

Township of McNab/Braeside

Committee of Adjustment

A Hearing of the Committee of Adjustment was held on June 25, 2018 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 28, 2018 minutes be approved as circulated. **Carried.**

Hearings:

B-10/18 Jolan Kallio

Mark Bedore, Agent for the Applicant, was in attendance this evening to discuss this application.

The Chairperson advised that there do not appear to be any issues with this application. Committee member Jackie Asselin asked Mr. Bedore if he was aware of the one foot reserve requirement to which he responded that he was. Secretary Helen Siroski advised that Mr. Bedore had been sent a copy of the Planning Report.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-10/18 be approved subject to the conditions listed in the decision. **Carried.**

B-11/18 Jolan Kallio

Mark Bedore, Agent for the Applicant, was in attendance this evening to discuss this application.

Chairperson Geoff Booth advised that this application is similar to the previous application and provided a brief explanation of the nature of the application. Committee member Jackie Asselin noted that the same conditions will also apply regarding consolidation.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-11/18 be approved subject to the conditions listed in the decision. **Carried.**

B-12/18 Jolan Kallio

Mark Bedore, Agent for the Applicant, was in attendance this evening to discuss this application.

Chairperson Geoff Booth advised that this is an application for a new lot and there do not appear to be any concerns.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-12/18 be approved subject to the conditions listed in the decision. **Carried.**

Decisions:

B-10/18 Jolan Kallio

Consent to sever a portion of land approximately 20m frontage, 0.2 ha, irregular in shape, as a lot addition only is granted to Jolan Kallio. This property is part of Lot 12, Concession 6, Mufferaw Place and Stewartville Road, Township of McNab/Braeside. This property must be added to the abutting property currently owned by Ellyne Dickson at 307 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. A solicitor's letter of undertaking be provided to the Township to consolidate the parcels.
3. The Certificate of Consent "Schedule" to be 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 Ellyne Dickson 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."*
4. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.
5. 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.

B-11/18 Jolan Kallio

Consent to sever a portion of land approximately 320m frontage, 397m depth, 8.5 ha, irregular in shape, as a lot addition only is granted to Jolan Kallio. This property is part of Lot 12, Concession 6, Mufferaw Place and Stewartville Road, Township of McNab/Braeside. This property must be added to the abutting property currently owned by Chris Lacroix at 337 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. A solicitor's letter of undertaking be provided to the Township to consolidate the parcels.
3. The Certificate of Consent "Schedule" to be 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 Chris Lacroix 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."*
4. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.
5. 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.

B-12/18 Jolan Kallio

Consent to sever a portion of land approximately 121.9m frontage, 335.2m depth, 4.04 ha, being Lot 12, Concession 6, Stewartville Road, Township of McNab/Braeside, is granted to Jolan Kallio 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 August 20, 2018.

Adjournment.

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

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Chairperson

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Secretary