

THE CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN

COMMITTEE OF ADJUSTMENT

PUBLIC MEETING – August 7, 2019 –9:00 a.m.

There was a public meeting of the Committee of Adjustment to hear Consent for a Severance Application No. SEV.2018-04 – Rogers, at the Municipal Council Chambers on Wednesday, August 7, 2019. Present were Committee Members: Committee Chair Councillor Richard Shalla, Councillor Sandra Collins, Councillor Joe Florent, Councillor Joey Vermaire and Councillor Dave Harper.

Staff: 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. Vermaire**

To adopt the agenda as prepared for the Committee of Adjustment meeting of Wednesday, August 7, 2019 as circulated.

3. **DECLARATION OF PECUNIARY INTEREST: NONE**

4. **PUBLIC HEARING**

4.1 **CONSIDER CONSENT APPLICATION – SEV. 2018-04** Councillor Shalla stated that the meeting was to consider a Consent for a severance under Section 53 of the Planning Act. Application number SEV.2018-04 proposes to create three new lots and one retained lot, for a total of four lots. This application also proposes an easement. T. Cannon explained the application as follows;

- **The Retained Lot** contains an existing detached dwelling and will be accessed directly from Hilltop Crescent through the existing driveway. The Retained Lot is locally known as 21 Hilltop Crescent. This proposed lot will be subject to an access easement to be registered on title, to allow for truck traffic to traverse the lot and access Severed Lot No. 3.
- **Severed Lot No. 1** contains an existing detached dwelling that was issued a conditional building permit, on the basis the detached dwelling would be separated by Consent in the future. This proposed lot will be accessed directly from Hilltop Crescent, however, the existing driveway will require an entrance permit to be obtained by the owners. This proposed lot will be subject to an access easement to be registered on title, to allow for truck traffic to traverse the lot and access Severed Lot No. 3.
- **Severed Lot No. 2** contains an existing mobile home and will be accessed directly from the existing entrance onto Highway 60 and will share an entrance with the proposed Severed Lot No. 3. This proposed lot will be subject to an access easement to be registered on title, to allow for truck traffic to traverse the lot and access Severed Lot No. 3. It is recommended that Severed Lot No. 2 and Severed Lot No. 3 establish a maintenance agreement that is independent from the Township, for the easement and shared entrance.

- **Severed Lot No. 3** contains an existing maintenance garage. The existing looping driveway from Highway 60 will be utilized to provide access to this lot. An easement is required to be registered on the proposed Retained Lot, Severed Lot No. 1 and Severed Lot No. 2 in favour of access to this property.

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 July 24, 2019 and the signs were posted on July 23, 2019.

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.

APPLICANT COMMENT ON APPLICATION

The applicant's agent Robert Howe briefed the Committee on the proposed application and the existing uses.

Mr. Howe was provided a copy of the Planner's report prior to the meeting. Mr. Howe made reference to Condition 3; "Cash in Lieu of parkland payment in accordance with Section 51.1 of the Planning Act, if deemed appropriate by the Committee" and the cost already associated with the severance. Mr. Howe also advised that there was no reference to the width of the access easement in the report, the land surveyors will require this prior to surveying.

PUBLIC COMMENT ON APPLICATION

Prior to the hearing written comments from the Ministry of Transportation were received; MTO recommends that the proposed easement only be utilized for vehicle/truck traffic for the proposed Lot No. 3. If all lots were provided access from the proposed easement, it would operate as a private road and therefore require further agreements between land owners. Where possible, entrance permits should be applied for from Hilltop Crescent for the residential lots. A written letter was received from a property owner advising that they had no objections to the application.

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. 3; "Cash in Lieu of parkland payment in accordance with Section 51.1 of the Planning Act, if deemed appropriate by the Committee"

The committee added condition; "that the width of the access easement be sixty-six feet".

DECISION

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

Moved by: J. Vermaire

Seconded by: D. Harper

-Carried-

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

5. **OTHER:** None
6. **NEXT MEETING:** To be determined

ADJOURNMENT

Moved by: J. Vermaire

Seconded by: D. Harper

The Committee adjourned the Committee of Adjustment meeting at 9:29 a.m.

-Carried-

Committee Chair, Richard Shalla

Secretary/Treasurer, Tracy Cannon