

Township of McNab/Braeside

Committee of Adjustment

A Hearing of the Committee of Adjustment was held on August 20, 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 June 25, 2018 minutes be approved as circulated. **Carried.**

Hearings:

B-13/18 John Murdoch

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

The Chairperson advised that the Chief Building Official has some concerns with the buildings on the property as no accessory buildings are permitted prior to the principal building being constructed and explained that they would need to be removed as a condition of the consent. The Chairperson further advised that favourable comments have been received from the Planning Advisory Committee, Sewage System Inspector and County Public Works Department.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-13/18 be approved subject to the condition that the two buildings on the property be removed prior to the consent being finalized as well as the other conditions listed in the decision. **Carried.**

B-14/18 Natasha Corrin & Rick Hayward

Kelly Christopherson and Chris Christopherson, neighbouring property owners, were in attendance this evening to discuss this application.

The Chairperson advised that Minimum Distance Calculations (MDS) have been completed and were favourable, however, a Karst Inspection Report has not yet been

received. He further advised that favourable comments have been received from the Planning Advisory Committee, Sewage System Inspector and County Public Works Department. Committee member Jacqueline Asselin noted that a letter has been received from Robert Campbell containing concerns with regard to cattle being wintered in the bush and hunting in the area around the subject lands. As the Christopherson's had indicated an interest in appealing the decision if it were favourable, they were advised that they should attend the next hearing of the application.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-14/18 be held in abeyance pending the receipt of a Karst Inspection Report. **Carried.**

B-15/18 Natasha Corrin & Rick Hayward

Kelly Christopherson and Chris Christopherson, neighbouring property owners, were in attendance this evening to discuss this application.

This application was heard in conjunction with Application B-14/18.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-13/18 be approved subject to the conditions listed in the decision. **Carried**

B-16/18 James Douglas Campbell

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

The Committee reviewed the application, noting that all required comments have been received and are favourable.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-16/18 be approved subject to the conditions listed in the decision. **Carried**

Decisions:

B-13/18 John Murdoch

Consent to sever a portion of land approximately 45.22m frontage, 74.60m depth, 0.3373 ha, being Pt W ½ Lot 5, Concession 4, White Lake Road, Township of McNab/Braeside, is granted to John Murdoch on condition that:

1. The two buildings currently located on the subject lands be removed and proof of such be provided to the Committee of Adjustment prior to the severance being finalized.
2. 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.

3. 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-16/18 James Douglas Campbell

Consent to sever a 6m wide right-of-way at the rear of the property in favour of 626 Mountain View Road, being Pt Lot 6, Concession 7, Mountain View Road, Township of McNab/Braeside, is granted to James Douglas Campbell 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 September 10, 2018.

Adjournment.

The meeting adjourned on a motion moved by Jacqueline Asselin at 7:35 p.m.

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Chairperson

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Secretary