

## Township of McNab/Braeside

### Committee of Adjustment

A Hearing of the Committee of Adjustment was held on January 29, 2018 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 Vance Bedore, seconded by Jacqueline Asselin, that the December 18, 2017 minutes be approved as circulated. **Carried.**

#### Hearings:

##### **B-16/17      Ron & Trish Headrick**

Ron Headrick was in attendance this evening to discuss this application.

The Committee discussed the application with Mr. Headrick and ensured that he is aware of the condition regarding the one square foot portion of land to be conveyed to the Township to ensure that the subject lands merge properly. The Committee members also confirmed that the Applicants are aware of the Township Planner's recommendation that they consult with their lawyer to ensure the transfer is completed in a manner that will maintain the larger holdings as a separate lot but allow for the served lands to properly merge with 200 Stewartville Road. A copy of the Planning report was forwarded to the applicants prior to the hearing.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application B-16/17 be approved subject to the conditions listed in the decision. **Carried.**

##### **A-1/18      Harold MacMillan**

Harold MacMillan was in attendance this evening to discuss this application.

Mr. MacMillan provided a short history of the property and briefly outlined the content of the discussion and subsequent recommendations made during his meeting with Planner Bruce Howarth and Chief Building Official Chris Vereyken. The Chairperson advised that comments have not yet been received from the Planning Advisory Committee, Township Planner and Ontario Power Generation.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application A-1/18 be held in abeyance pending receipt of the Planning Advisory Committee's comments, the Planning Report and Ontario Power Generation's comments. **Carried.**

## **Decisions:**

### **B-16/17 Ron & Trish Headrick**

Consent to sever a portion of land approximately 27.44m frontage, 121.92m depth, .527 ha as a lot addition only is granted to Ron and Trish Headrick. This property is part of Lot 11, Concession 5, Stewartville Road, Township of McNab/Braeside. This property must be added to the abutting property currently owned by Ron and Trish Headrick at 200 Stewartville Road. This severance is granted on condition that:

1. A one square foot piece of land, adjacent to the road allowance, of the lot being enlarged be surveyed and conveyed to the Township of McNab/Braeside with all costs to be assumed by the Applicant.
2. 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 Ron and Trish Headrick 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 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.
- 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 date is to be determined.

**Adjournment.**

The meeting adjourned on a motion moved by Vance Bedore at 7:30 p.m.

.....  
Chairperson

.....  
Secretary