

THE CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN
COMMITTEE OF ADJUSTMENT

PUBLIC MEETING – July 23, 2019 –9:00 a.m.

There was a public meeting of the Committee of Adjustment to hear Consent for a Severance Application No. SEV.2019-02 – Henry and SEV.2019-03-Miller, at the Municipal Council Chambers on Tuesday, July 23, 2019. Present were Committee Members: Committee Chair Councillor Richard Shalla, Councillor Sandra Collins, Councillor Joe Florent, Councillor Joey Vermaire and Councillor Dave Harper.

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

Councillor Shalla called the public meeting to order at 9:00 a.m.

1. ADDITIONS/AMENDMENTS TO THE AGENDA: None

2. ADOPTION OF THE AGENDA

Moved by: D. Harper

Seconded by: J. Florent

To adopt the agenda as prepared for the Committee of Adjustment meeting of Tuesday, July 23, 2019 as circulated.

3. DECLARATION OF PECUNIARY INTEREST:

- Councillor Vermaire declared a pecuniary interest pertaining to SEV.2019-02

4. PUBLIC HEARING

4.1 CONSIDER CONSENT APPLICATION – SEV. 2019-02

Councillor Shalla stated that the meeting was to consider a Consent for a severance under Section 53 of the Planning Act. Application number SEV.2019-02 proposes to sever a lot area of 1.655 hectares (4.09 acres) in to two residential lots that are both currently developed with detached dwellings. Following the proposed severance, the retained lands, locally known as 502 Boundary Lane will have approximately 0.8275 (2.04 acres) with a lot frontage of approximately 45.72 metres on Aylen Lake and the severed land, locally known as 492 Boundary Lane will have approximately 0.8275 hectares (2.04 acres) with a lot frontage of approximately 45.72 metres on Aylen Lake.

The application also includes a proposed easement over the severed lands, in favour of the retained lands for access purposes.

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 June 26, 2019 and it was confirmed that the notice signs were posted.

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 property. Discussion regarding the required frontage of lands on township maintained roads and lake frontage and requirements within the Official Plan.

APPLICANT COMMENT ON APPLICATION

The applicant did not have any comments.

PUBLIC COMMENT ON APPLICATION

No public comments were received. The Works Superintendent and the Chief Building Official have no concerns.

FINAL QUESTIONS OR COMMENTS

Applicant or Agent: None
Members of the Public: None
Committee Members: None

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 Decision of Committee of Adjustment with the exception of Condition No. 4; that entrance permits are obtained from the Municipality (if required).

DECISION

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

Moved by: D. Harper

Seconded by: J. Florent

-Carried-

The decision was circulated and signed by all present members of the Committee of Adjustment with the exception of Councillor Vermaire

4.2 CONSIDER CONSENT APPLICATION – SEV. 2019-03

Councillor Shalla stated that the meeting was to consider a Consent for a severance under Section 53 of the Planning Act. Application number SEV.2019-03 proposes to sever one lot into two residential lots. Following the proposed severance, the Retained Lands, locally known as 5100 Highway 127 will have lot area of approximately 1.2 hectares (3 acres) with a lot frontage of approximately 235 metres on Highway 127 and the Severed Land will have a lot area of approximately 8.2 hectares (20 acres) with a lot frontage of approximately 609 metres on Highway 127. The proposed Retained Lands will contain the existing development; a dwelling, accessory buildings/structures, a well, and a septic; and the proposed Severed Lands will be vacant.

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 June 28, 2019 and it was confirmed that the notice sign was posted.

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 property. Question regarding the road frontage calculation that was included in the notices and the planners report; possible error.

APPLICANT COMMENT ON APPLICATION

The applicant was not present.

PUBLIC COMMENT ON APPLICATION

Written comments from the Ministry of Transportation were received on July 11, 2019; no objections to the proposed consent. An entrance permit from MTO will be required for any new entrance to the severed lands. A copy of the letter will be forwarded to the applicant. The Works Superintendent and the Chief Building Official have no concerns.

FINAL QUESTIONS OR COMMENTS

Applicant or Agent: None
Members of the Public: None
Committee Members: None

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 Decision of Committee of Adjustment with the exception of Condition No. 4; that entrance permits are obtained from the Municipality (if required) and add a condition to take care of the questionable road frontage calculation; that the frontage on the retained lands and the severed lands meet the requirements of the township Comprehensive Zoning By-Law.

DECISION

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

Moved by: D. Harper
-Carried-

Seconded by: S. Collins

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

5. **OTHER:** None

6. **NEXT MEETING**

Next meeting is scheduled for August 7, 2019 9:00 a.m.

ADJOURNMENT

Moved by: J. Vermaire

Seconded by: S. Collins

The Committee adjourned the Committee of Adjustment meeting at 9:32 a.m.

-Carried-

Committee Chair, Richard Shalla

Secretary/Treasurer, Tracy Cannon