

**THE CORPORATION OF THE TOWNSHIP OF SEVERN
COMMITTEE OF ADJUSTMENT**



**Tuesday, December 15, 2015
Council Chambers - Municipal Office**

**7:00 P.M.
AGENDA**

A. CALL TO ORDER

B. DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

C. ADOPTION OF MINUTES

Page #

1 Committee of Adjustment - November 17, 2015

3-12

D. ADJOURNED APPLICATIONS

"NIL"

E. NEW APPLICATIONS

Page #

1 A-50-15 (Pink) - 2622 Blake Avenue

13-16

2 A-51-15 (Grills) - 5085 Black River Road

17-24

3 B-11-15 (Levesque) - 1739 Pappy Gill Lane

25-30

F. REPORTS FROM OFFICIALS

"NIL"

G. CORRESPONDENCE

"NIL"

H. OTHER BUSINESS

"NIL"

J. ADJOURNMENT

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MINUTES OF THE MEETING OF THE COMMITTEE OF ADJUSTMENT HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, TUESDAY, NOVEMBER 17, 2015 AT 7:00 P.M.

Present: Chair Emily Silk
Members Douglas Hamilton
Mark Vandergeest
Bill Hill
Allen Vivian

Staff: Secretary-Treasurer, Planner Katie Mandeville
Director of Planning & Development Andrew Fyfe

A. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. and explained the meeting process and the time frame for appeals to those persons present.

B. DISCLOSURE OF PECUNIARY INTEREST

NONE

C. ADOPTION OF MINUTES

The following motion was adopted:

Motion # 15-30

MOVED by Bill Hill and SECONDED by Allen Vivian

THAT the Minutes of the Committee of Adjustment meeting held in the Council Chambers on October 20th, 2015 be adopted as printed and distributed.

CARRIED

D. ADJOURNED APPLICATIONS

NONE

E. NEW APPLICATIONS

1. **Minor Variance Application No.:** A-46-15
Applicant: David & Susan Croft
Roll Number: 4351 010 007 32300 0000
Municipal Address: 2690 Westshore Crescent

The Secretary-Treasurer of the Committee of Adjustment outlined the application and outlined the correspondence received, as follows:

Proposal:

- " The 1504 square metre (0.37 acres) property is currently vacant with the exception of docking and an accessory structure on the lot line. The previous dwelling was destroyed by fire approximately one year ago.
- " The following variances are requested in order to permit the construction of a new dwelling:
 1. A variance to permit a new dwelling with an interior yard setback of 0.94 metres to an attached deck and 1.23 metres to the main dwelling whereas Zoning By-law 2010-65, states that the minimum interior yard setback for the R1 Zone is 1.5 metres.
 2. A variance to permit a waterfront setback of 17.2 metres to a deck whereas Zoning By-law 2010-65 states a minimum setback of 20.0 metres from a navigable waterway.
 3. A variance to permit accessory structure lot coverage of 6.7%, whereas Zoning By-law 2010-65 states the maximum accessory lot coverage shall be 5%.
 4. A variance to permit a rear yard setback of 1.53 metres, whereas Zoning By-law 2010 states the minimum rear yard setback of an accessory structure from a municipal road allowance to be 7.5 metres.
 5. A variance to permit a maximum accessory structure height of 6 metres whereas Zoning By-law 2010-65 states the maximum height of an accessory structure to be 5 metres and a maximum of one storey.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-065:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant was present and stated that he can alter the garage height/pitch in order to fall into the recommendations for the garage.

The Chair asked if anyone in the audience had any comments on this application. As none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows:

- " *Member Vandergeest stated that he was in favour of the variances pertaining to the dwelling and would support a deferral on the garage height variance.*
- " *Other members showed agreement with Member Vandergeest.*

The following motion was adopted:

Motion # 15-31

MOVED by Mark Vandergeest and SECONDED by Allen Vivian

THAT Application No. A-46-15 (Croft) pertaining to the height of the accessory structure only be adjourned to a future Committee of Adjustment meeting pending the redesign of the structure to meet the definition of one storey.

CARRIED

The Chair asked the Secretary-Treasurer to review the proposed conditions of the decision without the garage height variance. The applicant was asked if he was aware of the proposed conditions and was in agreement with them. The applicant confirmed this. The Chair then called for a vote on the application.

