

ACTION REQUEST – Transportation Services	
To:	Warden and Members of Council
Date of Meeting:	June 16, 2025
Subject:	Setback at 20342 SDG 24

RECOMMENDATION(S):

THAT the Council of the United Counties of Stormont, Dundas and Glengarry approve a setback of 27 meters from the centreline of civic number 20342 County Road 24 (CON 6 PT LOT 38 RP 14R5315; PART 1) to facilitate the construction of a garage and authorize Transportation Services to issue a revised setback permit (SB-2025-11) to recognize the same.

EXECUTIVE SUMMARY:

Staff support the reduced setback request at 20342 County Road 24 (Laggan) to allow the construction of a new garage.

BACKGROUND:

The existing setback by-law allows Transportation Services to grant setbacks from County Roads based on various criteria. Generally, structures are to be setback a minimum of 30m from the centerline of the road except those circumstances where variances are permitted. Council's authorization is necessary to issue setback permits when peculiar or extraordinary circumstances occur.

The subject property is located at the southwest corner of the intersection of County Road 24 and County Road 34 in Laggan. It comprises two residential dwellings, both accessed via a shared driveway at 20340/20342 County Road 24. The dwelling at 20342 County Road 24 was relocated in 2023 to a position approximately 60 metres southeast of its original site, which had been situated 12 metres from the road centerline since 1890. The relocated and renovated home now includes a new septic system, well, and is positioned between County Road 24 and the Rigaud River floodplain.



Figure 1: Subject Property

The property at 20342 faces several site constraints affecting the placement of a proposed detached garage, as illustrated in Figure 2. These include the proximity of the Rigaud River floodplain to the south, the septic system to the east, and a drilled well to the west. Due to these limitations, the owner has submitted a request for a reduced setback of 27 metres from the centerline of County Road 24 to allow for the construction of the garage. Council approval is required to permit the requested setback.

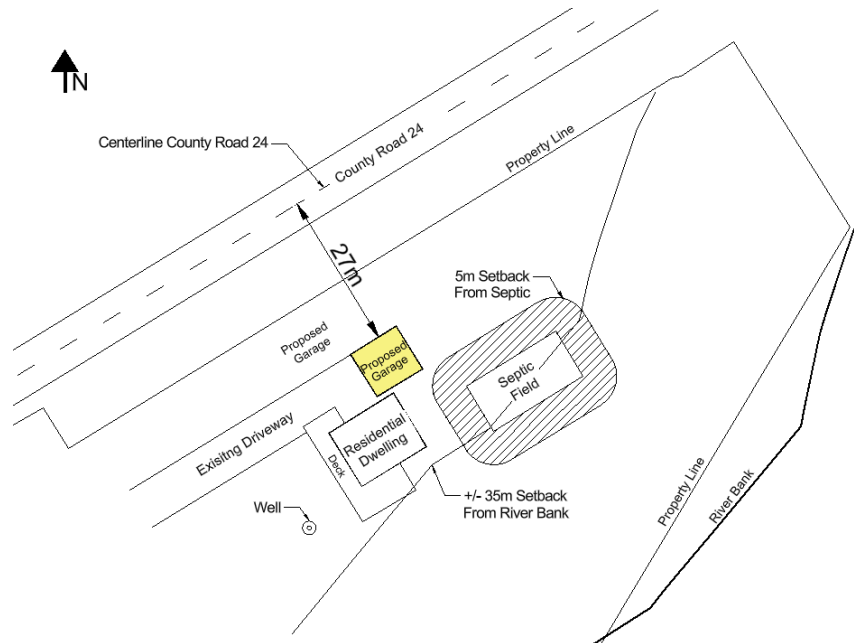


Figure 2: Requested Setbacks

The owner of 20342 County Road 24 respectfully submits the following details in support of the requested 27-meter setback from the centerline of County Road 24 for the construction of a new detached garage:

- The proposed garage location is the only area on the property not impacted by existing site constraints, including the septic system, well, and the Rigaud River floodplain. It represents the only practical location for the accessory structure.
- Reducing the width of the garage to meet a greater setback would result in impractical and restricted vehicular access, due to the location of the house and an attached deck, making the structure unusable for its intended purpose.
- Significant investment has already been made in preparation for the garage construction, including design plans, equipment rental, materials, and labor.

OPTIONS AND DISCUSSION:

1. **Approve the setback - Recommended.**
2. **Do not approve the setback - Not recommended**

FINANCIAL ANALYSIS:

N/A

LOCAL MUNICIPAL IMPACT:

If approved, the setback permit will be circulated to North Glengarry. The owner will be required to work with North Glengarry to secure the appropriate building permits.

OTHERS CONSULTED:

N/A

ATTACHMENTS:

N/A

RECOMMENDED BY:

Rebecca Luck, P.Eng.
Director of Library Services

APPROVED BY:

Maureen Adams
CAO