

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

**PUBLIC MEETING VIA ZOOM – April 20, 2022 –9:00 a.m.**

There was a public meeting of the Committee of Adjustment via ZOOM to hear Consent Application No. C.2022-03. 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 – Mark Tessier & Sabina Tessier, applicant C.2022-03  
Adrian Taylor, Solicitor – Bradley Law Profession Corporation, agent

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: Councillor Harper**

**Seconded by: Councillor Florent**

To adopt the agenda as prepared for the Committee of Adjustment meeting of Wednesday, April 20, 2022 as circulated.

**-Carried-**

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

**4. ADOPTION OF MINUTES**

**Moved by: Councillor Collins**

**Seconded by: Councillor Florent**

To adopt the minutes of February 17, 2022 Committee of Adjustment meeting as circulated.

**-Carried-**

**5. PUBLIC HEARING**

**5.1 CONSIDER CONSENT APPLICATION – (Severance)-C.2022-03**

This portion of the meeting is to consider a Consent for a severance under Section 53 of the Planning Act for lands described as Lots 21 to 24, Concession 2, Murchison Ward, locally known as 25934 & 26016 Highway 60.

Application # C.2022-03 requests municipal consent to create one new lot, resulting in the retained lands having a lot area of approximately 88 hectares and 526 metres of frontage on Highway 60 and contains a dwelling. The severed lands will have a lot area of approximately 73 hectares and 316 metres of frontage on Highway 60 and contains a dwelling that is proposed to be demolished.

The intent is that the retained lands will utilize 26016 Highway 60 and the severed lands will utilize 25934 Highway 60.

There is a discrepancy between the lot areas provided by the applicant and the data available to the Township through MPAC. The error in the mapping resulted in the property being zoned “Rural (RU)”

and “Crown Land (CL)” in Zoning By-law. A technical amendment to the zoning by-law will need to be initiated to correct the error.

The map included with the original application and provided on the notices did not include adjacent lands that have merged on title with what will be the retained lands. The maps were updated and provided in the Planner’s report. The lot area of the severed lands did not change as a result of the added lands.

Exact lot areas will be confirmed by a survey that will be required as a condition of consent approval.

### **REQUIREMENTS FOR NOTICE**

T. Cannon reported, the notice signs were posted on the subject property on April 5<sup>th</sup> and mailed to property owners within the required 60 metres of the subject property on April 4<sup>th</sup>.

### **PUBLIC/AGENCY COMMENT ON APPLICATION:**

No public/agencies that were circulated notices expressed any concerns.

### **COMMENTS FROM THE PLANNER:**

All comments from the Planners are outlined in the Planner Report.

### **SITE INSPECTION REPORT & COMMITTEE & APPLICANT DISCUSSION OF APPLICATION:**

Councillor Florent: Provided some history of the property; Pertaining to the Planning Analysis outlined in the Planner’s Report that the proposed new lots do not appear to impact any natural heritage resources or have a negative impact on significant natural, cultural or known archeological resources or involves hazard lands; In the past access to Copps Lake has been restricted by landowners which can be accessed through Crownland and by the Concession to the north of the property. At one time the road connecting Pastwa Lake & McKenzie Lake area to the Egan Estate settlement and train station which predates both Madawaska and Whitney went through this property. It is now private property and now that road is closed to the public.

Councillor Florent: Will there be a survey required for the entire property or just the transferred property?

A. Taylor: Recommends just the severed property be surveyed. Properties can no longer be described without a survey, so a survey will need to be done for the severed lands.

Councillor Florent: Neighbours have expressed concerns to him as Councillor of the placement of some of the gates that may or may not be on the property and a survey would clear that up.

Councillor Shalla: Notice signs were erected.

Councillor Florent: Inquired the reasoning why there is still a stop sign and a paved section at one of the entrances?

T. Cannon; The explanation for the entrance could be answered from MTO through an entrance permit condition.

A. Taylor: Have no knowledge of the stop sign so can’t comment on the existence of the paved driveway and the stop sign but can certainly be resolved through a condition if needed.

M. Tessier: His understanding is that the entrance that has the stop sign, and paved portion is part of the old highway, unsure of the driveway to the Egan Estate. Right of access that comes in the back end of Copps Lake hasn’t been blocked. There is a chain on an adjacent property blocking access to that private property. According to the deed, land and maps the gates are on the property. Some people may think differently and that may be due to past agreements.

Councillor Florent: Drove through that road in the 60s to the Egan Estate by the Pigeon farm. There is no sign of the road anymore.

### **FINAL QUESTIONS OR COMMENTS: None**

**SUGGESTED DECISION AND CONDITIONS OF CONSENT APPLICATION**

T. Cannon, Secretary Treasurer read the recommended decision to provide provisional approval for the consent application and the recommended conditions.

**DECISION**

**Moved by: Councillor Bongo**

**Seconded by: Councillor Shalla**

That the Committee of Adjustment accepts Application C.2022-03 and the conditions as read by the Secretary-Treasurer.

Councillor Collins: Inquired about the need for Condition #3 if they already have civic addresses; “That entrance permits are obtained from the MTO and that the access be documented on the draft deeds to each lot and that the draft deeds be submitted to MTO for review, prior to depositing them at the registry office.”

Further discussion with the committee and the applicant’s agent on the need for the condition. It was determined that Condition #3 will remain part of provisional consent.

The decision was carried.

**6. OTHER:** None

**8 NEXT MEETING**

T. Cannon stated a Committee of Adjustment meeting will be scheduled for June. Information on the application will be circulated at a later date.

**ADJOURNMENT**

**Moved by: Councillor Bongo**

**Seconded by: Councillor Collins**

The Committee adjourned the Committee of Adjustment meeting at 9:30 a.m.

**-Carried-**

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Committee Chair, Richard Shalla

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Secretary/Treasurer, Tracy Cannon