**DECISION – APPROVE
Variance Application A-46-15 (Croft)**

THE PURPOSE and EFFECT of the application is:

The following variances to the provisions of Zoning By-law 2010-65, as amended:

1. A variance to permit a new dwelling with an interior yard setback of 0.94 metres to an attached deck and 1.23 metres to the main dwelling whereas Zoning By-law 2010-65, states that the minimum interior yard setback for the R1 Zone is 1.5 metres.
2. A variance to permit a waterfront setback of 17.2 metres to a deck whereas Zoning By-law 2010-65 states a minimum setback of 20.0 metres from a navigable waterway.
3. A variance to permit accessory structure lot coverage of 6.7%, whereas Zoning By-law 2010-65 states the maximum accessory lot coverage shall be 5%.
4. A variance to permit a rear yard setback of 1.53 metres, whereas Zoning By-law 2010 states the minimum rear yard setback of an accessory structure from a municipal road allowance to be 7.5 metres.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of November, 2015:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Municipal Taxes to be paid to date.
2. That the applicants remove, and not relocate on their own property, the accessory building located in close proximity to the water on the interior lot line prior the closing of the dwelling building permit.
3. That the existing vegetation on the property shall be preserved and enhanced as much as possible.
4. That the construction is in substantial compliance with the plans submitted with the Application.

THE REASONS for the Committee's Decision are that the request is minor in nature,

conforms to the general intent and purpose of the Zoning By-law and Official Plan and is desirable for the appropriate development or use of the land.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

2. Variance Application No.:	A-47-15
Applicant:	Barry Gliddon
Owner:	John Power
Roll Number:	4351 050 002 50300 0000
Municipal Address:	8645 Severn River

The Secretary-Treasurer of the Committee of Adjustment outlined the application and outlined the correspondence received, as follows:

Proposal:

- É The property has frontage of approximately 20.9 metres (68.6 ft.) on the Severn River and an area of approximately 7.91 hectares (19.56 acres). The largely treed property is vacant with the exception of the private right of ways for Baldy Lane and Delta Road.
- É The owner has been granted provisional approval for consent application B-08-15 to sever a portion of the property having no frontage on the Severn River and an area of approximately 132.4 square meters (1,425 square feet) to be added to 4046 Delta Road to be used as access to that property. The retained lands would have the private right of ways included with the approximately 20.9 metres (68.6 ft.) frontage on the Severn River and an area of approximately 7.90 hectares (19.53 acres).
- É The following variance is requested in order to fulfill a condition of provisionally approved consent application B-08-15:
 1. A variance to permit a minimum lot area of approximately 7.90 hectares (19.53 acres), whereas Zoning By-law 2010-65 states the minimum lot area required under the Greenland (GL) Zone is ~~existing~~ being what was there in when the By-law came into effect.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-066:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the property owner and agent were not present.

The Chair asked if anyone in the audience had any comments on this application, since none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows: None.

The Chair asked the Secretary-Treasurer to review the proposed conditions of the decision. The applicant was asked if she was aware of the proposed conditions and was in agreement with them. The applicant confirmed this. The Chair then called for a vote on the application.

DECISION – APPROVE
Variance Application A-45-15 (Power / Gliddon)

THE PURPOSE and EFFECT of the application is:

The following variances to the provisions of Zoning By-law 2010-65, as amended:

1. A variance to permit a minimum lot area of approximately 7.90 hectares (19.53 acres), whereas Zoning By-law 2010-65 states the minimum lot area required under Greenland (GL) Zone is ~~existing~~ being what was there in when the By-law came into effect.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of November, 2015:

DECISION: APPROVED

THE REASONS for the Committee's Decision are that the request is minor in nature, conforms to the general intent and purpose of the Zoning By-law and Official Plan and is desirable for the appropriate development or use of the land.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

- | | |
|-------------------------------------|--------------------------------|
| 3. Variance Application No.: | A-48-15 |
| Owner: | David Meeks |
| Roll Number: | 4351 010 011 01000 0000 |
| Municipal Address: | 4140 Uhthoff Line |

The Secretary-Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- É The approximate 73 acre property is currently occupied by a single detached dwelling and an accessory structure, within separate development envelopes on the property.
- É The applicant would like to construct an addition onto the existing accessory structure which is located approximately 16 feet from the side lot line.

É The following variance is requested in order to permit the construction of the accessory structure addition:

1. A variance to permit an interior yard setback of 4.8 metres (16 feet) for an accessory structure whereas Zoning By-law 2010-65 states a minimum interior yard setback of 15 metres (49 feet) for the Rural (RU) Zone.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-067:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant was not present.

The Chair asked if anyone in the audience had any comments on this application, since none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows:

- " Member Vivian stated that the property is well treed and you can barely see the existing building from the road.*

The Chair asked the Secretary-Treasurer to review the proposed conditions of the decision. The Chair then called for a vote on the application.

**DECISION – APPROVE
Variance Application A-48-15 (Meeks)**

THE PURPOSE and EFFECT of the application is:

The following variances to the provisions of Zoning By-law 2010-65, as amended:

1. A variance to permit an interior yard setback of 4.8 metres (16 feet) for an accessory structure whereas Zoning By-law 2010-65 states a minimum interior yard setback of 15 metres (49 feet) for the Rural (RU) Zone.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of November, 2015:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Municipal Taxes to be paid to date.
2. That the existing vegetation on the property shall be preserved and enhanced as

much as possible.

