated to all abutting property owners within 60 meters and applicable municipal staff; I have not received any written or verbal comments to date.
- Maxwell Irwin explained that this application was also circulated to the RRCA who have stated that "...The RRCA does not object to the minor variance at this time...".
- This minor variance application is being recommended to be approved by Planner, Joanne Haley.

**• Discussion:**

- Chair Lachlan McDonald asked if the applicant had anything to add. There was nothing to add.
- Chair Lachlan McDonald asked if the Committee had any questions. There were none.

**MOVED BY:** Sam McDonell  
**SECONDED BY:** Martin Lang

## **CARRIED**

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.

Maxwell Irwin explained that the minor variance application has been approved and there is a 20 day appeal period from the date of the decision. Once the appeal period expires, if no appeals are received, then permits can be issued on complete applications for building permits.

Chair Lachlan McDonald confirmed the next meeting is scheduled for October 7 2024.

Chair Lachlan McDonald called for adjournment.

**MOVED BY:** Sam McDonell

**SECONDED BY:** Trevor Bougie

## **CARRIED**

### **Adjournment**

**BE IT RESOLVED THAT** the meeting of September 16 2024, be adjourned to the call of the Chair @ 6:06pm