

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

**PUBLIC MEETING IN-PERSON & ZOOM – September 20, 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.2023-02. 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: Charles & Kelly Purchase, Applicant

Councillor Kuiack called the public meeting to order at 9:01 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: Councilor Florent**

**Seconded by: Mayor LaValley**

To adopt the agenda as prepared for the Committee of Adjustment meeting of Wednesday, September 20, 2023 as circulated.

**-Carried-**

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

4. **ADOPTION OF MINUTES**

**Moved by: Councillor Siydock**

**Seconded by: Mayor LaValley**

To adopt the minutes of June 20, 2023 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. 2023-02**

This portion of the meeting is to consider one application for a Consent under Section 53 of the Planning Act for lands locally known as 1724 Major Lake Road.

The consent application is to sever two lots from the subject property that would result in:

1. Severed Lot 1 being approximately 2.0-hectares and have approximately 120 metres frontage on Major Lake Road

2. Severed Lot 2 is proposed to have approximately 1.0-hectare and approximately 137 metres (449 feet) frontage on Major Lake Road.

The Retained Lot is proposed to be approximately 3.1 hectares and approximately 194 metres (636 feet) of frontage on Major Lake Road.

The two lots to be severed are currently vacant and proposed to be used for residential purposes. The retained lot currently contains an existing cabin that is proposed to remain.

Following circulation to members of the committee, Councillor Florent found a discrepancy that the legal description in the notices stated that the property was in Concession 5, whereas the property is really in Concession 6. A condition was proposed to be added to provisional consent that Mr. and Mrs. Purchase have their lawyer correct the legal description to reflect the correct concession. T. Cannon thanked Councillor Florent for being so thorough when reviewing applications.

**REQUIREMENTS FOR NOTICE**

T. Cannon reported, the required notices were mailed on August 31, 2023 and the notice sign was posted on the property on as the property on September 1, 2023.

**COMMENTS FROM THE PLANNER:**

Comments from Anthony Hommik, Planner Jp2g Consultant Inc were provided in the circulated planner’s report. A. Hommik was consulted pertaining to the condition to correct the legal description and concurred it should be added.

**COMMENTS FROM THE COMMITTEE:**

Councillor Florent: Felt the structure on the retained was more than a “cabin” as it had a full basement.  
Mr. Purchase: Explained there was not a full basement.  
Councillor Florent: Driveway was already partially constructed one of the severed lots.  
Mr. Purchase: Apologized for starting the entrance early.  
Discussion amongst the committee and the applicant regarding the error with the legal description.

**PUBLIC/AGENCY COMMENT ON APPLICATION:** None

**DECISION AND CONDITIONS OF THE CONSENT APPLICATION**

**Moved by: Councillor Collins**

**Seconded by: Councillor Florent**

That 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.2023-02 be subject to the following conditions;

1. 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.
2. The applicant shall obtain entrance permits from the Township for the two new lots.
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.

5. The applicant have the legal description corrected for the subject property to reflect its location within Concession 6.

**Discussion/Comment on Conditions: None**

**-CARRIED-**

6. **NEXT MEETING:** To be scheduled when required.

**ADJOURNMENT**

**Moved by: Councillor Siydock**

**Seconded by: Councillor Pigeon**

The Committee adjourned the Committee of Adjustment meeting at 9:16 a.m.

**-Carried-**

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Committee Chair, Councillor Kuiack

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Secretary/Treasurer, Tracy Cannon