3. That the property owner shall work with Township Staff to ensure his property is in compliance with the Township's Clean and Clear By-law by the time his construction is complete.
4. That the construction is in substantial compliance with the plans submitted with the Application.

THE REASONS for the Committee's Decision are that the request is minor in nature, conforms to the general intent and purpose of the Zoning By-law and Official Plan and is desirable for the appropriate development or use of the land.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

4. Variance Application No.:	A-49-15
Owner:	Andrew Thomson and Lori Paslawsky
Roll Number:	4351 050 004 97600 0000
Municipal Address:	1340 Little Chute Lane

The Secretary-Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- É The approximately 0.54 hectare (1.34 acre) property is occupied by an existing single detached dwelling.
- É The following variance is requested in order to permit the construction of the new accessory structure:
 1. A variance to permit a front yard setback of 12.19 metres (40 feet) for an accessory structure whereas Zoning By-law 2010-65 states the minimum front yard setback for the Shoreline Residential Three (SR3) Zone is 20 metres (66 feet).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-068:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant was present and had nothing to add.

The Chair asked if anyone in the audience had any comments on this application, since none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows:

“ Member Hill stated that he visited the property and had also wondered about the alternative location planning staff mentioned so he appreciates the applicants explaining their rationale to staff in support of the proposed location.

The Chair asked the Secretary-Treasurer to review the proposed conditions of the decision. The applicant was asked if she was aware of the proposed conditions and was in agreement with them. The applicant confirmed this. The Chair then called for a vote on the application.

DECISION – APPROVE
Variance Application A-49-15 (Thomson / Paslawsky)

THE PURPOSE and EFFECT of the application is:

The following variance to the provisions of Zoning By-law 2010-65, as amended:

1. A variance to permit a front yard setback of 12.19 metres (40 feet) for an accessory structure whereas Zoning By-law 2010-65 states the minimum front yard setback for the Shoreline Residential Two (SR2) Zone is 20 metres (66 feet).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of November, 2015:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Municipal Taxes to be paid to date.
2. That the existing vegetation on the property shall be preserved and enhanced as much as possible.
3. That the construction is in substantial compliance with the plans submitted with the Application.

THE REASONS for the Committee's Decision are that the request is minor in nature, conforms to the general intent and purpose of the Zoning By-law and Official Plan and is desirable for the appropriate development or use of the land.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

5. Consent Application No.:
Property Owner:
Roll Number:
Municipal Address:

B-10-15
Tom Taylor
4351 050 001 14600 0000
2748 Upper Big Chute Road

The Secretary-Treasurer outlined the application and the correspondence received, as follows:

Proposal:

- " The subject lands have frontage of approximately: 230 metres (754.5 ft.) on Irish Line, 1,158 metres (3799 ft.) on Upper Big Chute Road, 184 metres (603.7 ft.) on Taylor Line and an area of approximately 37.35 ha (92.3 acres). The property is split into two legal parcels by a rail line; the subject parcel contains the main dwelling and farm buildings with accessory structures on the other parcel.
- " The applicant is requesting consent to sever a portion of the property having 58 metres (190 feet) of frontage on Irish Line and an area of approximately 0.3 ha (0.8 acres). The severed lands would be added to 1787 Irish Line as a lot addition.
- " The retained lands would have frontage of approximately: 172 metres (564.5 ft.) on Irish Line, 1,158 metres (3799 ft.) on Upper Big Chute Road, 184 metres (603.7 ft.) on Taylor Line and an area of approximately 37 ha (91.5 acres).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-069:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant was present and had nothing to add.

The Chair asked if anyone in the audience had any comments on this application, since none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows: None.

The Chair asked the Secretary-Treasurer to review the proposed conditions of the decision. The applicant was asked if he was aware of the proposed conditions and was in agreement with them. The applicant confirmed this. The Chair then called for a vote on the application.

**DECISION – APPROVE
Consent Application B-10-15 (Taylor)**

THE PURPOSE and EFFECT of the application is:

Consent to sever to sever a portion of the property having 58 metres (190 feet) of frontage on Irish Line and an area of approximately 0.3 ha (0.8 acres) to be added to 1787 Irish Line.

