

Township of McNab/Braeside

Committee of Adjustment

A Hearing of the Committee of Adjustment was held on June 19th, 2017 at 7:00 p.m. in the Municipal Office.

PRESENT: Geoff Booth Chairperson
 Jacqueline Asselin Member

Committee member Vance Bedore was absent this evening.

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 Geoff Booth, that the May 15th, 2017 minutes be approved as circulated. **Carried.**

Hearings:

B-16/16 Ian & Joan McKie

No one was in attendance this evening to discuss this application.

The Chairperson advised that this application was previously held in abeyance pending a Zoning By-Law Amendment which has now been successfully obtained.

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

B-10/17 Larry & Joanne Brydges

Larry & Joanne Brydges were in attendance this evening to discuss this application.

Mr. Brydges addressed the Committee to advise that this lot is for his daughter and the Committee members advised that the only concern is with the proposed entrance way and the County of Renfrew's minimum spacing requirements. Mr. Brydges advised that he is aware of the issue and will take that into consideration when placing the entrance. The Chairperson advised that favourable comments have been received from the Planning Advisory Committee, Sewage System Inspector and Township Planner.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-10/17 be approved as applied for. **Carried.**

Decisions:

B-16/16 Ian & Joan McKie

Consent to sever a portion of land 31.09m frontage, 30.48m in depth, approximately .095 ha as a lot addition only is granted to Ian and Joan McKie. This property is part of Part Lot 21, Concession 12(B), 903 Archibald Street, Township of McNab/Braeside. This property must be added to the property across the road currently owned by Ian and Joan McKie at 912 Archibald Street. This severance is granted on condition that:

1. A Development Agreement is registered on title to legally tie together the two parcels of land comprising the enlarged lot.
2. The Certificate of Consent 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 Ian and Joan McKie 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.”*
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 lot areas and frontages of the severed lands, retained lands and lot being added to 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 will 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-10/17 Larry & Joanne Brydges

Consent to sever a parcel of land approximately 65m frontage x 188m depth, 1.25 ha, for residential purposes, being Part Lot 5, Concession 4, 4169 Highland Road, Township of McNab/Braeside is granted to Larry & Joanne Brydges on condition that:

1. 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.
2. 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: Nil

Next Meeting:

The next meeting will be on July 21st, 2017.

Adjournment.

The meeting adjourned on a motion moved by Jacqueline Asselin at 7:50 p.m.

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Chairperson

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Secretary