

Township of McNab/Braeside
Committee of Adjustment

A meeting of the Committee of Adjustment was held on January 17, 2024 at 11:00 a.m. at the Township's Municipal Office.

Members Present: Jacqueline Asselin Chairperson
Mackie J. McLaren Member
Lori Hoddinott Member

Staff Present: Anne McVean, County Planner (Secretary-Treasurer)
Raj, Ali, Junior Planner, County of Renfrew

Public: Andrew Jahn, Applicant

Chairperson Asselin opened the hearing at 11:00 a.m., with the land acknowledgement and introduction of the Committee members and staff present. The purpose of the hearing for minor variance was confirmed.

Moved by Member Mackie M. McLaren and seconded by Member Lori Hoddinott that the minutes of the October 30, 2023 hearing be approved as circulated. **Carried.**

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.

Chairperson Asselin advised that all persons present would be given the opportunity to ask questions or provide comment, and at the end of the hearing the Committee will render a decision, to be read aloud before signing by the Committee.

HEARING

A-3/24 Andrew Jahn

The applicant, Mr. Andrew Jahn was present for the hearing. No other members of the public were in attendance.

Ms. McVean, the County Planner read the Notice of Hearing, then explained the nature and purpose of the application being a request to permit an increased maximum accessory building height from 5.0 metres to 6.5 metres for a proposed storage shed on the subject lands at 1781 Russett Drive.

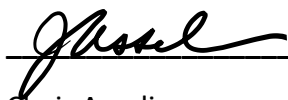
Ms. McVean, confirmed the date and circulation of the notice of hearing on January 3, 2024, in accordance with the Planning Act. Ms. McVean also summarized the only comments received, which were those from the Township. The Building Department, Public Works Department and Fire Department all identified that they had no concerns with the application. Also, Council reviewed the application and recommends the minor variance be given.

The Planner summarized the Planning Report, highlighting that an accessory building is a normal incidental use permitted on residential lots. The Agriculture designation and Rural (RU) zoning of the lot permits residential uses. The proposed accessory building is proposed to be located such that it exceeds the minimum building setbacks on the 1.2 hectare lot. It is suitable for a rural residential lot. The surrounding land uses are agricultural lands, with no nearby farm buildings. The nearest dwelling is located kitty-corner to the east and is off-set from this property. The only variance required is the increased accessory building height, 1.5 metres higher than the permitted 5.0 metres set out in Section 3.3.6 of the Zoning By-law, which can be considered appropriate. The requested minor variance meets the four tests of the Planning Act, meeting the general intent of the Official Plan and the Zoning By-law; it represents desirable development and in context of lot and surrounding land uses can be considered as minor. The recommendation is to approve the minor variance, as applied for.

The Chair asked the Committee members if they had any questions. There were none. The Chair then asked the applicant, Mr. Jahn if he had any comments or questions. He stated he had no questions, but thanked the Committee for their time and effort in reviewing his application. Upon the request of Chair Asselin, Ms. McVean read the draft decision. The Chair asked if the Committee was satisfied with the decision and if so, requested a show of hands. Both Members McLaren and Hoddinott endorsed the decision with a show of hands.

At the request of the Chair, Ms. McVean read the appeal rights as set out in the Planning Act. She explained the notice of decision to be given and the 20 day appeal period starting the date the decision is made.

Chair Asselin declared the hearing over at 11:11 a.m.



Chair Asselin



Secretary