

**THE CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN
COMMITTEE OF ADJUSTMENT**

PUBLIC MEETING – February 5th, 2020 –9:00 a.m.

There was a public meeting of the Committee of Adjustment to hear a minor variance application No. MV.2020-01, at the Municipal Council Chambers on Wednesday, February 5, 2020. Present were Committee Members: Committee Chair Councillor Richard Shalla, Councillor Sandra Collins, Councillor Joe Florent and Councillor Dave Harper, Councillor Joe Vermaire.

Staff: Tracy Cannon, Secretary/Treasurer of the Committee of Adjustment

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: **J. Vermaire**

Seconded by: **J. Florent**

To adopt the agenda as prepared for the Committee of Adjustment meeting of Wednesday, February 5, 2020 as circulated.

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

4. **PURPOSE OF PUBLIC MEETING**

CONSIDER MINOR VARIANCE APPLICATION – MV. 2020-01

Councillor Shalla stated the meeting was to consider one minor variance application under Section 45 of the Planning Act regarding DICKENS PLAN M318 LOT 5 RP;36R6951 PART 3 PCLS 20550 &;26819 NIP. Locally known as 467 Moonlight Bay Road.

REQUIREMENTS FOR NOTICE

T. Cannon reported, as required by the Planning Act all property owners within 60 metres and appropriate agencies were mailed the notice of the Public Meeting on January 23, 2020. The notice sign was provided to the applicant and posted on the subject property on January 21, 2020 and pictures of the posted notice was received.

APPLICATION

T. Cannon stated the purpose of the application is to request relief of the Zoning By-Law to permit the reconstruction of the existing cottage, which will increase the floor area and volume within the required front yard. The minimum front yard shoreline buffer area to will also decrease to 80% from the required 90%.

The consensus of the Committee was that the proposal would maintain the four tests of;

- 1) minor in nature.
- 2) maintaining the intent of the Municipal Comprehensive Zoning By-Law
- 3) maintaining the intent of the Official Plan and Provincial Policy Statement
- 4) representing appropriate development

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

Site inspections were conducted by some Committee members. It was confirmed the applicant owns the shoreline road allowance and the consensus was the proposal meets the four tests.

APPLICANT COMMENT ON APPLICATION

Tracy Cannon advised the Committee that the applicant had emailed to advise they had intended on attending the meeting, however something had come up and they were unable to make it.

PUBLIC COMMENT ON APPLICATION

No members of the public had comments. Tracy Cannon advised the Committee she had received an email from Algonquins of Ontario this morning requesting more time to review the application. After a telephone conversation an email was later received from Algonquins of Ontario to advise they had no objections to the minor variance.

FINAL QUESTIONS OR COMMENTS

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

SUGGESTED DECISION AND CONDITIONS OF THE MINOR VARIANCE

T. Cannon, Secretary Treasurer read the suggested decision to approve the application with conditions;
1) The development be in accordance with the drawings submitted with the application.
2) Payment of all municipal legal and planning fees associated with the processing of the application.

DECISION

Moved by: J. Vermaire

Seconded by: S. Collins

In making the decision upon the application, the committee has considered whether or not the variance requested was minor and desirable for the appropriate development and that the general intent of and purpose of the zoning by-law and the official plan will be maintained.

THEREFORE the Committee of Adjustment grant the minor variances subject to all planning fees associated with the processing of the application and that the development be in accordance with the drawings submitted with the application.

-Carried-

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

5. **OTHER:** None

6. **NEXT MEETING**

Next meeting will be scheduled as required

ADJOURNMENT

Moved by: J. Florent

Seconded by: D. Harper

The Committee adjourned the Committee of Adjustment meeting at 9:12 a.m.

-Carried-

Committee Chair, Richard Shalla

Secretary/Treasurer, Tracy Cannon