

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

**PUBLIC MEETING IN-PERSON & ZOOM – April 17, 2024 –9:00 a.m.**

There was an in-person and Zoom public meeting of the Committee of Adjustment to hear Minor Variance Application No. M.V.2024-01. 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: File No.M.V.2024-01-Applicant/Owner Charles Taylor-Zoom

Councillor Kuiack called the public meeting to order at 9:04 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: Councillor Siydock**

To adopt the agenda as prepared for the Committee of Adjustment meeting of Wednesday, April 17, 2024 as circulated.

**-Carried-**

3. **DECLARATION OF PECUNIARY INTEREST OR GENERAL NATURE THEREOF:**

Councillor Pigeon; potential client

4. **ADOPTION OF MINUTES**

**Moved by: Mayor LaValley**

**Seconded by: Councillor Collins**

To adopt the minutes of January 17, 2024 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 MINOR VARIANCE APPLICATION – M.V. 2024-01**

T. Cannon provided the background, and propose of the application for a Minor Variance under Section 45 of the Planning Act for lands locally known as 2884 Aylen Lake.

The purpose of the application is to request Permission to Enlarge an existing legal non-conforming structure.

The subject property fronts on Aylen Lake and is currently improved with a legal non-conforming cottage that is setback approximately 8.8 metres. The proposal is to add a one and a half story addition to the existing cottage that is proposed to be setback further from the water than the existing structure, at a distance of approximately 12.6 metres at the closest point.

The subject property is zoned Limited Services Residential (LSR). The LSR zone permits the existing cottage that is proposed to be enlarged, however, the existing cottage does not meet the required 20-metre setback from Aylen Lake. The existing cottage is considered legal non-conforming and, as a result, any change, alteration or replacement of the existing cottage requires approval of the Committee of Adjustment for expansion of a legal non-conforming use.

Due to the proposed enlargement being located in close proximity to Aylen Lake, which is a managed lake trout lake, an Environmental Impact Study (EIS) was required in order to consider the application. An EIS, dated February 2024, was prepared by RiverStone Environmental Solutions Inc. The EIS drew the conclusion that the proposed development application on the subject property will have a very low likelihood of negatively impacting any significant natural heritage features and functions features protected under relevant municipal, provincial, or federal environmental policies. RiverStone is of the opinion that the proposed development is compliant with the relevant environmental legislation and policies. RiverStone recommended that their recommendations in their report be incorporated into the development agreement for the subject property and that their conclusions are also dependent upon the recommended preventative measures being implemented through development control that is subsequently enforced with appropriate by-laws.

**REQUIREMENTS FOR NOTICE**

T. Cannon reported, the required notices were mailed on March 28, 2024 and due to the property being water access and the current ice conditions, the notice sign was posted at the Aylen Lake Boat Launch on April 2, 2024.

**COMMENTS FROM THE PLANNER:**

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

**COMMENTS FROM AGENCIES: None**

**COMMENTS FROM THE COMMITTEE:**

- Councillor Florent – Errors within the EIS report for example made reference to a lake not in South Algonquin and a driveway where one does not exist.

**PUBLIC/OWNER COMMENTS ON APPLICATION:**

- Mr. Taylor - study was pretty specific and most of the recommendations of planting and moving plants have been started and will continue this weekend.
- Pleased with the contents of the report. There was a recommendation in the EIS report to remove the existing dock. However, Mr. Taylor explained there was no interest to remove the dock as it is a crib dock and is fish habitat. There are plans to repair the top of the dock.

**DECISION AND CONDITIONS OF THE CONSENT APPLICATION**

**Moved by: Councillor Rodnick**

**Seconded by: Councillor Collins**

That Committee of Adjustment approve the recommendation outlined in the Planner’s Report prepared by Anthony Hommik, Senior Planner of Jp2g Consultants;

AND that Minor Variance Application No.M.V.2024-01 be subject to the following conditions;

- 1) That the Owner enter into a development agreement with the Township of South Algonquin, which shall be registered on title, to ensure orderly development of the land, including the recommendations of the EIS prepared by RiverStone Environmental Solutions Inc., dated February 2024.
- 2) Payment of all municipal legal and planning fees associated with the processing of the application.

**Discussion/Comment on Conditions: None**

**-CARRIED-**

Councillor Pigeon did not vote.

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

**ADJOURNMENT**

**Moved by: Councillor Siydock**

**Seconded by: Mayor LaValley**

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