

## Township of McNab/Braeside

### Committee of Adjustment

A Hearing of the Committee of Adjustment was held on March 11, 2019 at 7:00 p.m. in the Municipal Office.

PRESENT: Geoff Booth           Chairperson  
          Jacqueline Asselin Member  
          Mackie J. McLaren Member

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 Mackie J. McLaren, that the February 20, 2019 minutes be approved as circulated. **Carried.**

#### Hearings:

##### **B-1/19       Paul Neill**

Doug Schultz, Agent for the Applicant, was in attendance this evening to discuss this application.

Doug Shultz addressed the Committee to provide a brief overview of the applications and to also discuss the comments received from the Chief Building Official and the County of Renfrew Department of Public Works and Engineering. The Committee members discussed the requirement for a zoning amendment to remove limited farm as a permitted use and also the County of Renfrew's requirement for land to be conveyed for future road widening as a condition of the consent and were in agreement that neither condition would impact the application negatively.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-1/19 be approved subject to the conditions listed in the decision. **Carried.**

##### **B-2/19       Paul Neill**

Doug Schultz, Agent for the Applicant, was in attendance this evening to discuss this application.

This application was heard in conjunction with Application B-1/19.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-2/19 be approved subject to the conditions listed in the decision. **Carried.**

## **Decisions:**

### **B-1/19 Paul Neill**

Consent to sever a portion of land approximately 121m frontage, 133m depth, 1.99 ac (.80 ha), being W Pt Lot 17, Concession 7, 1126 Stewartville Road, Township of McNab/Braeside, is granted to Paul Neill on condition that:

1. The Applicants successfully obtain a Zoning Amendment for the severed lands to remove the Limited Farm as a permitted use.
2. The Applicant conveys to the County, by a Land Transfer document, any lands owned within 13 metres from the existing centreline of the road along the full frontage of County Road 63 (Stewartville Road) for all of the lands within the application for future road construction and maintenance.
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.
4. 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 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.

### **B-2/19 Paul Neill**

Consent to sever a portion of land approximately 64m frontage, 64m depth, .40 ha, being W Pt Lot 17, Concession 7, 1126 Stewartville Road, Township of McNab/Braeside, is granted to Paul Neill on condition that:

1. The Applicants successfully obtain a Zoning Amendment for the severed lands to remove the Limited Farm as a permitted use.

2. The Applicant conveys to the County, by a Land Transfer document, any lands owned within 13 metres from the existing centreline of the road along the full frontage of County Road 63 (Stewartville Road) for all of the lands within the application for future road construction and maintenance.
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.
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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 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.

**Delegations:** Nil

**Discussion:** Nil

**Correspondence:** Nil

**Unfinished Business:** Nil

**New Business:** Nil

**Next Meeting:** The next meeting will be held on April 8, 2019

**Adjournment.**

The meeting adjourned on a motion moved by Mackie J. McLaren at 4:20 p.m.

.....  
Chairperson

.....  
Secretary