

THE CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN

COMMITTEE OF ADJUSTMENT

PUBLIC MEETING – February 1st, 2018 –6:30 p.m.

There was a public meeting of the Committee of Adjustment to hear Consent for a Severance Application No. Sev.2018-01 – Pierce, at the Municipal Council Chambers on Thursday, February 1, 2018. Present were Committee Members: Committee Chair, Councillor Richard Shalla, Councillor Sandra Collins, Councillor Joe Florent and Councillor Dave Harper.

Regrets: Councillor Bill Rodnick

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: **Dave Harper**

Seconded by: **J. Florent**

To adopt the agenda as prepared for the Committee of Adjustment meeting of Thursday, February 1, 2018 as circulated.

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

4. **PURPOSE OF PUBLIC MEETING**

CONSIDER CONSENT APPLICATION – SEV. 2018-01 PIERCE

Councillor Shalla stated that the meeting was to consider one consent application for a consent under Section 53 of the Planning Act regarding 52A White Pine Lane legally described as DICKENS CON 11 PT LOTS 13 & 14; PART 3 RP 36R6364 PCLS 16082; & 26331 NIP referred to as Retained Lands and 52B White Pine Lane legally described as DICKENS CON 11 PT LOT 13; PART 4 RP 36R6364 PCLS 17895; & 26331 NIP referred to as Severed Lands. The application also includes an access easement over 52A White Pine Lane in favour of 52B White Pine Lane.

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 January 12, 2018. A copy of the notice sign was mailed to the applicant and the agent, Robert Howe. The laminated notice was posted by township staff on January 15, 2018 as a courtesy, as the applicant resides out of the Country.

APPLICATION

T. Cannon stated that the purpose of the application is to sever two lots that were previously merged on title and cannot be conveyed separately due to Section 50 (3) of the Planning Act. Each of the proposed two lots are developed with a cottage, accessory buildings/structures, a well and a septic.

The application includes an access easement over 52A White Pine Lane, in favour of 52B White Pine Lane.

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

No site inspections were conducted by Committee members. Some members were not familiar with the subject properties.

APPLICANT COMMENT ON APPLICATION

The applicant or agent were not present for the public meeting.

PUBLIC COMMENT ON APPLICATION

T. Cannon provided comments that were received prior to the meeting. - Received a written letter from Robert Howe (agent), he is unable to attend tonight’s meeting, however stated that if more information was required or the application was deferred that he would be willing to attend a future meeting. A letter from an adjacent property owner dated January 31, 2018 was also received concerning the easement and how it would affect her property-clarification was provided by T. Cannon. CBO/By-Law Enforcement Officer – no concerns. Works Superintendent – no concerns

FINAL QUESTIONS OR COMMENTS

Applicant or Agent: None

Members of the Public: None

Committee Members: Discussion regarding how the properties merged on title through the Planning Act- Staff to follow up with the applicant’s agent to ensure the shoreline road allowances will also be split with the properties.

Clarification was provided regarding the legal easement over 52A in favour of 52B. The application currently before the committee does not affect adjacent property owner’s access. T. Cannon stated as per the Planner’s Report, any future consent applications submitted by adjacent property owners will require similar legal easements.

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, 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
-Carried-

Seconded by: J. Florent

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: D. Harper

Seconded by: S. Collins

The Committee adjourned the Committee of Adjustment meeting at 6:51 p.m.

-Carried-

Committee Chair, Richard Shalla

Secretary/Treasurer, Tracy Cannon