

CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing

Minutes

Monday, June 22, 2026, at 5:30 p.m.

Council Chamber

3720 County Road 34

Alexandria, ON K0C 1A0

PRESENT: Mayor – Jamie MacDonald
Deputy Mayor – Carma Williams
Councillor at Large – Jacques Massie
Councillor - Brian Caddell
Councillor – Jeff Manley
Councillor – Michael Madden
Councillor – Gary Martin

ALSO PRESENT: CAO/Clerk - Michael Fawthrop
Director of Building, By-law & Planning - Jacob Rhéaume
Deputy Clerk – Jena Doonan

The Chair called the meeting to order at 5:30 p.m.

1. DISCLOSURE OF CONFLICT

No disclosures of conflict were declared.

2. ACCEPT THE AGENDA

Resolution No. 1

Moved By: Carma Williams

Seconded By: Jacques Massie

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda for Monday, June 22, 2026.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jacques Massie

Seconded By: Brian Caddell

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing minutes of Monday, November 24, 2025.

Carried

4. MINOR VARIANCES

MV-03-2026

Owner: Manjot Sarkaria

Location: 18683 Kenyon Concession Road 2, Apple Hill
Kenyon Concession 2, Part Lot 33

Purpose of application: To seek relief from Comprehensive Zoning By-law 39-2000, Section 11.2(2)(e)(i), for a reduction in the interior side yard width setback from the minimum required 9 m to the proposed 7 m for the construction of a covered solid manure storage facility; and

To seek relief from Comprehensive Zoning By-law 39-2000 to permit the construction of a poultry barn and a covered solid manure storage facility to be located closer than the minimum distance separation to the “closest lot line,” as determined by the MDS II formula, in accordance with Implementation Guideline #43 of the MDS Document. The required minimum closest lot line setback distance from the poultry barn is 30 m, while 14 m is proposed. The required minimum closest lot line setback distance from the covered solid manure storage facility is 30 m, while 7 m is proposed.

Resolution No. 3

Moved By: Brian Caddell

Seconded By: Jeff Manley

THAT the Committee of Adjustment approves Minor Variance Application MV-03-2026, as submitted, in accordance with the recommendation of the Planning Department.

The Clerk asked three times for comments from the public in attendance.

No questions or comments were received from the public in attendance.

The Chair opened the floor to questions and comments from Council.

Council discussed public inquiries received regarding the proposed development. Chief Building Official Jacob Rhéaume advised that two individuals had contacted staff after seeing the project sign and were seeking information about the nature of the development. The inquiries were described as questions for clarification rather than concerns or complaints. Chief Building Official Jacob Rhéaume indicated that information was provided on the project, including details of the nutrient management strategy.

Council inquired about the proximity of the nearby Scout property. Chief Building Official Jacob Rhéaume confirmed that a forested area exists between the proposed development and the Scout property, providing a buffer. He further advised that he had spoken with a representative of the Scouts, who had not expressed any concerns regarding the project. It was also noted that a poultry barn currently exists on the property.

Council sought clarification regarding the proposed manure storage facility, noting that it appeared significantly larger than the existing structure. Chief Building Official Jacob Rhéaume explained that the increased size reflects both the larger capacity of the proposed barn and current Ontario Ministry of Agriculture, Food and Agribusiness requirements for manure storage capacity. He noted that the required storage size is determined by the number of birds housed within the facility.

No further questions or comments were raised.

Carried

5. OLD BUSINESS

No old business was discussed.

6. NEW BUSINESS

No new business was discussed.

7. NOTICE OF MOTION

None.

8. ADJOURNMENT

Resolution No. 5

Moved By: Jeff Manley

Seconded By: Michael Madden

THERE being no further business to discuss, the Committee of Adjustment Hearing was adjourned at 5:47 p.m.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor