

Township of McNab/Braeside
Committee of Adjustment

A virtual meeting of the Committee of Adjustment was held on December 20, 2021 at 4:00 p.m. by Zoom.

Members Present:	Geoff Booth	Chairperson
	Jacqueline Asselin	Member
	Mackie J. McLaren	Member
Staff Present:	Alana Zadow	Secretary-Treasurer
	Anne McVean	County Planner

Disclosures of pecuniary interest and the 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. Chairperson Booth declared a conflict in the matter of A-6/21 Abt Minor Variance application. He advised that he has an interest in lands within 60 meters of the variance and wished to be able to make comments during the meeting. Chairperson Booth requested that Jacqueline Asselin act as Chair when the Committee heard A-6/21 Abt Application for Minor Variance.

Moved by Jacqueline Asselin, seconded by Mackie J. MacLaren that the November 29, 2021 minutes be approved as circulated. **Carried.**

Approval of the Agenda for December 20, 2021 meeting.

HEARINGS

A-6/21 Abt

Geoff Booth, Jason Abt and Tracy Zander were in attendance this afternoon to discuss the application.

The Secretary explained the nature of the application, and discussed the planner's report and the agency comments provided. The County Planner's report to the Township indicated that further analysis of the aggregate resource affecting the property was required and recommended the file be put in abeyance until such time as the additional information was provided.

Chair Asselin opened the floor to discussion.

Tracy Zander of Zanderplan Inc., the Applicant's agent, for comments. She briefly explained her research and conclusions and asked that she be given an opportunity to discuss the scope of the additional information with the County Planners should be matter be deferred. Mr. Abt advised the committee that he agreed with Ms. Zander.

Mr. Booth addressed the committee expressing his concern about heavy traffic using the existing driveway should aggregate operations commence on the subject lands in future.

Ms. McVean, the County Planner, provided general information related to additional analysis required, and agreed to further discussion with Zanderplan Inc. about the scope and detail needed. She also confirmed that the additional analysis is related to the resource and not to a potential pit, noting that a zoning amendment to remove the designation may be a more appropriate application than a minor variance for setbacks should the resource prove to not be viable,.

The parties agreed that the matter be adjourned sine die so that the Applicants and their agent can work with the County regarding the additional information requested.

Moved by Mackie J. MacLaren, seconded by Jacqueline Asselin, that the matter be adjourned sine die to allow the Applicants and their agent to work with the County regarding the additional information requested.

Carried.

Mr. Booth resumed his role as Chairperson.

B-22/21 Gervais

Nicholas Gervais, Donald & Janice Banes were in attendance this afternoon to discuss the application.

The Secretary explained the nature of the applications, and discussed the planner's report and agency comments provided.

Mr. Banes addressed the Committee provided information related to water and drainage, and requested that the Committee consider a method to address potential issues related to drainage of a low area on the property.

The County planner showed the Committee an air photo indicating the location of the low area referenced by Mr. Banes. She recommended a condition of consent for a development plan identifying a suitable building envelope to accommodate a building, septic & well and a lot grading a drainage plan to address off-site drainage impacts.

Mr. Gervais advised the Committee that he agreed the drainage concern should be addressed.

Moved by Mackie J. MacLaren and seconded by Jacqueline Asselin, that Application for Consent B-22/21 be granted for the conveyance of a new lot, subject to the conditions for a draft survey showing side yard setbacks, a development plan and lot grading and drainage plan as recommended by staff and as read in draft form.

Carried

B-23/21 & B-24/21 McConnell Wallace

Tim Landry and C. Pettit were in attendance this afternoon to discuss the applications.

The Secretary explained the nature of the application, and discussed the planner's report and agency comments provided.

There were no comments from those in attendance or from the committee.

Moved by Jacqueline Asselin seconded by Mackie J. MacLaren, that both Applications for Consent B-23/21 & B-24/21 be granted for the conveyance of a new lot, subject to the conditions recommended by staff and as read in draft form.

Carried.

Delegations: Nil

Discussion: It was confirmed by Committee that they will attend at the Municipal Office to sign Decisions, and that the next meeting will be by Zoom on January 31, 2022.

Correspondence: Nil

Unfinished Business: Nil

New Business: Nil

Next Meeting: January 31, 2021 at 4:00 by Zoom

Adjournment.: There being no further business the Chair adjourned the meeting at 4:40 p.m.



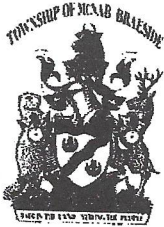
Chair Geoff Booth



Secretary



Chair Jacqueline Asselin (for Minor Variance A-6/21)



TOWNSHIP OF McNAB/BRAESIDE COMMITTEE OF ADJUSTMENT

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Date: 2021/12/20

Disclosure and Reason thereof:

RE: HEARING A/6/21
I AM AN OFFICER OF THE COMPANY OWNING
THE PROPERTY AT 3926 HIGHLAND ROAD
AND RECEIVED A NOTICE OF THE HEARING.
PART OF 3926 HIGHLAND ROAD IS WITHIN
60M OF THE PROPERTY FOR WHICH THE MV
HAS BEEN APPLIED FOR


Signature

GEORGE BOOTH
Name (Please Print)