

## Township of McNab/Braeside

### Committee of Adjustment

A Hearing of the Committee of Adjustment was held on April 23, 2018 at 7:00 p.m. in the Municipal Office.

PRESENT: Geoff Booth            Chairperson  
          Vance Bedore        Member  
          Jacqueline Asselin Member

Members were asked to state any financial interest and the general nature thereof before the item is discussed. Geoff Booth declared a pecuniary interest in application B-5/18 – Susan Clark as he oversees the financial transactions for a property within the 60 metre buffer. He refrained from all discussion and voting on this matter.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that the February 22, 2018 minutes be approved as circulated. **Carried.**

#### Hearings:

##### **B-1/18        Estate of William Miller**

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

The Chairperson advised that all required comments have been received and are favourable, adding that the County of Renfrew Public Works & Engineering Department comments request that the applicant be reminded that any new or modified entrances will require an entrance permit.

Moved by Vance Bedore, seconded by Jacqueline Asselin, that Application B-1/18 be approved subject to the conditions listed in the decision. **Carried.**

##### **B-2/18        Estate of William Miller**

Peter Ross, an abutting property owner was in attendance this evening to discuss this application.

The Chairperson advised that all required comments have been received and are favourable, adding that the County of Renfrew Public Works & Engineering Department comments request that the applicant be reminded that any new or modified entrances will require an entrance permit.

Peter Ross addressed the Committee advising that he is an abutting landowner and he has no objection to the proposal.

Moved by Vance Bedore, seconded by Jacqueline Asselin, that Application B-2/18 be approved subject to the conditions listed in the decision. **Carried.**

**B-3/18 Estate of William Miller**

Peter Ross was in attendance this evening to discuss this application.

The Chairperson advised that the Planner has recommended that the application be held in abeyance pending the Applicant submitting a lot grading and drainage plan and report prepared by a qualified professional to address the drainage issue to the Township's satisfaction. Helen Siroski advised that the Applicant had called her to advise that if the cost of completing the study is too high they may look at other options such as moving the location of the proposed lots. At the time of the meeting the Applicant had not advised of her intentions.

Peter Ross spoke briefly in regard to the drainage concerns and provided an explanation of how the water currently drains.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application B-3/18 be held in abeyance. **Carried.**

**B-4/18 Estate of William Miller**

Peter Ross was in attendance this evening to discuss this application.

This application was heard in conjunction with Application B-3/18.

Moved by Jacqueline Asselin, seconded by Vance Bedore, that Application B-4/18 be held in abeyance. **Carried.**

**B-5/18 Susan Clark**

Geoff Booth declared a pecuniary interest in application B-5/18 – Susan Clark as he oversees the financial transactions for a property within the 60 metre buffer. He refrained from all discussion and voting on this matter. Committee Member Jacqueline Asselin assumed the role of Chairperson for this application.

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

Jaqueline Asselin advised that the Planning Report as well as all other required comments have been received and are favourable.

Moved by Vance Bedore, seconded by Jacqueline Asselin, that Application B-5/18 be approved subject to the conditions listed in the decision. **Carried.**

Geoff Booth resumed his position as Chairperson.

## **Decisions:**

### **B-1/18 Estate of William Miller**

Consent to sever a portion of land approximately 64.05m frontage, 144.875m depth, .9279 ha for residential purposes, being part of Lot 25, Concession 7, Miller Road, Township of McNab/Braeside, is granted to the Estate of William Miller 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) and one photocopy for our records for endorsement 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 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.

### **B-2/18 Estate of William Miller**

Consent to sever a portion of land approximately 125m frontage, 65m depth, .8125 ha for residential purposes, being part of Lot 25, Concession 6, 2305 Miller Road, Township of McNab/Braeside, is granted to the Estate of William Miller 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) and one photocopy for our records for endorsement 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 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.

**B-5/18          Susan Clark**

Consent to sever a portion of land approximately 52m frontage, 146.3m depth, .76 ha, being part of Lots 3 & 4, Concession 4, 3965 Highland Road, Township of McNab/Braeside, is granted to Susan Clark 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) and one photocopy for our records for endorsement 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 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 will be held on May 7, 2018.

**Adjournment.**

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

.....  
Chairperson

.....  
Secretary