

Township of McNab/Braeside

Committee of Adjustment

A Hearing of the Committee of Adjustment was held on November 5, 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 September 10, 2018 minutes be approved as circulated and amended. **Carried.**

Hearings:

A-3/18 Ian & Joan McKie

Ian McKie was in attendance this evening to discuss this application.

The Chairperson advised that comments have not yet been received from the Planning Advisory Committee, however, correspondence was received requesting that the Committee of Adjustment refrain from making a decision until such time that comments are submitted by the Planning Advisory Committee. He further advised that favourable comments have been received from the Sewage System Inspector, Township Planner and Ontario Power Generation.

The Chairperson advised that some of the neighbours have concerns with the application. Mr. McKie advised that he has spoken to the neighbours about their concerns and has addressed the concerns with the previous application in the new application, also that his immediate neighbor to the West has no objection to the application and that he is the owner of the property to the East. Members of the Committee observed that there appeared to be adequate space available to build within the set-backs required by the Zoning Bylaw. The applicant however, informed the committee that the layout shown on the site plan is the design to be constructed.

A brief discussion between the Committee members and the Applicant then followed regarding the differences between the previous and current applications as well as the proposed retaining wall and provisions for a drainage swale. The Committee also raised the issue of the hydro pole that is located within the proposed driveway and

concerns with the proposed tie in of the driveway to the edge of the pavement raised by Ryan Frew, Director of Public Work. Mr. McKie advised that an application has been made to Hydro One to relocate the pole and he will be consulting with Mr. Frew to address the driveway tie in.

The Committee recessed for two minutes at 8:25 p.m.

The Applicant stated that he had been advised that the Township's Zoning By-Law allows for a reduced setback in the RU zone to reduce the setback to 1.2 metres in the interior side or rear yard lot line. Upon checking the Zoning By-law it was found that these setbacks would only apply within the R1 and RR zones.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application A-3/18 be held in abeyance until the November 26, 2018 Committee of Adjustment meeting pending receipt of the Planning Advisory Committee comments. **Carried**

Decisions: Nil

Delegations: Nil

Discussion: Nil

Correspondence: Nil

Unfinished Business: Nil

New Business: Nil

Next Meeting:

The next meeting will be held on November 26, 2018.

Adjournment.

The meeting adjourned on a motion moved by Jacqueline Asselin at 8:10 p.m.

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Chairperson

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Secretary