The retained lands would have frontage of approximately: 172 metres (564.5 ft.) on Irish

Line, 1,158 metres (3799 ft.) on Upper Big Chute Road, 184 metres (603.7 ft.) on Taylor Line and an area of approximately 37 ha (91.5 acres).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of November, 2015:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The property owner shall obtain a rezoning to reflect the intended Rural Residential (RR) use of the severed lands and deficient lot area of the subject property.
2. A reference plan of the severed parcel shall be prepared and duly registered by an Ontario Land Surveyor and one copy filed with the Secretary/Treasurer of the Committee. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration on title
3. A copy of the electronic registration ~~to~~ preparation+draft deed for the severed lot shall be provided to the Secretary/Treasurer of the Committee together with a signed Acknowledgement and Direction so that the consent certificate may be issued². Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.
4. Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.
5. That the severed lands shall merge with the property municipally known as 1787 Irish Line. The ownersqsolicitor shall take all necessary steps to ensure that the parcels merge under the Planning Act.
6. That the ownersqsolicitor shall provide an undertaking to register an Application to Consolidate Parcels in order to merge the severed lands with the adjoining lands and to provide the Township with a copy of the registered Application within three months of the date of registration of the Transfer of the severed lot.

THE REASONS for the Committee's Decision are that the proposed consent is in keeping with the Township's Official Plan and Zoning By-law, is consistent with the 2014 Provincial Policy Statement, will provide for the orderly development of the Township and does not fall under the exclusive consideration of Section 51 of the Act.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

E. REPORTS FROM OFFICIALS

NONE

F. CORRESPONDENCE

NONE

G. OTHER BUSINESS

NONE

H. ADJOURNMENT

The following motion was adopted:

Motion # 15-32

MOVED by Bill Hill and SECONDED by Mark Vandergeest

THAT the Committee of Adjustment meeting be adjourned at 7:44 p.m. on November 17th, 2015. The Committee will reconvene at 7:00 p.m. on December 15th, 2015 unless the Secretary/Treasurer has not received a complete application for the Committee's consideration.

CARRIED

Katie Mandeville, Secretary-Treasurer

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The property was site inspected by planning & development staff prior to the writing of this report.

Discussion:

Recent discussions with the application revealed that the notice advertising the applications and public meeting did capture the proposed main dwelling expansion in its entirety. As notice was given for the public meeting, the Committee must still conduct one, however staff believes in all fairness to the applicant that the application be recirculated for a future meeting at no charge to the applicant in order to ensure the notice accurately reflects the variances that were intended.

Other Considerations:

The Building Department provided the following comment: "No objection to the proposed minor variance. Owner is aware that a new a sewage system is required on the property."

The Utilities Supervisor provided the following comment: "Please note that this property is located in the IPZ-1 area for the Georgian Bay Township Intake for Port Severn. The application includes the construction of a garage, where it is possible that some activities could be affected by the Source Protection Plan. It may be prudent to inform/remind this applicant of the requirements under the Plan."

Recommendation:

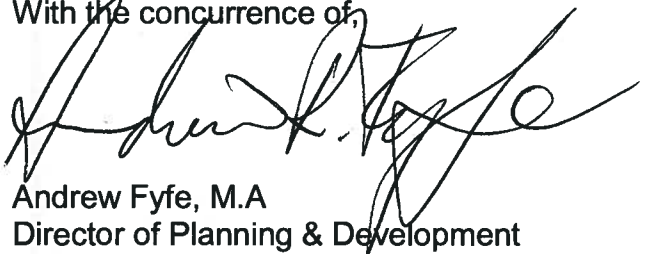
The Planning Department recommends the application be deferred to a future Committee of Adjustment meeting.

Respectfully submitted,



Katie Mandeville, BA, BURPI.
Planner

With the concurrence of,



Andrew Fyfe, M.A
Director of Planning & Development

Appendix 1 – Key Map

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Discussion:

A discussion of the four tests for a Minor Variance as set out in Section 45(1) of the *Planning Act* follows.

Is the general intent and purpose of the Official Plan maintained?

The subject property is designated Shoreline Residential under the Township of Severn Official Plan. The objectives of the Shoreline Residential Area as stated in Section C7.1 of the Township's Official Plan are as follows:

"C7.1 OBJECTIVES

- a) To maintain the existing character of this predominantly low density residential area.*
- b) To protect the natural features and ecological functions of the shoreline area and the immediate shoreline.*
- c) To ensure that existing development is appropriately serviced with water and sanitary services."*

The construction of a garage and shed will not significantly impact the character or density of the area as this area of the Black River has been developed with low density residential dwellings or seasonal cottages for over 50 years. The proposed accessory structures will be located away from the river and will not crowd the road allowance, thus this will not negatively impact the existing natural features and ecological functions of the shoreline area or the natural environment. The dwelling was built within the last two years replacing an older dwelling and the septic system was reviewed to ensure it was adequate at that time. The proposed minor variance conforms to the general intent and purpose of the Official Plan.

Is the general intent and purpose of the Zoning By-law maintained?

