

Township of McNab/Braeside
Committee of Adjustment

A Hearing of the Committee of Adjustment was held on September 25th, 2017 at 7:00 p.m. in the Municipal Office.

PRESENT: Geoff Booth Chairperson
 Vance Bedore Member

Committee member Jacqueline Asselin was absent this evening.

Disclosures of pecuniary interest and the general nature thereof.

Members were asked to state any financial interest and the general nature thereof before the item is discussed. No disclosures of pecuniary interest were declared at this time.

Moved by Vance Bedore, seconded by Geoff Booth, that the August 21st, 2017 minutes be approved as circulated. **Carried.**

Hearings:

A-2/17 Lois Forrest

Lois Forrest and John Townley, Agent for the Applicant, were in attendance this evening to discuss this application.

The Chairperson advised that the only concern had been the Chief Building Official's comments in regard to the well and this has now been addressed. Following a brief discussion regarding the need for a building permit to be obtained prior to any renovations taking place the Committee made the following motion:

Moved by Vance Bedore, seconded by Geoff Booth, that Application A-2/17 be approved as applied for. **Carried.**

B-14/17 Ernest, Doreen & Timothy Colbert

No one was in attendance this evening to discuss this application.

The Chairperson advised that favourable comments have been received from the Planning Advisory Committee, Sewage System Inspector, Township Planner, County of Renfrew Department of Public Works & Engineering Department and Ministry of Transportation. He further advised that, as per the Planning Report, the Applicant is required to convey a one square foot portion of land to the abutting road allowance owned by MTO to legally consolidate the proposed severed lands to the existing lot.

Moved by Vance Bedore, seconded by Geoff Booth, that Application B-14/17 be approved as applied for. **Carried.**

Decisions:

A-2/17 Lois Forrest

The application for a minor variance as applied for by Lois Forrest to obtain relief from By-law 2010-49 to reduce the minimum setback from a landfill site from 500 metres to 280 metres to accommodate a proposed residence is granted.

This property is located at Lot 19, Concession 6, 400 Calabogie Road, Township of McNab/Braeside.

Reasons:

The Committee stated that:

- the variance sought was minor in nature and was desirable for the appropriate development or use of the land as the proposed variance would not have a negative impact on any of the surrounding community.
- the application would be consistent with the relevant policies of the Township of McNab/Braeside's Official Plan, which is to allow residential uses.
- the subject lands would comply with the Township of McNab/Braeside's Comprehensive Zoning By-law 2010-49, which is to maintain the character of the neighbourhood.

For the above mentioned reasons, the application for a minor variance was granted

B-11/17 Beverly & David Runtz

No one was in attendance this evening to discuss this application.

The Chairperson advised that this application was held in abeyance at the August 21st, 2017 Committee of Adjustment meeting to permit the Applicant time to amend the sketch and further review the Planning Report. An amended sketch has now been submitted and the Committee made the following motion:

Moved by Vance Bedore, seconded by Geoff Booth, that Application B-11/17 be approved as applied for subject to the conditions listed in the decision. **Carried.**

Consent to sever a parcel of land approximately 45m frontage x 272.57 depth, 1.06 ha, irregular in shape, for residential purposes, being Pt Lot 9, Concession 9, 1086 Russett Drive, Township of McNab/Braeside is granted to Beverly & David Runtz on condition that:

1. The Applicants successfully obtain a Zoning Amendment for the severed lands to permit accessory buildings higher than 5 metres and to prohibit the keeping of farm animals; and for the retained lands to prohibit residential use.

2. Three registered Plans of Survey in conformity with the sketch depicting the severed lands as attached to the application be presented to the Township and a copy be deposited in the Land Registry Office.
3. The original executed transfer (Transfer In Preparation) be presented to the Township.

NOTE: The above conditions must be completed within one year of the date of decision. Should the conditions not be met the consent shall be deemed to be refused. This consent conforms with section 3.3 (2) (b) of the Official Plan.

Reasons:

The Committee stated that:

- The general intent and purpose of the Township of McNab/Braeside's Official Plan would be maintained.
- The application complies with the relevant policies of the Township of McNab/Braeside's Official Plan.
- The subject lands would comply with the provisions of the Township of McNab/Braeside's Comprehensive Zoning By-Law 2010-49 once a zoning amendment has been obtained.
- The use would be compatible with the existing uses in the vicinity of the subject property

For the above mentioned reasons, the application for consent was granted.

B-14/17 Ernest, Doreen & Timothy Colbert

Consent to sever a portion of land approximately 27 ha as a lot addition only is granted to Ernest Colbert, Doreen Colbert and Timothy Colbert. This property is part of East Pt Lot 6, Concession "A", Duncan Drive/Division Street, Township of McNab/Braeside. This property must be added to the abutting property currently owned by Ernest Boyd Colbert, Doreen Nancy Colbert and Timothy Colbert at 429 Division Street. This severance is granted on condition that:

1. A one square foot portion of land known municipally as 429 Division Street be surveyed and conveyed to the abutting road allowance owned by the Ontario Ministry of Transportation.
2. The Certificate of Consent "Schedule" attached to the deed/transfer shall include the following condition: *"The lands to be severed are for the purpose of a lot addition only to the adjacent lands owned by Ernest Boyd Colbert, Doreen Nancy Colbert and Tim Colbert and any subsequent transfer, charge or other conveyance of the lands to be severed is subject to Section 50(3) (or subsection 50(5) if in a plan of subdivision) of the Planning Act. Neither the lands to be severed nor the adjacent lands are to be conveyed without the other parcel unless a further consent is obtained. The owner shall cause the lands to be severed to be consolidated on title with the adjacent lands and this condition shall be entered into the parcel as a restriction."*
3. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.

4. Two registered Plans of Survey in conformity with the sketch depicting the severed lands as attached to the application be presented to the Township and a copy be deposited in the Land Registry Office.

NOTE: The above conditions must be completed within one year of the date of decision. Should the conditions not be met the consent shall be deemed to be refused. This consent conforms with section 3.3 (2) (b) of the Official Plan.

Reasons:

- The Committee stated that the general intent and purpose of the Township of McNab/Braeside's Official Plan would be maintained.
- The Committee also stated that the application complies with the relevant policies of the Township of McNab/Braeside's Official Plan.
- It was noted by the Committee that the subject lands will comply with the provisions of the Township of McNab/Braeside's Comprehensive Zoning By-Law 2010-49 and the use would be compatible with the existing uses in the vicinity of the subject property.

For the above mentioned reasons, the application for consent was granted.

Delegations: Nil

Discussion: Nil

Correspondence: Nil

Unfinished Business: Nil

New Business: Nil

Next Meeting:

The next meeting will be held on October 16th, 2017.

Adjournment.

The meeting adjourned on a motion moved by Vance Bedore at 7:45 p.m.

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Chairperson

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Secretary