

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

PUBLIC MEETING IN-PERSON & ZOOM – April 12, 2023 –9:00 a.m.

There was an in-person and Zoom public meeting of the Committee of Adjustment to hear Consent Applications No. C.2023-01. Present were Committee Members: Committee Chair Councillor Kuiack, Mayor LaValley, Councillor Collins, Councillor Florent, Councillor Pigeon, Councillor Rodnick, Councillor Siydock.

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

Applicants/Agents: Douglas Buchmayer & Sunny Yun, Gowling WLG (C.2023-01 - Agent)
Mette & Brian Baker (C.2023-01-Applicants)

Councillor Kuiack called the public meeting to order at 9:02 a.m.

LAND ACKNOWLEDGEMENT

We acknowledge that we are gathered on the unceded Traditional Territory of the Algonquin Anishinaabeg people, specifically the Matouweskarini (people of the Madawaska River). We further acknowledge that the Algonquin People have been stewards of this land since time immemorial and we strive to treat the land along with the flora and fauna it supports, the people, their customs and traditions, with honour and respect. Today, this area is home to people of all walks of life, and we acknowledge the shared opportunities and responsibilities to live, work and survive within this beautiful territory. Chi-miigwetch, All my relations

1. **ADDITIONS/AMENDMENTS TO THE AGENDA:** None

2. **ADOPTION OF THE AGENDA**

Moved by: Councillor Florent

Seconded by: Councillor Collins

To adopt the agenda as prepared for the Committee of Adjustment meeting of Wednesday, April 12, 2023 as circulated.

-Carried-

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

4. **ADOPTION OF MINUTES**

Moved by: Councillor Siydock

Seconded by: Councillor Rodnick

To adopt the minutes of Wednesday, February 15, 2022 Committee of Adjustment meeting as circulated.

-Carried-

5. **PUBLIC HEARING**

Chair, Councillor Kuiack opened the Public Hearing portion of the meeting and turned it over to T. Cannon, Secretary Treasurer of the Committee of Adjustment.

5.1 CONSIDER CONSENT APPLICATION – C. 2023-01

This portion of the Committee of Adjustment meeting is to consider a Consent under Section 53 of the Planning Act for locally known as 39 Windmill Point Lane, adjacent to McKenzie Lake, in the geographic ward of Sabine.

The consent application is to sever a privately-owned shore road allowance into two separate parcels. Parts 3 and 4 on Plan 36R-1116 have merged together on title and therefore requires consent through the planning act to separate these parts.

REQUIREMENTS FOR NOTICE

The requirement to hold this meeting is there must be at least 14 days' notice as prescribed by Section 53 (5) of the Planning Act. Notice signs were posted on the property on March 16th and mailed to property owners within the required 60 metres of the subject property on March 20th.

COMMENTS FROM THE PLANNER:

Comments from Anthony Hommik, Planner Jp2g Consultant Inc were provided in the circulated planner's report.

PUBLIC/AGENCY/COMMITTEE COMMENT ON APPLICATION:

- Applicants have always been under the understanding that these lots were always separate after the purchase of the Shore Road Allowance.
- Shore Road Allowance merged due to them being registered in the same name.
- Staff are not always aware of mergers. The township usually finds this out after a title search is completed by the applicant.

MOTION:

Moved by: Councillor Florent

Seconded by: Councillor Kuiack

That the Committee of Adjustment approve the recommendation outlined in the Planner's Report prepared by Anthony Hommik, Senior Planner of Jp2g Consultants; and that Consent Application No C.2023-01 be subject to the following conditions;

1. The applicant submit a request to the Township to enact a deeming by-law or to lift Part Lot Control to effect the merging of the shore road allowance (Parts 3 and 4 on Plan 36R-11116) with PINs 49228-0296 and 49228-0297, respectively.
2. That the applicant provide the Township with:
 - a. The original executed transfer (deed), a duplicate original and one photocopy;
 - b. A copy of the Reference Plan to be deposited in the Land Registry Office that is substantially in compliance with the application sketch; and
 - c. A schedule describing the severed lot and naming the grantor and grantee attached to the transfer for approval purposes.
3. Payment of all municipal legal and planning fees associated with the processing of the application.
4. If applicable, that the applicant meet all financial requirements of the Township, including payment of the balance of any outstanding taxes, including penalties and interest.

Discussion/Comment on Conditions: None

-CARRIED-

6. **OTHER:** None
7. **NEXT MEETING:** To be scheduled when required.

ADJOURNMENT

Moved by: Mayor LaValley

Seconded by: Councillor Pigeon

The Committee adjourned the Committee of Adjustment meeting at 9:25 a.m.

-Carried-

Committee Chair, Councillor Kuiack

Secretary/Treasurer, Tracy Cannon