The proposal appears to comply with all Zoning By-law requirements with the exception of the requested variances. The intent of maximum lot coverage provisions are to ensure that the property has enough landscaped open space and area sufficient for a sewage disposal system in the case of lot with private services. The minimum lot size within the Shoreline Residential Two (SR2) Zone is 4,000 square metres (1 acre) and the maximum lot coverage provision is designed to work with this lot size. Therefore, increased lot coverage within the shoreline area is common as the minimum lot size for a new property is almost three or four times greater than this property and therefore the development is very restricted on the smaller existing lots. The proposed lot coverage variances will not result in the property appearing cluttered or overbuilt and will still allow for sufficient open space for the natural features and functions of the shoreline as well as the sewage disposal system. The requested variances maintain the general intent and purpose of the Zoning By-law.

Is it minor?

In the opinion of the Planning Department the requested variances for the increased total lot coverage of two percent and 0.4 percent for accessory structures are minor in nature.

Is it desirable for the appropriate development or use of the land?

The proposed variances will result in appropriate development as the increased lot coverage will not be detectable and not lead to the over building of the property. Locating the accessory structure in the same general area as the existing temporary garage structure away from the lot lines, road allowance and water will maintain the appearance of the property and add to the current building stock. Due to the age and property sizes within this area and on the Black River, lot coverage percentages of this nature will maintain the character of the area.

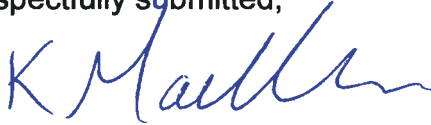
Other Considerations:

The Building Department has provided the following comment: "No objection to the proposed minor variance."

Recommendation:

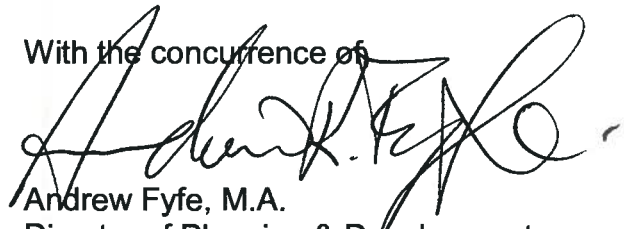
The Planning Department has no objections to the approval of this application, subject to the recommended conditions set out in **Appendix 4**, because the variances are believed to be minor in nature, are in keeping with the general intent of the Official Plan and Zoning By-law and is desirable for the appropriate development and use of the land.

