

**THE CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN**

**COMMITTEE OF ADJUSTMENT**

**PUBLIC MEETING – December 7<sup>TH</sup>, 2017 –6:30 p.m.**

There was a public meeting of the Committee of Adjustment to hear Consent for a Lot Addition Application No. Sev.2017-02 – Brown at the Municipal Council Chambers on Thursday, December 7, 2017. Present were Committee Members: Committee Chair, Councillor Richard Shalla, Councillor Sandra Collins, Councillor Joe Florent, and Councillor Bill Rodnick.

Regrets: Councillor Dave Harper

Staff: CAO/Clerk Treasurer, Holly Hayes  
Tracy Cannon, Secretary/Treasurer

Councillor Shalla called the public meeting to order at 6:30 p.m.

**1. ADDITIONS/AMENDMENTS TO THE AGENDA: None**

**2. ADOPTION OF THE AGENDA**

**Moved by: J. Florent**

**Seconded by: B. Rodnick**

To adopt the agenda as prepared for the Committee of Adjustment meeting of Thursday, December 7, 2017 as circulated.

**3. DECLARATION OF PECUNIARY INTEREST: None noted**

**4. PURPOSE OF PUBLIC MEETING**

**CONSIDER CONSENT APPLICATION – SEV. 2017-02 BROWN**

Councillor Shalla stated that the meeting was to consider one consent application for a consent for a lot addition under Section 53 of the Planning Act regarding Roll Number 48 01 040 001 03030 and legally described as MURCHISON CON 1 PT LOT 12; RP 36R3692 PART 1, 2, 7 & 8 PCL; 26278 NIP. The second property is known municipally as 25150 Highway 60 and legally described as MURCHISON CON 1 PT LOT 12; PCL 596 NIP PT. 3, 4, 5, 6, & 9 on PLAN 36R-6392.

**REQUIREMENTS FOR NOTICE**

T. Cannon reported, as required by the Planning Act all property owners within 60 metres were mailed the notice of the Public Meeting on November 13, 2017. The laminated notices were mailed to the agent to be erected, the agent posted the notices and forwarded pictures to Tracy Cannon on November 9<sup>th</sup>, 2017.

**APPLICATION**

T. Cannon summarized the application.

**COMMENTS FROM THE PLANNER:**

T. Cannon informed the Committee that all comments from the Planner are outlined in the Planner Report, no additional comments were received from the Planner.

**SITE INSPECTION REPORT & COMMITTEE DISCUSSION OF APPLICATION**

All members of the Committee were familiar with the subject properties.

**APPLICANT COMMENT ON APPLICATION**

The applicant’s agent had no comments.

**PUBLIC COMMENT ON APPLICATION**

T. Cannon provide comments that were received. - A written notice dated November 21<sup>st</sup> was received, the Ministry of Transportation has no objections to the application. CBO/By-Law Enforcement Officer – verbally stated, no objections. Works Superintendent – verbally stated, no objections; entrance is existing. No comments from the public were received and no members of the public requested a copy of the Notice of Decision.

**FINAL QUESTIONS OR COMMENTS**

Applicant or Agent: None

Members of the Public: None

Committee Members: Clarification pertaining Condition No. 3, that both the retained lands and the benefitting lands will require a Zoning By-Law Amendment to ensure that the properties are compliant with the Zoning By-Law, as both these lands will not meet the required size of 1 hectare. T. Cannon recommended, this would also be an appropriate time to change the use of the benefitting lands from the residential zone to commercial zone.

**SUGGESTED DECISION AND CONDITIONS OF SEVERANCE**

T. Cannon, Secretary Treasurer read the suggested decision to approve the application with the conditions as outlined in the Planner’s Report, with the exception of Condition No. 4, as there is already an existing entrance.

**DECISION**

Chair, Councillor Shalla requested a motion to **approve** the application and conditions as read by the Secretary/Treasurer.

Moved by: B. Rodnick  
-Carried-

Seconded by: J. Florent

The decision was circulated and signed by all present members of the Committee of Adjustment

**5. OTHER**

T. Cannon briefed the Committee on a resolution that would be presented at the Regular Council meeting following the Committee of Adjustment meeting. The resolution is in response to Section 34 (10.0.0.2), Section 45 (1.4) of the Planning Act, this resolution will declare that Council will accept all applications pertaining to Zoning By-Law Amendment and Minor Variances.

**6. NEXT MEETING**

Next meeting will be scheduled as required

**ADJOURNMENT**

Moved by: **J. Florent**

Seconded by: **B. Rodnick**

The Committee adjourned the Committee of Adjustment meeting at 6:52 p.m.  
-Carried-

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Committee Chair, Richard Shalla

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Secretary/Treasurer, Tracy Cannon