

Township of McNab/Braeside

Committee of Adjustment

A Hearing of the Committee of Adjustment was held on May 15th, 2017 at 7:00 p.m. in the Municipal Office.

PRESENT: Geoff Booth Chairperson
 Vance Bedore Member
 Jacqueline Asselin Member

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 March 27th, 2017 minutes be approved as circulated. **Carried.**

Hearings:

B-4/17 Larry & Joanne Brydges

Larry & Joanne Brydges were in attendance this evening to discuss this application.

The Chairperson advised that favourable MDS calculations have now been received as well as favourable comments from the Planning Advisory Committee, Sewage System Inspector and Township Planner. He further advised that the County of Renfrew Department of Public Works & Engineering Department comments noted that an entrance permit would need to be obtained for any new or modified entrances to the County Road. The Secretary advised that a copy of the County Public Works Departments comments had been forwarded to the Applicants.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application B-4/17 be approved as applied for. **Carried.**

B-5/17 Spencer Wilson

Spencer Wilson & Rod Wilson were in attendance this evening to discuss this application.

The Chairperson advised that this application is being heard concurrently with applications B-6/17 and B-7/17. He further advised that a Zoning By-law Amendment is required to reduce the minimum required lot frontage for the retained lot for Application B-7/17. Spencer Wilson advised that an application has already been submitted to the Township.

Moved by Vance Bedore, seconded by Jacqueline Asselin, that Application B-5/17 be approved as applied for. **Carried.**

B-6/17 Spencer Wilson

Spencer Wilson & Rod Wilson were in attendance this evening to discuss this application.

This application was heard in conjunction with Application B-5/17.

Moved by Vance Bedore, seconded by Jacqueline Asselin, that Application B-6/17 be approved as applied for. **Carried.**

B-7/17 Spencer Wilson

Spencer Wilson & Rod Wilson were in attendance this evening to discuss this application.

This application was heard in conjunction with Applications B-5/17 & B-6/17.

Moved by Vance Bedore, seconded by Jacqueline Asselin, that Application B-7/17 be approved subject to the conditions listed in the decision. **Carried.**

B-8/17 Chris Lyons

Chris Lyons was in attendance this evening to discuss this application.

The Committee members discussed the application with the Applicant, explaining that the 0.3 metre wide strip of land to be surveyed and conveyed to the Township is to ensure that the lot and lot addition legally merge on title as the lot being enlarged was originally created by severance. The Chairperson then advised that all other comments received were favourable.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application B-8/17 be approved subject to the conditions listed in the decision. **Carried.**

B-9/17 Dan Lyons

Chris Lyons & Dan Lyons were in attendance this evening to discuss this application.

This application was heard in conjunction with Application B-8/17.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application B-9/17 be approved subject to the conditions listed in the decision. **Carried.**

Decisions:

B-4/17 Larry & Joanne Brydges

Consent to sever a parcel of land approximately 75m frontage x 110m depth, 0.825 ha, for residential purposes, being Part Lot 5, Concession 4, 4169 Highland Road, Township of McNab/Braeside is granted to Larry & Joanne Brydges on condition that:

1. 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.
2. 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.
- 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-5/17 Spencer Wilson

Consent to sever a parcel of land approximately 45.72m frontage x 99.06m depth, 0.453 ha, for residential purposes, being W $\frac{1}{2}$ Lot 3, Concession 4, Bellamy Road, Township of McNab/Braeside is granted to Spencer Wilson on condition that:

1. 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.
2. 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.
- 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-6/17 Spencer Wilson

Consent to sever a parcel of land approximately 45.72m frontage x 99.06m depth, 0.453 ha, for residential purposes, being W½ Lot 3, Concession 4, Bellamy Road, Township of McNab/Braeside is granted to Spencer Wilson on condition that:

1. 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.
2. 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.
- 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-7/17 Spencer Wilson

Consent to sever a parcel of land approximately 45.72m frontage x 99.06m depth, 0.453 ha, for residential purposes, being W½ Lot 3, Concession 4, Bellamy Road, Township of McNab/Braeside is granted to Spencer Wilson on condition that:

1. The Applicant successfully obtains a Zoning Amendment for the retained lot to reduce the minimum required lot frontage.
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-8/17 Chris Lyons

Consent to sever a portion of land 15.24m frontage, 60.96m in depth, approximately 929.0304 m², as a lot addition only is granted to Chris Lyons. This property is part of Pt Lot 21, Concession 7, Daillee Road, Township of McNab/Braeside. This property must be added to the abutting property currently owned by Daniel Lyons. This severance is granted on condition that:

1. The Certificate of Consent 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 Daniel Lyons 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."*
2. A 0.3 metre wide strip of land along the frontage of the lot being enlarged be surveyed and conveyed to the Township of McNab/Braeside with all costs to be assumed by the Applicant.
3. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.

4. 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.

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.

B-9/17 Dan Lyons

Consent to sever a portion of land 9.144m frontage, 60.96m in depth, approximately 557.41824 m², as a lot addition only is granted to Chris Lyons. This property is part of Pt Lot 21, Concession 7, Daillee Road, Township of McNab/Braeside. This property must be added to the abutting property currently owned by Daniel Lyons. This severance is granted on condition that:

1. The Certificate of Consent 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 Daniel Lyons 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."*
2. A 0.3 metre wide strip of land along the frontage of the lot being enlarged be surveyed and conveyed to the Township of McNab/Braeside with all costs to be assumed by the Applicant.
3. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.
4. 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.

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:

B-2/17 – Doug & Julia McNab – Correct Legal Description on Decision

The Committee were in agreement that the original decision contained a clerical error in the text that occurred when the information was transferred from the front page of the application. The application has now been revised by the Agent to reflect the correct information and the revised decision will be recirculated.

New Business: Nil

Next Meeting:

The next meeting will be on June 19th, 2017.

Adjournment.

The meeting adjourned on a motion moved by Vance Bedore at 7:40 p.m.

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Chairperson

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Secretary