Respectfully submitted,



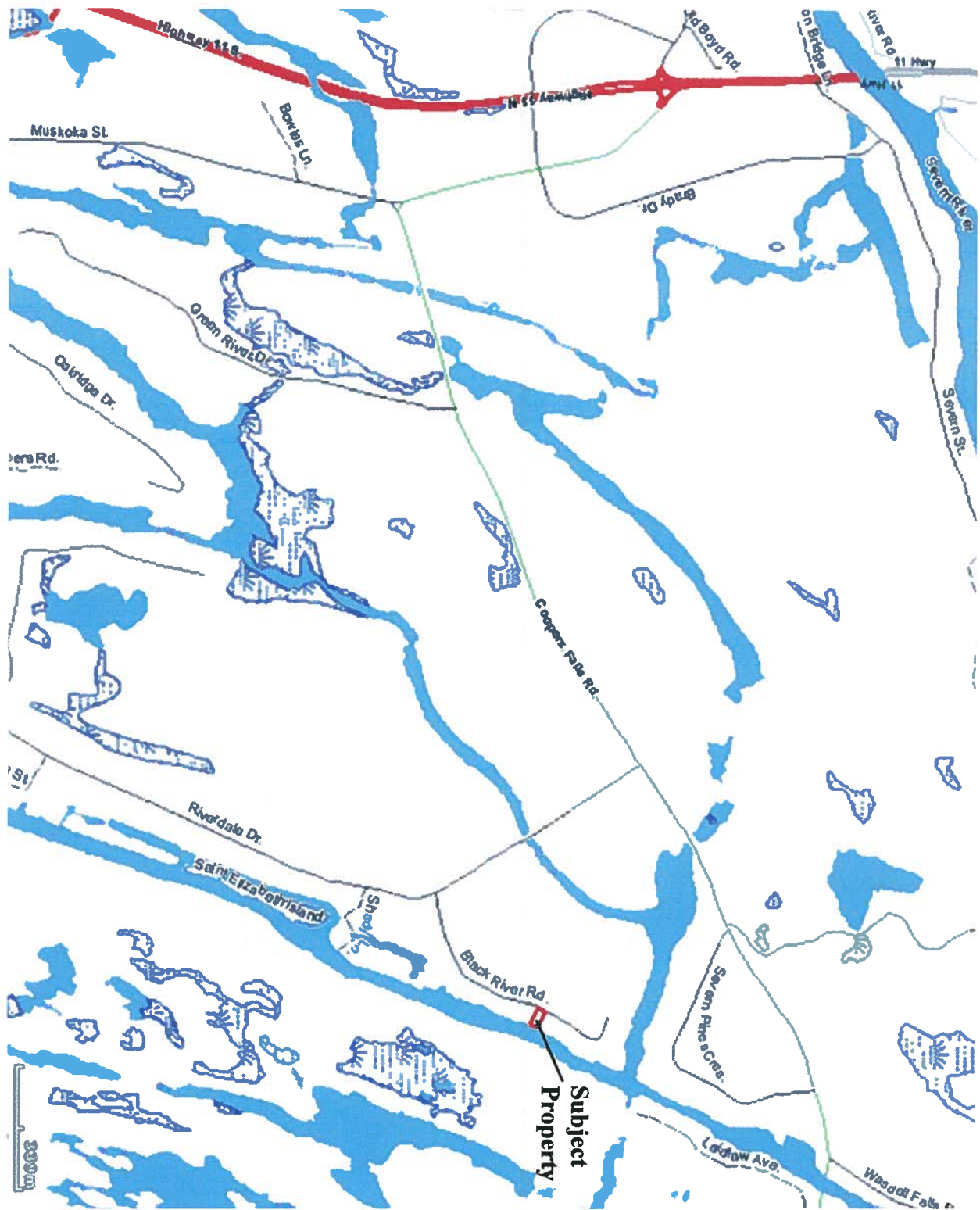
Katie Mandeville, BA, BURPI
Planner

With the concurrence of

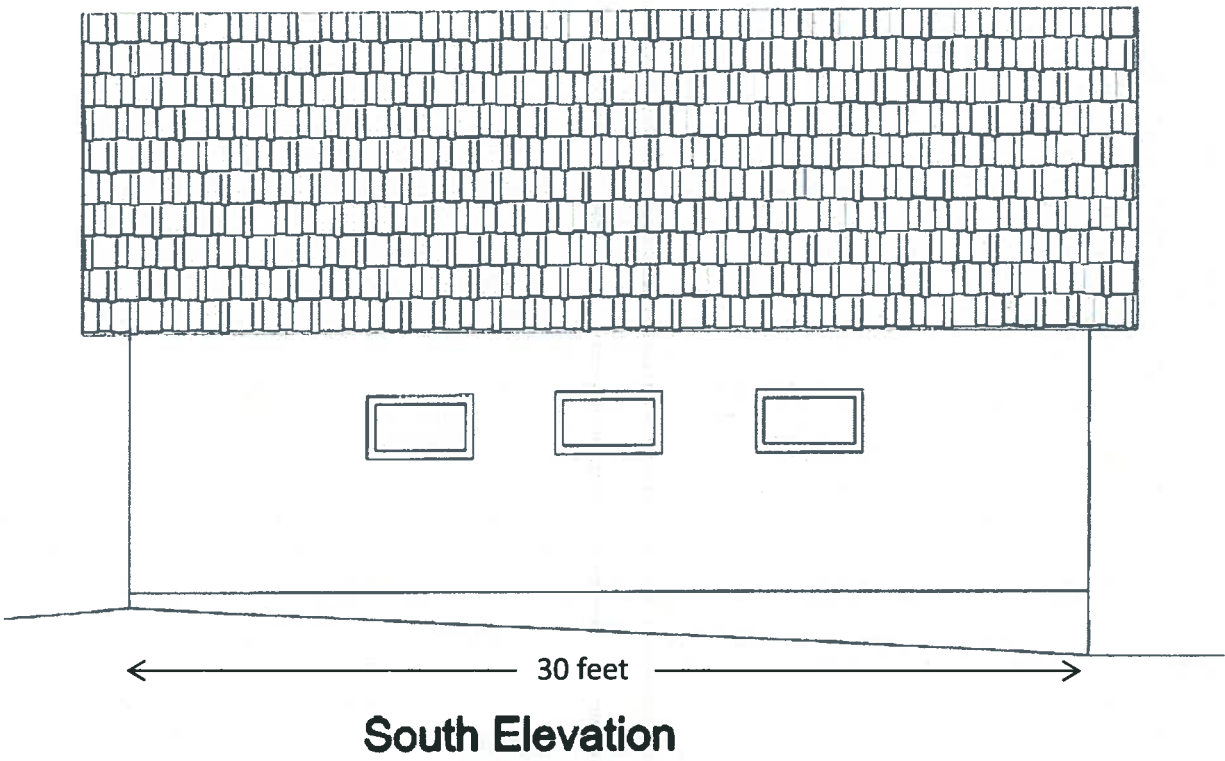
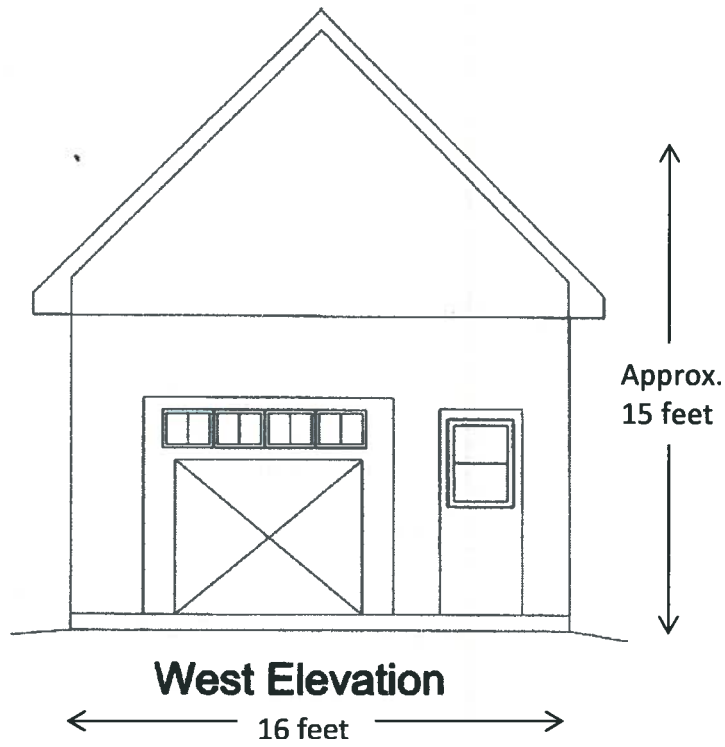


