

THE CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN

COMMITTEE OF ADJUSTMENT

PUBLIC MEETING – September 28TH, 2017 – 7:00 p.m.

There was a public meeting of the Committee of Adjustment to hear Consent for a Lot Addition Application No. Sev.2017-01 – Wojcik-Coulas at the Municipal Council Chambers on Thursday, September 28, 2017. Present were Committee Members: Committee Chair, Councillor Richard Shalla, Councillor Sandra Collins, Councillor Joe Florent, Councillor Dave Harper, and Councillor Bill Rodnick.

Staff: Tracy Cannon, Secretary/Treasurer and delegated Clerk for the Committee of Adjustment Meeting.

Regrets: Holly Hayes, CAO/Clerk Treasurer

Councillor Shalla called the public meeting to order at 7:00 p.m.

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

2. **ADOPTION OF THE AGENDA**

Moved by: J. Florent

Seconded by: D. Harper

To adopt the agenda as prepared for the Committee of Adjustment meeting of Thursday, September 28, 2017 as circulated.

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

4. **PURPOSE OF PUBLIC MEETING**

CONSIDER CONSENT APPLICATION – SEV. 2017-01 WOJCIK-COULAS

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 Part of Lot 20, Concession 2, PCL 19557, locally known as 25867 Highway 60 in the geographic township of Murchison.

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 September 8, 2017. The laminated notices were mailed to the property owner to be erected on the property for September 8, 2017. Councillor Florent confirmed that he saw the signs.

APPLICATION AND COMMENTS

T. Cannon summarized the application and informed the Committee that no comments from the public were received and no one has requested a copy of the Notice of Decision.

COMMENTS FROM THE PLANNER

T. Cannon informed the committee that the only comments received from the Planner was outlined in the Planner’s Report. T. Cannon corrected an error that was in the Planner’s Report that stated Concession 20, where correctly it should have stated Concession 2. All other documents circulated to the public were correct.

SITE INSPECTION REPORT & COMMITTEE DISCUSSION OF APPLICATION

All members of the Committee were familiar with the subject properties. Three committee members visited the site. Discussion regarding a discrepancy on one of the maps that showed an additional property on the retained lands. It was determined that the proposed lot addition would not be affected. Councillor Collins confirmed that the lands being transferred is not going to be used as a new residential lot. Mr. Haskin’s confirmed that the lands for the proposed lot addition would not be used as a new residential lot.

APPLICANT COMMENT ON APPLICATION

The applicants were not present at the meeting

FINAL COMMENTS AND QUESTIONS

T. Cannon informed the group that the CBO/ By-Law Enforcement Officer did not request a septic, potable water review as both subject lots have existing septic and wells as no new residential lots are proposed. The Works Superintendent also had no issues with the application.

PUBLIC COMMENT ON APPLICATION

John Haskin, member of the Public who will be the owner of the benefitting lands indicated that the proposed lot addition would benefit him with access to his property and would provide him with a larger portion of land adjacent to his home. Mr. Haskin also inquired if the consent should be approved, how he would proceed with granting legal access to an adjacent property owner. The committee recommended that he discuss this with his lawyer.

FINAL QUESTIONS OR COMMENTS

No further questions or comments were expressed.

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.

DECISION

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

Moved by: J. Florent

Seconded by: S. Collins

-Carried-

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

5. **OTHER**

Discussion regarding a recent Pre-Consultation Form that was received for a consent to sever a residential lot into two residential lots. The proposed lots currently both have a septic and well and residential units, however the Pre-Consultation was not approved. The lots would not conform with the Planning Act or the Township Official Plan as both lots would not have frontage on a public road. A hydrogeological study would also be required as both proposed lots would not meet the requirement of 1 hectare as outlined in the Township Official Plan.

A review of the Official Plan was suggested to revise section 11.1.7 of the Official Plan to include a provision to allow new lots that have access through a legal right-of- away.

6. **NEXT MEETING**

Next meeting will be scheduled as required

The Committee adjourned the Committee of Adjustment meeting at 7:35 p.m.

Committee Chair, Richard Shalla

Secretary/Treasurer, Tracy Cannon