

Township of McNab/Braeside

Committee of Adjustment

A Hearing of the Committee of Adjustment was held on August 19, 2019 at 4:00 p.m. in the Municipal Office.

Members Present: Geoff Booth Chairperson
Jacqueline Asselin Member
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 Mackie J. McLaren, that the July 29, 2019 minutes be approved as circulated. **Carried.**

Hearings:

A-4/18 John & Karen Dodds

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

The Committee members discussed the application, noting that a favourable Planning Report has now been received as well as favourable comments from the Public Works Director and Chief Building Official.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application A-4/18 be approved as applied for. **Carried.**

B-8/19 Lance Laventure & Kayla Couture

Lou Laventure, Agent for the Applicants, was in attendance this evening to discuss this application.

The Chair advised that as the application is for a fourth consent, approval by Council is required. The Planning Advisory Committee has recommended holding the application in abeyance until all concerns as outlined in the Planning Report have been addressed. The Secretary advised that MDS 1 data sheets have recently been submitted.

A brief discussion between the Committee members and Lou Laventure followed regarding the requirement for a routine geotechnical inspection to determine if the proposed lot has a safe, suitable building envelope. In this regard it was noted that the Official Plan requires that geotechnical work be carried out by a qualified geotechnical engineer. Mr. Laventure stated that he wants a guarantee that the consent will proceed if he obtains favourable studies. The Committee advised Mr. Laventure that they are not in a position to make any guarantees as to the outcome of applications. Mr. Laventure advised that he would take his concerns to the Planning Advisory Committee.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-8/19 be held in abeyance pending receipt of the required studies and Council's report.
Carried.

Decisions:

The application for a minor variance as applied for by John & Karen Dodds to obtain relief from By-law 2010-49 to reduce the minimum required rear yard setback from 7.5 metres to 6.0 metres and minimum required interior side yard setback from 3.0 metres to 1.6 metres to accommodate a proposed residence is granted.

This property is located at Lot 13, Concession B, 1 Kirby Street, 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.

Delegations: Nil

Discussion: Nil

Correspondence: Nil

Unfinished Business: Nil

New Business: Nil

Next Meeting: The next meeting will be held on September 9, 2019.

Adjournment.

There being no further business the Chair adjourned the meeting at 4:25 p.m.

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Chairperson

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Secretary