Andrew Fyfe, M.A.
Director of Planning & Development

Appendix 1



Appendix 3



Appendix 4
RECOMMENDED CONDITIONS

1. Municipal Taxes to be paid to date.
2. That the existing vegetation on the property shall be preserved and enhanced as much as possible.
3. That the construction is in substantial compliance with the plans submitted with the Application.

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As no new building lot is being created, lot line adjustments are generally not considered as “development” and the application of provincial policies is not a consideration. The only direction on lot line adjustments is found in Section 2.3.4.2 of the PPS which states that “Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*”. The PPS defines prime agricultural areas as those with class 1, 2, or 3 soils which this property does not contain.

Growth Plan for the Greater Golden Horseshoe, as amended

The Growth Plan is silent on the issue of boundary adjustments.

County of Simcoe Official Plan, 2007

Section 3.3.3 of the County of Simcoe Official Plan states that “consents for the purpose of boundary adjustments and consolidation of land holdings are permitted but shall not be for the purpose of creating new lots except as otherwise permitted in this Plan.”

This proposal does not result in the creation of a new lot and therefore satisfies the intent of this policy.

Township of Severn Official Plan

Section B8.2.2 of the Township’s Official Plan states as follows:

“B8.2.2 Boundary Adjustments

A consent may be permitted for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot is created. In reviewing an application for such a boundary adjustment, the Committee of Adjustment shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan.”

The subject proposal is a lot addition to enlarge two existing lots containing dwellings, no new building lot will be created through this application.

Township of Severn Zoning By-law 2010-65

The subject property, 1739 Pappy Gill Lane is zoned Shoreline Residential Three (SR3), as are the two benefiting properties. The requirement for Minimum Lot Area for lots in the SR3 Zone is 4000 square metres (0.99 acres) and the requirement for Minimum Lot Frontage is 60 metres (196.8 feet). The subject property and 1735 Pappy Gill Lane are both currently existing non-complying lots in accordance with Section 3.19 of Zoning By-law 2010-65, meaning they have less lot area than the current by-law specifications. The lot addition onto 1735 Pappy Gill Lane will be bringing this property into conformity with the by-law requirements. The application will result in the removal of an existing undersized vacant shoreline residential property.

Other Considerations:

The Building Department stated they have no objection to the application for consent for a lot addition.

Recommendation:

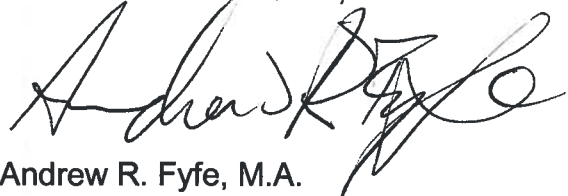
The Planning Department has no objection to the approval of this application, subject to the recommended conditions set out in **Appendix 3** as the application conforms to the applicable Provincial, County and Township policies.

