

**Township of McNab/Braeside**  
**Committee of Adjustment**

A Hearing of the Committee of Adjustment was held on May 16<sup>th</sup>, 2016 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 Jacqueline Asselin, that the April 18<sup>th</sup>, 2016 minutes be approved as circulated. **Carried.**

**Hearings:**

**B-13/15      Milnerlea Properties Inc.**

Leander Hutchings and Steven Sheppard, Lawyer for the Applicant's, were in attendance this evening to discuss this application.

Mr. Sheppard approached the Committee to advise that the Planning Report has not yet been received. He further advised that favourable comments have been received from MTO but have not yet been received from the Township's Public Works Department. Committee Member Vance Bedore clarified that the application is for a lot addition, not for a lot line adjustment. Committee Chairperson Geoff Booth inquired as to the significance of the duplicate drawings regarding the right-of-way submitted with the amended application. Mr. Sheppard explained that there is no significance, they are simply duplicates on the same piece of paper.

Mr. Sheppard advised that he will be in attendance at the June 20<sup>th</sup>, 2016 Committee of Adjustment hearing to go through the presentation with the Committee and answer questions, adding that it is the same presentation that was given to the Planning Advisory Committee. Vance Bedore stated that the Committee were not a part of the Planning Advisory Committee's meeting as the Committee of Adjustment are a quasi-judicial body that deals with applications objectively as a committee and they do not attend other committee's meetings to ask questions. He further stated that they will wait to receive all the reports and make a decision at that time if the comments are all favourable.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application B-13/15 be adjourned to the June 20<sup>th</sup>, 2016 Committee of Adjustment meeting. **Carried.**

**B-1/16 Doris G. Glenn**

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 and MTO.

Moved by Vance Bedore, seconded by Jacqueline Asselin, that Application B-1/16 be approved as applied for. **Carried.**

**B-2/16 Bob & Rita Norris**

Bob and Rita Norris were in attendance this evening to discuss this application.

The Chairperson advised that favourable comments have been received from the Planning Advisory Committee, Township Planner, County of Renfrew Public Works Department and MTO. He further advised that the only issue is a difference in zoning between the two lots. Following a brief discussion with Mr. Norris it was determined by the Committee that as the residential dwelling and ancillary buildings are already in existence a rezoning would not be required unless they wish to change the existing use in the future.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application B-2/16 be approved as applied for. **Carried.**

**B-3/16 William Laventure**

Bob and Rita Norris were in attendance this evening to discuss this application.

This application was heard in conjunction with Application B-2/16 and the same comments with regard to the zoning apply.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application B-3/16 be approved as applied for. **Carried.**

**Decisions:**

**B-1/16 Doris G. Glenn**

Consent to sever a parcel of land approximately 60m frontage x 45m depth, 2700 m<sup>2</sup>, for residential purposes, being Pt Lots 6 & 7, Concession A, Campbell Drive (45 Pine Grove Road), Township of McNab/Braeside is granted to Doris G. Glenn on condition that:

1. The original executed transfer (Transfer In Preparation) be presented to the Township.
2. 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 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-2/16      Bob & Rita Norris**

Consent to sever a portion of land irregular in shape, 18.3 m in depth, approximately 139.35 m<sup>2</sup> as a lot addition only is granted to Bob & Rita Norris. This property is part of Lot 18, Concession 8, 34 Milton Stewart Avenue, Township of McNab/Braeside. This property must be added to the abutting property currently owned by William Leonard Laventure. This severance is granted on condition that:

1. 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 William Leonard Laventure 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. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.
3. 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 would 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-3/16 William Laventure**

Consent to sever a portion of land irregular in shape, 25.8 m in depth, approximately 296 m<sup>2</sup> as a lot addition only is granted to William Leonard Laventure. This property is part of Lot 18, Concession 8, Milton Stewart Avenue, Township of McNab/Braeside. This property must be added to the abutting property currently owned by Robert Dale Norris and Rita Anne Norris. This severance is granted on condition that:

1. 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 Robert Dale Norris and Rita Anne Norris 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. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.
3. 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 would 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

The next meeting will be on June 20<sup>th</sup>, 2016.

The meeting adjourned on a motion moved by Vance Bedore.

.....  
Chairperson

.....  
Secretary