

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

PUBLIC MEETING IN-PERSON & ZOOM – May 15, 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.2024-02. 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: File No.M.V.2024-02-Applicant/Owner Brendan O’Connor-Zoom

Councillor Kuiack called the public meeting to order at 9:03 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 Siydock

Seconded by: Councillor Collins

To adopt the agenda as prepared for the Committee of Adjustment meeting of Wednesday, May 15, 2024 as circulated.

-Carried-

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

Councillor Pigeon; potential client

4. **ADOPTION OF MINUTES**

Moved by: Councillor Florent

Seconded by: Mayor LaValley

To adopt the minutes of April 17, 2024 Committee of Adjustment meeting as circulated and amended.

-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. 2024-02

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 174 Dennison Bay Lane. During the application period it was discovered that the shore road allowance was not reflected in the legal description, this has now been corrected.

The purpose of the application is to request Permission to Enlarge an existing legal non-conforming structure. The addition that would be approximately 66.4 square metres in ground floor area, together with a 31.5 square metre attached waterfront deck.

The subject lands have approximately 45.72 metres of frontage on Ayles Lake and an area of approximately 0.81 hectares. The property is currently occupied by a cottage, three bunkies, and a storage shed. It is believed the accessory structures were constructed prior to the Zoning By-Law being implemented. Therefore, are considered legal non-conforming uses. The lands are serviced via a private well and a private septic system.

The existing cottage is set back from the lake by approximately 8.6 metres at the closest point. The proposed addition would be located towards the rear of the existing cottage, at a distance of approximately 15.5 metres at the closest point. The proposed waterfront deck will be setback 8.6 metres from the lake.

The subject property is zoned Shoreline Residential (SR). The SR zone permits the existing cottage that is proposed to be enlarged, however, the existing cottage does not meet the required 20-metre setback from Ayles Lake and 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.

An Environmental Impact Study (EIS) was required in order to consider the application. An EIS, dated April 15th, was prepared by Ravenwood Environmental. The EIS concluded that the proposed development is not anticipated to negatively impact the adjacent natural heritage features or surrounding land uses, subject to proper implementation of the mitigation measures listed in the report. A development agreement was also recommended that will ensure proper implementation of the listed mitigation measures.

REQUIREMENTS FOR NOTICE

T. Cannon reported, the required notices were mailed on April 29, 2024 and the notice sign was posted on the subject property on April 29, 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/APPLICANT:

- Councillor Florent – Impressed with the details in the Environmental Impact Study Report.
- Mayor LaValley – Inquired if the existing bunkies are used as short-term rental accommodations or private.
- Brendan O'Connor – Bunkies are private, used for the large family, no short-term rental accommodations on the property.
- Councillor Kuiack – Inquired if the existing bunkies have septic or water to them.
- Brendan O'Connor – No water or septic to bunkies. The existing septic is inadequate and is proposed to be upgraded beyond the 30 metre setback that will accommodate a modern washroom. Definite improvement from an environmental standpoint.

PUBLIC/OWNER COMMENTS ON APPLICATION:

Brendan O’Connor –Brendan is the applicant along with parents and brother. The cottage is a three season and upgrades to the bathroom and kitchen were required so their parents can continue to enjoy the cottage. B. O’Connor thanked Tracy for all the help and support and was also impressed with the Environmental Impact Study. The document will be kept around the cottage for others to read.

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.2024-02 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 Ravenwood Environmental dated April 15, 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 Florent

Seconded by: Councillor Siydock

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

-Carried-

Committee Chair, Councillor Kuiack

Secretary/Treasurer, Tracy Cannon