

**Township of McNab/Braeside**  
**Committee of Adjustment**

A Hearing of the Committee of Adjustment was held on December 12, 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 November 18, 2019 minutes be approved as circulated. **Carried.**

**Hearings:**

**B-14/19 2325388 Ontario Inc.**

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

The Chair inquired as to the status of the Zoning Amendment application. Mr. McNab advised that it has been submitted to the Township and is in progress.

The Secretary advised that the Director of Public Works and Chief Building Official have reviewed the Lot Grading and Development Plan and both are satisfied that it addresses their concerns.

Moved by Jacqueline Asselin, seconded by Geoff Booth, that Application B-14/19 be approved subject to the conditions listed in the decision. **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 approved subject to the conditions listed in the decision. **Carried**

**Decisions:**

**B-14/19      2325388 Ontario Inc.**

Consent to sever a portion of land approximately 18m frontage, 125m depth, .404 ha for residential purposes being 118 Jackson Lane/Campbell Drive, Township of McNab/Braeside, is granted to 2325388 Ontario Inc. on condition that:

1. The Applicant successfully obtain a Zoning By-law Amendment to rezone the proposed lot to an RR-Exception Zone to permit a reduced lot frontage.
2. A draft survey is submitted confirming the actual lot frontage, identifying the 60 metre separation from the GM zone and identifying a suitable building site on the severed lot for the dwelling that meets all setbacks.
3. The owners enter into a Development Agreement with the Township that implements the Conclusions and Recommendations of the Kollard Associates Hydrogeological and Terrain Study dated October 21, 2019 and that the agreement be registered on title.
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 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 once a zoning amendment has been obtained.
- 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.

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**Delegations:**            Nil

**Discussion:**             Nil

**Correspondence:** Nil

**Unfinished Business:** Nil

**New Business:** Nil

**Next Meeting:** The next meeting date is to be determined.

**Adjournment.**

There being no further business the Chair adjourned the meeting at 4:15 p.m.

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Chairperson

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Secretary