

## Township of McNab/Braeside

### Committee of Adjustment

A Hearing of the Committee of Adjustment was held on August 22<sup>nd</sup>, 2016 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 Jacqueline Asselin, seconded by Vance Bedore, that the July 18<sup>th</sup>, 2016 minutes be approved as circulated. **Carried.**

#### Hearings:

**B-12/16      Sean Colton**

Sean Colton and Mike Nash were in attendance this evening to discuss this application.

The Chairperson advised that favourable comments have been received from the Planning Advisory Committee and Township Planner. He further advised that comments received from TransCanada Pipeline/MHBC Planning contained regulatory and development requirements for any proposed development. Mr. Colton and Mr. Nash advised that they have received a copy of the comments and are aware of the restrictions and conditions.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application B-12/16 be approved as applied for subject to the conditions listed in the decision. **Carried.**

#### Decisions:

**B-12/16      Sean Colton**

Consent to sever a portion of land approximately 124.542m frontage x 121.854m depth, 0.7589 ha, irregular in shape, as a lot addition only is granted to Sean Colton. This property is part of W½ Lot 1, Concession 7, Robertson Line, Township of McNab/Braeside. This property must be added to the abutting property currently owned by Mike Nash at 456 Robertson Line. 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 Mike Nash 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 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.

**Delegations:** Nil

**Discussion:** Nil

**Correspondence:** Nil

**Unfinished Business:** Nil

**New Business:** Nil

The next meeting will be on September 19<sup>th</sup>, 2016.

The meeting adjourned on a motion moved by Jacqueline Asselin at 7:25 p.m.

.....  
Chairperson

.....  
Secretary