

Township of McNab/Braeside
Committee of Adjustment

A virtual meeting of the Committee of Adjustment was held on April 26, 2021 at 4:00 p.m. by Zoom.

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

Staff Present: Bruce Howarth Senior Planner
 County of Renfrew
 Alana Zadow Secretary-Treasurer
 County of Renfrew Land Division Committee

Disclosures of pecuniary interest and the 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 Mackie McLaren, seconded by Jacqueline Asselin that the March 29, 2021 minutes be approved as circulated. **Carried.**

Approval of the Agenda with an amendment to reference approval of the previous minutes dated March 29, 2021 rather than April 26, 2021.

HEARINGS

A-2/21 Haybecker

No one was in attendance this afternoon on behalf of the Applicant to discuss the application.

The Chairperson explained the nature of the application, the planner's comments and the agency comments provided.

Moved by Jacqueline Asselin, seconded by Mackie McLaren, that in the matter of an application for Minor Variance, File A-2/21, submitted by Gary W. Haybecker & Karen Haybecker with respect to lands described as 86 Russett Dr. Arnprior, ON, be approved for the purpose of permitting a 41 m² (448 ft²) addition to the rear of a legal non-conforming residential dwelling.

It is the decision of the Committee of Adjustment to grant the above variance(s) for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

Carried.

B-5/21 Armishaw

Martin Black, Susan Anglin, Rick Armishaw, Tracey Zander, Stephen Bird, Ron Shaheen were in attendance this afternoon to discuss the application.

The Chairperson explained the nature of the application, and discussed the planner's report and agency comments provided.

Susan Anglin (applicant's agent), Martin Black (solicitor for the applicant's agent), Tracey Zander (Planner for the applicant) and Rick Armishaw (applicant) addressed the committee in support of the application.

Stephen Bird addressed the committee in support of his letter of objection seeking compensation for certain services provided to the owners of lots in the subdivision. He advised that he did not oppose the application per se, but felt that past and future owners should be compensated for services provided and incorporated into the purchase price paid by previous owners.

Mr. Black and Ms. Zander advised that consideration of compensation would set a dangerous precedent for future transactions.

The committee commented that they did not feel that the objector's request for compensation was within their purview and that it needed to be addressed in another forum.

Moved by Mackie McLaren, seconded by Jacqueline Asselin, that Application for Consent B-5/21 be granted for the conveyance of a lot addition to a residential parcel containing the Braeburn Subdivision, subject to the following conditions, as provided in draft by staff:

1. That a registered Plan of Survey in conformity with the sketch depicting the severed lands (as attached to the original or amended application) be supplied to the Secretary-Treasurer of the Committee of Adjustments.
2. That prior to the issuance of the Certificate of Official, the Applicant shall provide to the Secretary-Treasurer of the Committee of Adjustments, a copy of the existing Transfer/Deed of Land and PIN abstract for the parcel being added to.

3. That prior to the Certificate being issued, a solicitor's undertaking addressed to the Secretary-Treasurer, Committee of Adjustments for the Township of McNab/Braeside referencing file no. B-5/21 shall be provided, to bring the severed lands into absolute title and ensure the severed lands merge with the subdivision lands they are being added to. The solicitor shall also provide the Secretary-Treasurer with a copy of the block map illustrating the new PIN and the PIN printout once the consolidation has occurred.

Subsection (50(3) or (5)) as the case may be, of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent. **Carried.**

B-6/21 Stephen Kenopic

Stephen Kenopic was in attendance this afternoon to discuss the application.

The Chairperson explained the nature of the application and reviewed the planner's comments and agency comments.

Mr. Kenopic addressed the Committee in support of his application.

The Committee discussed with Mr. Kenopic the need for the new lot line to be adjusted to accommodate the existing shed, or submission of a minor variance application to permit the reduced setback would be required.

Mr. Howarth provided information related to the shed near the lot and explained the 3 metre requirement.

Mr. Kenopic was not opposed to adjusting the lot line.

Moved by Jacqueline Asselin seconded by Mackie MacLaren, that for Application B-6/21, consent be granted for the conveyance of a residential parcel subject to the following conditions as provided in draft by staff:

1. That prior to the issuance of the Certificate of Official, a preliminary survey be provided to the Township showing that the existing shed on the severed lands meets the minimum 3.0 metre setback. If the shed does not meet the minimum 3.0 metres then further by-law relief will be required through a minor variance application.
2. That a registered Plan of Survey in conformity with the sketch depicting the severed lands (as attached to the original or amended application) be supplied to the Secretary-Treasurer of the Committee of Adjustments.

Carried.

B-7/21 Richard Robertson

Richard Robertson was in attendance this afternoon to discuss the application.

The Chairperson explained the nature of the application, planner's comments and agency comments.

Mr. Robertson addressed the Committee in support of his application. The Committee confirmed that Mr. Robertson was aware of the Wildland Fire Risk Assessment required. Staff explained the need for the assessment and its requirements. The Applicant was not opposed to the requirement.

Moved by Mackie McLaren, seconded by Jacqueline Asselin, that for Application B-7/21, consent be granted for the conveyance of a residential parcel subject to the following conditions as drafted by staff:

1. That a registered Plan of Survey in conformity with the sketch depicting the severed lands (as attached to the original or amended application) be supplied to the Secretary-Treasurer of the Committee of Adjustments.
2. That prior to the issuance of the Certificate of Official, the applicant provide a site plan sketch of the severed lot that shows a building site that incorporates MNRF standards for mitigating wildfire risk in accordance with the Provincial Wildland Fire Risk Assessment and Mitigation Reference Manual.

Carried.

Delegations: Nil

Discussion: It was confirmed by Committee that they will attend at the Municipal Office to sign Decisions.

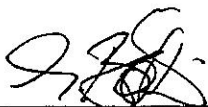
Correspondence: Nil

Unfinished Business: Nil

New Business: Nil

Next Meeting: May 31 2021

Adjournment.: There being no further business the Chair adjourned the meeting at 5:01 p.m.



Chairperson



Secretary