

Township of McNab/Braeside

Committee of Adjustment

A Hearing of the Committee of Adjustment was held on November 28th, 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 September 19th, 2016 minutes be approved as circulated. **Carried.**

Hearings:

B-15/16 Robert Dodge & Lynda Wright

Robert Dodge and Linda Wright were in attendance this evening to discuss this application.

The Chairperson advised that this application is for the creation of a new lot. He explained that the current issue is with a building that was not on the original sketch submitted with the application and further explained that the building does not have official recognition by means of a building permit. Robert Dodge advised that the building is just a drive shed which contains equipment and stated that they are working on obtaining a building permit. Linda Wright advised that she has spoken to the Chief Building Official and is looking into hiring an engineer. The Committee discussed the Chief Building Official's recommendation regarding a draft survey showing the distance from the shed to the proposed lot line as well as the as well as the requirement for a building permit and were in agreement that these issues could be addressed as conditions of the consent to the satisfaction of the Committee.

Moved by Vance Bedore, seconded by Jacqueline Asselin, that Application B-15/16 be approved pending receipt of a building permit for the drive shed on the severed property and receipt of a draft survey showing that the 30 metre side yard requirements have been met. **Carried.**

Decisions:

Consent to sever a parcel of land approximately 299.31m frontage x 676m depth, 19.8296 ha, for family farm purposes, being E½ Lot 9, Concession 10, 349 Nieman Drive, Township of McNab/Braeside is granted to Robert Dodge and Lynda Wright on condition that:

1. The Applicants successfully obtain a building permit for the drive shed on the severed lot.
2. A draft survey be provided showing that the minimum 30 metre side yard requirements have been met.
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.
4. 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.

Delegations: Nil

Discussion: Nil

Correspondence: Nil

Unfinished Business: Nil

New Business:

Township Christmas Party

The Secretary reminded the Committee that the Township Christmas party is scheduled to be held on Saturday December 3rd, 2016 at the Arnprior Curling.

2016 OACA Fall Seminar Information Printouts

The Secretary circulated copies of printouts received during her attendance at the 2016 OACA Fall Seminar to the Committee members. They included information on Minor Variance & Severance Agreements, What is or is not a Minor variance, Bill 73 – Smart Growth for our Communities Act, 2015 and Smart Growth for our Communities Act, 2015 “Before and After” Implementation Checklist.

Next Meeting:

The next meeting date is to be determined.

Adjournment.

The meeting adjourned on a motion moved by Jacqueline Asselin at 7:45 p.m.

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Chairperson

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Secretary