

Township of McNab/Braeside
Committee of Adjustment

A Hearing of the Committee of Adjustment was held on January 11, 2021 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 Mackie J. McLaren, seconded by Jacqueline Asselin, that the November 30, 2020 minutes be approved as circulated. **Carried.**

Hearings:

B-17/20 – Cangro Ent. Inc.

Myles McLennan was in attendance this afternoon to discuss this application.

Secretary Helen Siroski advised that she spoke to the Applicants regarding the Public Works Director's recommendations for the proposed entrance for Application B-17/20 as well as the County Planner's comments concerning the requirement for a Hydrogeological Assessment and they have advised that they will decide which way they wish to proceed. The Chairperson explained the issues with the proposed entrance and the sightlines as well as the Public Works Director's suggestions to reconfigure the proposed lot.

Myles McLennan addressed the Committee to voice his concerns with the applications and a brief conversation between Mr. McLennan and the Committee members then followed regarding drainage concerns, the municipal drain, the location of the proposed lots and previous consents.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-17/20 be held in abeyance pending receipt of a revised application. **Carried.**

B-18/20 – Cangro Ent. Inc.

Myles McLennan was in attendance this afternoon to discuss this application.

This application was heard in conjunction with Application B-17/20.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-18/20 be held in abeyance pending receipt of a revised application. **Carried.**

B-19/20 – 629995 Ontario Inc. c/o Eric Draper

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

The Chairperson explained the nature of the application, noting that there are concerns with regard to the proximity of the Arnprior landfill site to the subject lands. He added that the application was circulated to the Town of Arnprior and they have requested that a D-4 Study be undertaken by a qualified professional engineer to demonstrate no adverse effects or risks to health and safety and that necessary remedial measures are taken as a future requirement prior to the lifting of the holding symbol

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-19/20 be approved subject to the conditions listed in the decision. **Carried.**

B-20/20 – Devecseri/McClure

Matt Naismith, Agent for the Applicant, was in attendance this afternoon to discuss this application.

The Chairperson advised that the application is for a lot addition to an abutting property. He further advised that there is a requirement for a one-foot reserve to be conveyed to the County as a condition of consent, adding that there are no other concerns with this application.

Moved by Jacqueline Asselin, seconded by Mackie J. McLaren, that Application B-20/20 be approved subject to the conditions listed in the decision. **Carried.**

Decisions:

B-19/20 – 629995 Ontario Inc. c/o Eric Draper

Consent to sever a portion of land approximately 258m frontage, 182m depth, 4.7 ha, for a contractor's yard being Lot 9, Concession B, Usborne Street, Township of McNab/Braeside, is granted to 629995 Ontario Inc. 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 Reference Plans 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.

B-20/20 – Devecseri/McClure

Consent to sever a portion of land approximately 0.3 ha as a lot addition only is granted to Ben Devecseri and Shohanna McClure. This property is part of W Pt Lot 8, Concession 10, 802 Russett Drive, Township of McNab/Braeside. This property must be added to the abutting property currently owned by Matt Naismith at 794 Russett Drive. This severance is granted on condition that:

1. A one square foot piece of land of the lot to be enlarged, known municipally as 794 Russett Drive, be conveyed to the County of Renfrew for the purpose of consolidating the subject lands with all costs to be assumed by the Applicant. Prior to the final consent being issued, a registered copy of the document for conveyance shall be provided to the Secretary Treasurer of the Committee of Adjustment.
2. The Certificate of Consent "Schedule" to be attached to the deed/transfer shall include the following condition: *"The lands to be severed are for the purpose of a lot addition only to the adjacent lands owned by Matt Naismith and any subsequent transfer, charge or other conveyance of the lands to be severed is subject to Section 50(3) (or subsection 50(5) if in a plan of subdivision) of the Planning Act. Neither the lands to be severed nor the adjacent lands are to be conveyed without the other parcel unless a further consent is obtained. The owner shall cause the lands to be severed to be consolidated on title with the adjacent lands and this condition shall be entered into the parcel as a restriction."*
3. The original executed transfer (Transfer In Preparation) and one photocopy for our records for endorsement be presented to the Township.

4. Three registered Reference Plans 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: February 8, 2021.

Adjournment.

There being no further business the Chair adjourned the meeting at 4:49 p.m.

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Chairperson

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Secretary