

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

PUBLIC MEETING VIA ZOOM – November 25th, 2020 –9:00 a.m.

There was a public meeting of the Committee of Adjustment via ZOOM to hear consent application No. SEV.2019-04 on Wednesday, November 25, 2020. Present were Committee Members: Committee Chair Councillor Shalla, Councillor Bongo, Councillor Collins, Councillor Florent and Councillor Harper.

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

Applicants: Lisa Utley and Inez Fitzpatrick

Councillor Shalla called the public meeting to order at 9:03 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 Wednesday, November 25, 2020 as circulated.

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

4. **PUBLIC HEARING**

4.1 **CONSIDER CONSENT APPLICATION – SEV. 2019-04**

The meeting was to consider one consent application under Section 53 of the Planning Act.

Provisional Consent was previously granted. However, during the process it was confirmed that an easement would be required to provide legal access, therefore a revised application was submitted.

The effect of the revised application will re-establish the one year condition period and include an easement. The easement will benefit the retained lands, severed lands and legal access will remain for the adjacent property to the north. The size of the retained and severed lots will not change from the original submission.

REQUIREMENTS FOR NOTICE

T. Cannon reported, as required by the Planning Act, all property owners within 60 metres and appropriate agencies were mailed the updated notice of public meeting and notice signs were erected on the property by staff.

SITE INSPECTION REPORT & COMMITTEE DISCUSSION OF APPLICATION

All members of the Committee were familiar with the property.

COMMENT ON APPLICATION

Applicant(s): None

Members of the Public: None

Committee Members: None

COMMENTS FROM THE PLANNER:

All comments from the Planner are outlined in the Planner’s Report, no additional comments were received from the Planner.

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.

T. Cannon emphasized some of the conditions have already been completed during the process of the original application.

FINAL QUESTIONS OR COMMENTS

Committee Members: Councillor Collins; easement on a private laneway, property not fronting a public maintained road.

T.Cannon; Lots were existing prior to the passing of the Zoning By-Law, the consent would improve the current situation and seasonal residential lots may be permitted.

Applicant(s): expiry of the appeal period and the Zoning By-Law Amendment process; T. Cannon will forward the applicants a copy of the Notice of the Decision that will include the expiry date for the appeal period and a flow chart with timelines for a Zoning By-Law Amendment.

Members of the Public: None Present

DECISION

Motion to **approve** the application and conditions as read by the Secretary-Treasurer.

Moved by: J. Florent

Seconded by: S. Collins

-Carried-

Ms. Utley and Ms. Fitzpatrick exited the meeting.

T. Cannon provided a brief update on Consent Application SEV.2020-02 and SEV. 2020-03, both application were included on the agenda, but deferred.

SEV. 2020-02; access issue, additional information required.

SEV. 2020-03; additional information required regarding an easement to an adjacent property.

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 9:14 a.m.

-Carried-

Committee Chair, Richard Shalla

Secretary/Treasurer, Tracy Cannon