

Township of McNab/Braeside
Committee of Adjustment

A Hearing of the Committee of Adjustment was held on October 21, 2019 at 4:00 p.m. in the Municipal Office.

Members Present: Geoff Booth Chairperson
Jacqueline Asselin Member

Members Absent: Mackie J. McLaren Member

Staff Present: Helen Siroski, Secretary-Treasurer

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 under the *Municipal Conflict of Interest Act*. No disclosures of pecuniary interest were declared at this time.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that the September 30, 2019 minutes be approved as circulated. **Carried.**

Hearings:

A-6/19 Lois Henshaw

Lois Henshaw and Ian Campbell, Agent for the Applicant, were in attendance this evening to discuss this application.

The Chair explained the nature of the application, noting that all required comments have been received and are favourable. The Chair then stated that the variance sought was minor in nature, was desirable for the appropriate development or use of the land, would be consistent with the relevant policies of the County of Renfrew's Official Plan and would comply with the Township of McNab/Braeside's Comprehensive Zoning By-law.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application A-6/19 be approved as applied for. **Carried**

B-9/19 Arthur & Deborah Duff

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

The Chair advised that the application had been held in abeyance at a previous hearing pending receipt of comments from TransCanada Pipelines Limited. These comments have now been received and are favourable, however, they have requested that the landowners be required to enter into an agreement with TransCanada and that the

agreement be registered on title. The Secretary advised that a copy of TransCanada Pipelines comments have been forwarded to the Applicants.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-9/19 be approved subject to the conditions listed in the decision. **Carried.**

B-11/19 Peter Greening & Rachel Dupuis

Peter Greening and Rachel Dupuis were in attendance this evening to discuss this application.

The Chair stated that the only issue raised was with two farm properties in proximity to the subject lands potentially having livestock and/or manure storage. He noted that MDS 1 calculations were favourable.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-11/19 be approved as applied for. **Carried.**

B-12/19 Peter Greening & Rachel Dupuis

Peter Greening and Rachel Dupuis were in attendance this evening to discuss this application.

This application was heard in conjunction with Application B-11/19.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-12/19 be approved as applied for. **Carried.**

B-13/19 Kevin & Barb McCrea

Barb McCrea was in attendance this evening to discuss this application.

It was noted by the Chair that the Chief Building Official has a concern with the Hydrogeological Investigation. The Secretary advised that she has contacted Jp2g to obtain clarification for the Chief Building Official. The Chair also noted that comments have not yet been received from the County Public Works Department.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-13/19 be held in abeyance pending receipt of the required comments. **Carried.**

B-14/19 2325388 Ontario Inc.

Evans McNab, Agent for the Applicant, was in attendance this evening to discuss this application.

The Chair advised that favourable comments have been received from the Sewage System Inspector and Ministry of Transportation. He further advised that the Township Planner and Planning Advisory Committee have recommended holding the application

in abeyance pending receipt of a hydrogeological investigation, including a nitrate impact assessment. The Chair added that the hydrogeological investigation will need to be reviewed by the Chief Building Official. It was noted that the Director of Public Works has recommended that a Lot Grading and Drainage Plan be submitted showing where the existing and proposed drainage is being directed to. The Chair also advised that the Township Planner has recommended that a draft survey confirming the actual severed lot frontage be submitted to the Township before a zoning by-law amendment application is submitted for processing. The draft survey should also identify the 60 metre separation from the GM Zone and a suitable building site on the severed lot for the dwelling that meets all setbacks

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-14/19 be held in abeyance pending receipt of the required reports and comments. **Carried**

B-15/19 2325388 Ontario Inc.

Evans McNab, Agent for the Applicant, was in attendance this evening to discuss this application.

This application was heard in conjunction with Application B-14/19.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-15/19 be held in abeyance pending receipt of the required reports and comments. **Carried**

B-16/19 Stacey Robertson

Stacey Robertson was in attendance this evening to discuss this application.

