

Township of McNab/Braeside

Committee of Adjustment

A Hearing of the Committee of Adjustment was held on March 16, 2020 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 January 13, 2020 minutes be approved as circulated. **Carried.**

Hearings:

A-4/19 – KDSA Development Corp.

Susan Anglin was in attendance this afternoon to discuss this application.

The Committee members reviewed the application and were in agreement that it be approved with the conditions as listed in the Planning Report.

Moved by Mackie J. McLaren, seconded by Jacqueline Asselin, that Application A-4/19 be approved subject to the three conditions as listed in the Planning Report. **Carried.**

B-1/20 – Conray Riopelle

Conray Riopelle and Paul Leblanc, Agent for the Applicant, were in attendance this afternoon to discuss this application.

The Chairperson advised that the Chief Building Official, County Planner and Ontario Power Generation have no concerns with this application. Following a brief discussion between the Committee members and Agent Paul Leblanc regarding the proposed shared entrance and right-of-way the Committee were satisfied that all their concerns had been addressed.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-1/20 be approved as applied for. **Carried.**

Decisions:

A-4/19 – KDSA Development Corp.

Decision:

The application for a minor variance as applied for by KDSA Development Corp. to obtain relief from By-law 2010-49 to permit development on Block 28 of draft plan 47T-15005 with no public road frontage and to permit buildings and non-residential structures within 30m of the high water mark of the Madawaska River is granted on condition that:

1. The owner enter into a site plan agreement with the Township of McNab/Braeside.
2. It is subject to a non-exclusive licence be entered into between the 'community association and/or corporation' and OPG.
3. Vegetation clearing is not to occur between April 15th – September 30th and any water work is restricted to July 15th – September 30th.

This property is located at Lot 17, Concession 2, Building Supply 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.
- 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-1/20 – Conray Riopelle

Consent to sever a portion of land approximately 60m frontage, 130m depth, 0.8 ha for residential purposes being Part Lots 12 & 13, Concession 2, Burnstown Road, Township of McNab/Braeside, is granted to Conray Riopelle on condition that:

1. The Plan of Survey show that the entrance is subject to a right-of-way over the severed and retained lands to benefit both lots.
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 of Adjustment considered all the written and oral submissions and is of the opinion that, subject to the conditions of provisional consent, this application meets Planning Act requirements, is consistent with the Provincial Policy, the Township's Zoning By-Law and the County of Renfrew's Official Plan and represents good land use planning.

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 date is to be determined.

Adjournment.

There being no further business the Chair adjourned the meeting at 4:42 p.m.

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Chairperson

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Secretary