Respectfully submitted,



Katie Mandeville, BA, BURPI.
Planner

With the concurrence of,

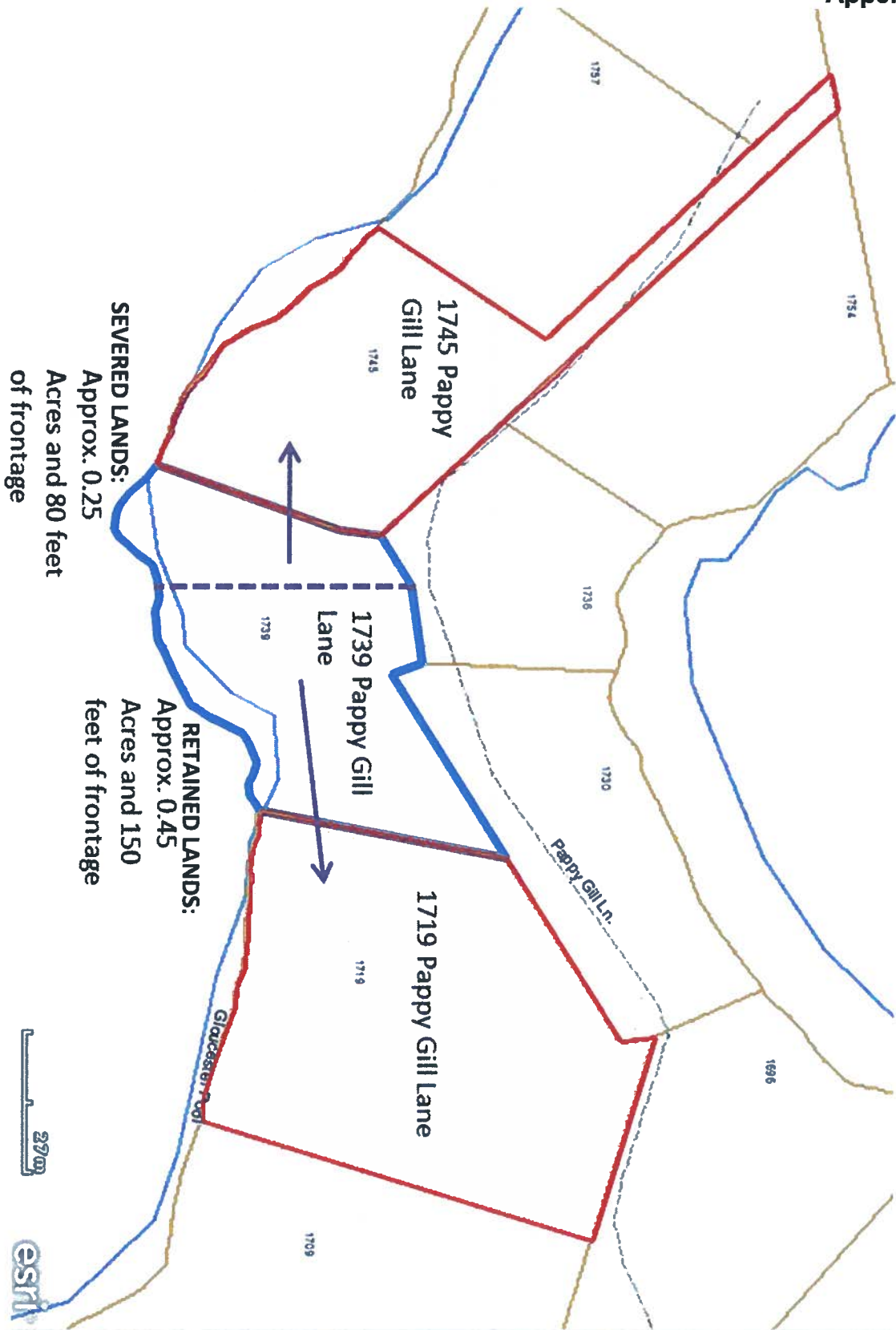


Andrew R. Fyfe, M.A.
Director of Planning & Development

Appendix 1



Appendix 2



RECOMMENDED CONDITIONS

1. A reference plan of the severed and retained parcel shall be prepared and duly registered by an Ontario Land Surveyor and one copy filed with the Secretary/Treasurer of the Committee. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration on title.
2. A copy of the electronic registration "in preparation" draft deed for the severed and retained lands shall be provided to the Secretary/Treasurer of the Committee together with a signed Acknowledgement and Direction so that the consent certificate may be issued.
3. Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.
4. That the severed lands shall merge with the property municipally known as 1745 Pappy Gill Lane and the retained lands shall merge with the property municipally known as 1719 Pappy Gill Lane. The owners' solicitor shall take all necessary steps to ensure that the parcels merge under the Planning Act.
5. That the owners' solicitor shall provide an undertaking to register an Application to Consolidate Parcels in order to merge the lands as intended in the decision and to provide the Township with a copy of the registered Application within three months of the date of registration of the Transfer of the severed lot.