

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

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

There was an in-person and Zoom public meeting of the Committee of Adjustment to hear Consent Applications No. C.2023-03 and C.2023-04. Present were Committee Members: Committee Chair Councillor Kuiack, Councillor Collins, Councillor Florent, Councillor Pigeon, Councillor Rodnick, Councillor Siydock. Regrets: Mayor LaValley

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

Applicants/Agents:

File No.C.2023-04-In-Person- Agents -Marilyn & Dennis Gregore, Zoom - Colin Slight, Kasprzak Surveying Ltd, Family Member - Cal Kirkpatrick

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: Councillor Rodnick**

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

**-Carried-**

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

4. **ADOPTION OF MINUTES**

**Moved by: Councillor Siydock**

**Seconded by: Councillor Pigeon**

To adopt the minutes of September 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. 2023-03**

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 7207B Highway 127.

The consent application is to sever one lot from the 7207B Highway 60, resulting in the severed lands having an approximate lot area 12-hectare and approximately 350 metres of frontage on Highway 127.

The Retained lands will have a lot area of approximately 25-hectare and approximately 103 metres of frontage on Highway 127.

The lot to be severed is currently vacant and proposed to be used for residential purposes. The retained lot currently contains an existing dwelling, accessory structures, a septic system and a well that are proposed to remain.

The subject property is mostly wooded, with a clearing around the existing dwelling. There is a wetland located at the south end of the subject property. The existing dwelling is currently accessed via an existing road allowance where an access agreement exists.

**REQUIREMENTS FOR NOTICE**

T. Cannon reported, the required notices were mailed on January 2, 2024 and the notice sign was posted on the property on December 13, 2023.

**COMMENTS FROM THE PLANNER:**

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

**COMMENTS FROM AGENCIES:**

Ministry of Transportation provided an email on Jan 10th that their response remains the same as provided to staff during pre-consultation.

**COMMENTS FROM THE COMMITTEE:**

- Councillor Florent visited the property.
- Intention is that the severed lands will have a new entrance off Highway 127. The retained lands will continue to use the existing road allowance. MTO has provided pre-consult that they are satisfied with the 100 metres proposed frontage.

**PUBLIC/OWNER COMMENTS ON APPLICATION: None**

**DECISION AND CONDITIONS OF THE CONSENT APPLICATION**

**Moved by: Councillor Collins**

**Seconded by: Councillor Kuiack**

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.2023-03 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. Payment of all municipal legal and planning fees associated with the processing of the application.
3. 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-**

## **5.2 CONSIDER CONSENT APPLICATION – C. 2023-04**

This portion of the meeting is to consider one application for a Consent under Section 53 of the Planning Act for a lot-addition for lands locally known as 50 Whites Road.

The purpose of the application is for a lot-addition to sever approximately 0.24 hectares of land from 50 Whites Road and add these lands to the adjacent property (36 Whites Road). Resulting in the Retained Lot (50 Whites Road) having a lot area of approximately 1.14 hectare and approximately 75 metres of frontage on Whites Road and enlarge 36 Whites Road to have a lot area of approximately 0.63-hectare and approximately 33 metres of frontage on Whites Road.

Both the lot to be severed and the lot to be added to are currently improved with a dwelling, a well and a septic system. The lot to be severed also contains a shed while the lot to be added to also includes a bunkie. Both lots front on Ayles Lake.

### **REQUIREMENTS FOR NOTICE**

T. Cannon reported, the required notices were mailed on January 2, 2024 and the notice sign was posted on the property on December 14, 2023.

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

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

### **COMMENTS FROM THE COMMITTEE:**

- Councillor Florent visited the property but due to the snow, he was only able to observe the property from the road.
- Councillor Pigeon questioned if the properties were owned by the same owner.
- Councillor Rodnick is very familiar with the property.

### **PUBLIC/AGENCY/OWNER COMMENTS ON APPLICATION:**

- D. Gregoire responded to Councillor Pigeon's inquiry that it was owned by the same owner and provided some historical information on the properties, including the terrain of the property, and existing encroachment issues of the deck.
- Mr. Kilpatrick had nothing further to add but was available if there were any questions.
- C. Slight indicated that the lot addition will fix the deck encroachment issues and that it is a straightforward lot addition.

## **DECISION AND CONDITIONS OF THE CONSENT APPLICATION**

**Moved by: Councillor Rodnick**

**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.2023-04 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. Payment of all municipal legal and planning fees associated with the processing of the application.
3. 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. **NEXT MEETING:** To be scheduled when required.

**ADJOURNMENT**

**Moved by: Councillor Collins**

**Seconded by: Councillor Siydock**

The Committee adjourned the Committee of Adjustment meeting at 9:20 a.m.

**-Carried-**

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Committee Chair, Councillor Kuiack

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Secretary/Treasurer, Tracy Cannon