

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

PUBLIC MEETING VIA ZOOM – September 15, 2021 –9:00 a.m.

There was a public meeting of the Committee of Adjustment via ZOOM to hear two consent applications No. SEV.2021-01 and No. SEV.2021-02 on Wednesday, September 15, 2021. Present were Committee Members: Committee Chair Councillor Shalla, Councillor Bongo, Councillor Collins, Councillor Florent, Councillor Harper.

Staff: Bryan Martin, CAO/Clerk Treasurer
Tracy Cannon, Secretary/Treasurer of the Committee of Adjustment

Guests: Nancy & Keith Hall, property owner - SEV.2021-01
Neil & Carol Ann Jessup, applicant - SEV.2021-02
Alan Boudens, member of the public- SEV.2021-02

Councillor Shalla called the public meeting to order at 9:02 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, September 15, 2021 as circulated.

-Carried-

3. DECLARATION OF PECUNIARY INTEREST: None

4. ADOPTION OF MINUTES

Moved by: S. Collins

Seconded by: J. Florent

To adopt the minutes of June 15, 2021 Committee of Adjustment meeting as circulated.

-Carried-

5. PUBLIC HEARING

5.1 CONSIDER CONSENT APPLICATION – SEV. 2021-01

The meeting is to consider consent application for a severance and easement for lands locally known as 20-22 Douglas Lane. The application proposes to legally divide the existing development. The Retained Lands will have a lot area of approximately 0.33 hectares (0.82 acres) and a lot frontage of 29 metres on Hay Lake, contain a dwelling, accessory shed, private septic system, and a communal well. The Severed Lands will have a lot area of 0.33 hectares (0.82 acres) and a lot frontage of 29 metres on Hay Lake and contain dwelling, accessory garage, private septic system, and a well.

There is a 6.1 metre wide easement over the Retained Lands, in favour of the Severed Lands;

Included in the recommended conditions is to also include legal access over the Retained Lands and Severed Lands to provide legal access to the existing lots to the south on Douglas Lane.

REQUIREMENTS FOR NOTICE

T. Cannon reported, as required by Section 53 of the Planning Act all property owners within 60 metres and appropriate agencies were mailed the Notice for the Public Meeting on August 26th, 2021. The notice signs were posted on the subject property on August 24th.

COMMENTS FROM THE PLANNER:

All comments from the Planners are outlined in the Planner Report. No additional comments were received.

SITE INSPECTION REPORT & COMMITTEE DISCUSSION OF APPLICATION:

Most committee members were familiar with the property; no concerns regarding the application. Councillor Collins inquired how the consent could be approved as it does not front a township maintained road. T. Cannon stated that each application is different and considered separately. The Official Plan provides provisions for recreational dwellings on waterbodies that do not have frontage on township maintained roads.

APPLICANT COMMENT ON APPLICATION: Mr. & Mrs. Hall; no comments at this time.

PUBLIC/AGENCY COMMENT ON APPLICATION: No public comments.

FINAL QUESTIONS OR COMMENTS

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

SUGGESTED DECISION AND CONDITIONS OF CONSENT APPLICATION

T. Cannon, Secretary Treasurer read the suggested decision to approve the application with conditions listed in the Planner Report. It is recommended to include a standard condition that didn't get included in the Planner Report;
If applicable, that the applicant meet all financial requirements of the Township, including the payment of the balance of any outstanding taxes, including penalties and interest be paid.

Mrs. Hall inquired about the timeline required to complete the conditions, more specifically the drilling of the well. T. Cannon stated per the Planning Act, all conditions are to be fulfilled within one year.

DECISION

Moved by: J. Florent

Seconded by: D. Harper

That the Committee of Adjustment accepts the application and the conditions as read by the Secretary-Treasurer.

-Carried-

5.2 CONSIDER CONSENT APPLICATION – SEV. 2021-02

Consideration of a Consent Application SEV.2021-02 for a severance under Section 53 of the Planning Act for lands locally known as 3684 Highway 523.

The proposal is to sever approximately 5.3 ha (13.1 acres) with approximately 218 metres of frontage on Highway 523. There is currently a secondary entrance with a civic address of 3606 Highway 523. The retained lands are divided by Highway 523; easterly retained parcel from which the severed lot is being requested is 23.08 ha (57 acres) and will contain the existing dwelling and accessory structures and the remaining parcel on the west side of Hwy 523 is approximately 21 hectares and is currently vacant.

The severed lands are currently vacant and are proposed to contain a dwelling, and accessory structure with its own private septic system and well.

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 August 27th, 2021. The Notice signs were posted on the property on August 24th.

COMMENTS FROM THE PLANNER:

T. Cannon informed the Committee 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

Councillor Florent is very familiar with the property and also spoke to the owners of the property. Councillor Shalla visited the site and observed the posted notice signs.

PUBLIC COMMENT ON APPLICATION

No agency comments received.

T. Cannon did receive a comment from an adjacent property owner on September 8th in support of the application.

Mr. Bouden, owner of 3698 Highway 523 requested to attend the public meeting; initial concern was the zoning of the property and futures uses, however understands that any changes to the current zoning would require Planning Act procedures. Another reason for requesting to attend the public meeting is interest of the process for consent.

APPLICANT COMMENT ON APPLICATION:

No comments from the Neil & Carol Ann Jessup.

FINAL QUESTIONS OR COMMENTS:

Applicant: 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 conditions listed in the Planner Report.

DECISION

Moved by: S. Collins

Seconded by: D. Harper

That the Committee of Adjustment accepts the application and the conditions as read by the Secretary-Treasurer.

-Carried-

6. Review of Draft Committee of Adjustment Procedural By-Law

Revised to include virtual meetings. Final by-law will be presented at the October 6th council meeting.

7. NEXT MEETING

Next meeting will be scheduled as required.

ADJOURNMENT

Moved by: J. Florent

Seconded by: B. Bongo

The Committee adjourned the Committee of Adjustment meeting at 9:27 a.m.

-Carried-

Committee Chair, Richard Shalla

Secretary/Treasurer, Tracy Cannon