The Chair advised that favourable comments have been received from all required agencies except for Hydro One Networks, Perth who had been invited to comment but no response had been received. Hydro One Networks had no comments with regard to high voltage lines. The Committee members discussed the location of the hydro easement with the Applicant and were in agreement that it does not affect the subject lands.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-16/19 be approved as applied for. **Carried**

Decisions:

A-6/19 Lois Henshaw

The application for a minor variance as applied for by Lois Henshaw to obtain relief from By-law 2010-49 to permit a secondary dwelling unit in a new detached accessory building and to permit the same building to have a building height of 6.0 metres is granted.

This property is located at 966 Dickson Road, Township of McNab/Braeside.

Reasons:

The Committee stated that:

- the variance sought was minor in nature and was desirable for the appropriate development or use of the land as the proposed variance would not have a negative impact on any of the surrounding community.
- the application would be consistent with the relevant policies of the County of Renfrew's Official Plan, which is to allow residential uses.
- the subject lands would comply with the Township of McNab/Braeside's Comprehensive Zoning By-law 2010-49, which is to maintain the character of the neighbourhood.

For the above mentioned reasons, the application for a minor variance was granted.

B-9/19 Arthur & Deborah Duff

Consent to sever a portion of land approximately 425m frontage, 480m depth, 18.5 ha for residential purposes being part of E Pt Lot 4, Concession 6, 2239 White Lake Road, Township of McNab/Braeside, is granted to Arthur and Deborah Duff on condition that:

1. The conditions, restrictions or covenants specified by TransCanada Pipelines Limited (TransCanada) shall be registered against title (by agreement) in relation to the "Lands" by way of application to register conditions, restrictions or covenants as applicable, pursuant to the Land Titles Act, or any amendment thereto.
2. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.
3. 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 County of Renfrew's Official Plan would be maintained.
- The Committee also stated that the application complies with the relevant policies of the County of Renfrew'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-11/19 Peter Greening & Rachel Dupuis

Consent to sever a portion of land approximately 137.9m frontage, 65.6m depth, .89 ha for residential purposes being part of Pt Lot 24, Concession 8, 686 Milton Stewart Avenue, Township of McNab/Braeside, is granted to Peter Greening and Rachel Dupuis on condition that:

1. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.
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.

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 County of Renfrew's Official Plan would be maintained.
- The Committee also stated that the application complies with the relevant policies of the County of Renfrew'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-12/19 Peter Greening & Rachel Dupuis

Consent to sever a portion of land approximately 90.5m frontage, 90.5m depth, .81 ha for residential purposes being part of Pt Lot 24, Concession 8, 686 Milton Stewart Avenue, Township of McNab/Braeside, is granted to Peter Greening and Rachel Dupuis on condition that:

1. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.
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.

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 County of Renfrew's Official Plan would be maintained.
- The Committee also stated that the application complies with the relevant policies of the County of Renfrew'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-16/19 Stacey Robertson

Consent to sever a portion of land approximately 45m in width, 610 in depth, 2.75 ha, as a lot addition only is granted to Stacey Robertson. This property is part of Pt Lot 20, Concession 3, 1164 Dickson Road, Township of McNab/Braeside. This property must be added to the abutting property currently owned by Abercrombie, Campbell and Tourian. This severance is granted on condition that:

1. 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 Abercrombie, Campbell and Tourian 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."*
2. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.
3. 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 County of Renfrew's Official Plan would be maintained.
- The Committee also stated that the application complies with the relevant policies of the County of Renfrew'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:

Township Christmas Party

The Secretary advised the Committee that the Township Christmas party is scheduled to be held on Friday November 29, 2019. She further advised that the location is to be determined and the information will be forwarded once it has been established.

Next Meeting: The next meeting will be held on November 18, 2019.

Adjournment.

There being no further business the Chair adjourned the meeting at 4:45 p.m.

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Chairperson

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Secretary