

Township of McNab/Braeside

Committee of Adjustment

A Hearing of the Committee of Adjustment was held on May 27, 2019 at 4:00 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 April 8, 2019 minutes be approved as circulated. **Carried.**

Hearings:

A-3/19 Gwen Storie

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

The Chairperson advised that the Planning Act provides that a Committee of Adjustment may authorize a minor variance in respect to the use of a structure if the request maintains the general intent and purpose of both the Official Plan and the Zoning By-law, if the development is desirable and appropriate for the lands, building or structure and the variance is in fact minor. He further advised that comments have not yet been received from the Planning Advisory Committee, Public Works Director and Chief Building Official.

Moved by Mackie J. McLaren, seconded by Jacqueline Asselin, that Application A-3/19 be held in abeyance pending receipt of comments from the Planning Advisory Committee, Public Works Director and Chief Building Official. **Carried.**

B-4/19 Straathof Farms Ltd.

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

The Chairperson advised that confirmation has been received that the buildings on the proposed retained parcel have been removed and favourable comments have now been received from the Planning Advisory Committee, Chief Building Official and Director of Public Works. He further advised that the Director of Public Works has recommended that the consent be granted conditional upon the Township being

dedicated a parcel of land, depicted as Part 4 of Plan 49R18081, as approved by the Township Public Works Department sufficient in size to accommodate a future cul-de-sac at the end of Bandy's Road.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-4/19 be approved subject to the conditions listed in the decision. **Carried.**

B-5/19 Straathof Farms Ltd.

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

This application was heard in conjunction with Application B-4/19.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-5/19 be approved subject to the conditions listed in the decision. **Carried.**

B-6/19 Straathof Farms Ltd.

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

This application was heard in conjunction with Applications B-4/19 and B-5/19.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-6/19 be approved subject to the conditions listed in the decision. **Carried.**

B-7/19 Michelle & Curtis McLachlan

Peter Prince, Agent for the Applicants, was in attendance this evening to discuss this application.

The Chairperson advised that all required comments have been received and are favourable, including the MDS calculations.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-7/19 be approved subject to the conditions listed in the decision. **Carried.**

Decisions:

B-4/19 Straathof Farms Ltd.

Consent to sever a portion of land approximately 98.5m frontage, 106.6m depth, 1.01 ha, being Lot 15, Concession 9, 86 Bandys Road, Township of McNab/Braeside, is granted to Straathof Farms Ltd. on condition that:

1. The Applicant dedicate a parcel of land as approved by the Township of McNab/Braeside's Public Works Department sufficient in size to accommodate a

future cul-de-sac at the end of Bandy's Road with all costs to be assumed by the Applicant.

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-5/19 Straathof Farms Ltd.

Consent to sever a portion of land approximately 82.2m frontage, 106.6m depth, .879 ha, being Lot 15, Concession 9, 86 Bandys Road, Township of McNab/Braeside, is granted to Straathof Farms Ltd. on condition that:

1. The Applicant dedicate a parcel of land as approved by the Township of McNab/Braeside's Public Works Department sufficient in size to accommodate a future cul-de-sac at the end of Bandy's Road with all costs to be assumed by the Applicant.
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-6/19 Straathof Farms Ltd.

Consent to sever a portion of land approximately 73m frontage, 106.6m depth, 1.27 ha, being Lot 15, Concession 9, 86 Bandys Road, Township of McNab/Braeside, is granted to Straathof Farms Ltd. on condition that:

1. The Applicant dedicate a parcel of land as approved by the Township of McNab/Braeside's Public Works Department sufficient in size to accommodate a future cul-de-sac at the end of Bandy's Road with all costs to be assumed by the Applicant.
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-7/19 Michelle & Curtis McLachlan

Consent to sever a portion of land approximately 185m frontage, 115m depth, 5 acres for residential purposes being part of Lot 15, Concession 3, 177 McLeod Road (McLeod Road & McLachlan Road), Township of McNab/Braeside, is granted to Michelle and Curtis McLachlan 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 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: Bruce Howarth – County of Renfrew Official Plan

Bruce Howarth, Senior Planner, County of Renfrew Development & Property Department was in attendance at this afternoons meeting to provide the Committee members with an overview of the County's Official Plan. Mr. Howarth explained the process involved in transitioning from the Township's Official Plan to the County's Official Plan and also the major differences with regards to the sections that pertain to the Committee of Adjustment. Following a brief question and answer period the Committee thanked Mr. Howarth for his attendance at today's meeting.

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

Adjournment.

The meeting adjourned on a motion moved by Jacqueline Asselin at 4:50 p.m.

Chairperson

Secretary