

## Township of McNab/Braeside

### Committee of Adjustment

A Hearing of the Committee of Adjustment was held on June 22, 2020 at 4:00 p.m. in the Municipal Office <https://us02web.zoom.us/j/89485252362>.

**Members Present:** Geoff Booth Chairperson  
Jacqueline Asselin Member  
Mackie J. McLaren Member

**Staff Present:** Helen Siroski, Secretary-Treasurer

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 under the *Municipal Conflict of Interest Act*. No disclosures of pecuniary interest were declared at this time.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that the March 16, 2020 minutes be approved as circulated. **Carried.**

#### Hearings:

##### **B-4/20 – Peter & Patricia McKay**

Hannah O'Connell, Agent for the Applicant, was in attendance via Zoom this afternoon to discuss this application.

The Chairperson advised that all three applications would be heard concurrently, adding that the applications are to reinstate properties that inadvertently merged with abutting lands. He further advised that favourable comments have been received from the County Public Works Department, however, the lots do not meet the Township Zoning By-Law requirements with regard to frontage, lot area and multiple residential dwellings on a lot with reduced frontage. The Committee members reviewed the applications and discussed the recommendations from the Township Planner and the Chief Building Official for a minor variance or zoning by-law amendment to address the reduced frontages, area and multiple residential dwellings concerns. The Committee members were in agreement that a zoning by-law amendment would be preferable as it runs with the land and is easier to track in the future.

Moved by Mackie J. McLaren, seconded by Jacqueline Asselin, that Application B-4/20 be approved subject to the conditions listed in the decision. **Carried.**

##### **B-5/20 – Peter & Patricia McKay**

Hannah O'Connell, Agent for the Applicant, was in attendance via Zoom this afternoon to discuss this application. This application was heard in conjunction with Application B-4/20.

Moved by Mackie J. McLaren, seconded by Jacqueline Asselin, that Application B-5/20 be approved subject to the conditions listed in the decision. **Carried.**

### **B-6/20 – Peter & Patricia McKay**

Hannah O'Connell, Agent for the Applicant, was in attendance via Zoom this afternoon to discuss this application. This application was heard in conjunction with Applications B-4/20 and B-5/20.

Moved by Mackie J. McLaren, seconded by Jacqueline Asselin, that Application B-6/20 be approved subject to the conditions listed in the decision. **Carried.**

### **Decisions:**

#### **B-4/20 – Peter & Patricia McKay**

Consent to sever a portion of land approximately 30.68m frontage, 173.59m depth, 0.0539698 ha, irregular in shape, for a correction of technical title merge, being Pt Blk J, Plan 23, 187 River Road, Township of McNab/Braeside, is granted to Peter & Patricia McKay on condition that:

1. The Applicant successfully obtain a Zoning By-law Amendment to rezone the proposed lot to permit a reduced lot frontage and to permit an accessory building prior to a main permitted use.
2. A solicitor's undertaking is provided to the Secretary-Treasurer of the Committee of Adjustment, ensuring consent B-4/20 will be the last of the three concurrent severances to be registered on title.
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 of Adjustment considered all the written and oral submissions and is of the opinion that, subject to the conditions of provisional consent, this application meets Planning Act requirements, is consistent with the Provincial Policy, the Township's Zoning By-Law and the County of Renfrew's Official Plan and represents good land use planning.

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

### **B-5/20 – Peter & Patricia McKay**

Consent to sever a portion of land approximately 19.34m frontage, 173.59m depth, 2.235639 ha, irregular in shape, for a correction of technical title merge, being Pt Blk J, Plan 23, 180 River Road, Township of McNab/Braeside, is granted to Peter & Patricia McKay on condition that:

1. The Applicant successfully obtain a Zoning By-law Amendment to rezone the proposed lot to permit two detached multiple residential dwellings on a lot with reduced frontage.
2. A solicitor's undertaking is provided to the Secretary-Treasurer of the Committee of Adjustment, ensuring consent B-4/20 will be the last of the three concurrent severances to be registered on title.
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 of Adjustment considered all the written and oral submissions and is of the opinion that, subject to the conditions of provisional consent, this application meets Planning Act requirements, is consistent with the Provincial Policy, the Township's Zoning By-Law and the County of Renfrew's Official Plan and represents good land use planning.

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

### **B-6/20 – Peter & Patricia McKay**

Consent to sever a portion of land approximately 76.01m frontage, 53.43m depth, 0.4353522 ha, irregular in shape, to consolidate PINS 57324-0436 and 57324-0441, being Pt Park Lt 1, Plan 23, 195 River Road, Township of McNab/Braeside, is granted to Peter & Patricia McKay on condition that:

1. The Applicant successfully obtain a Zoning By-law Amendment to rezone the proposed lot to permit a reduced lot area.
2. A solicitor's undertaking is provided to the Secretary-Treasurer of the Committee of Adjustment, ensuring consent B-4/20 will be the last of the three concurrent severances to be registered on title.

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 of Adjustment considered all the written and oral submissions and is of the opinion that, subject to the conditions of provisional consent, this application meets Planning Act requirements, is consistent with the Provincial Policy, the Township's Zoning By-Law and the County of Renfrew's Official Plan and represents good land use planning.

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

**Delegations:** Nil

**Discussion:**

**Correspondence:** Nil

**Unfinished Business:** Nil

**New Business:** Nil

**Next Meeting:** The next meeting will be held on August 17, 2020.

**Adjournment.**

There being no further business the Chair adjourned the meeting at 4:50 p.m.

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Chairperson

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Secretary