

MINUTES OF THE MEETING OF THE COMMITTEE OF ADJUSTMENT HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, TUESDAY, SEPTEMBER 15TH, 2015 AT 7:00 P.M.

Present:	<i>Chair</i> <i>Members</i>	<i>Emily Silk</i> <i>Douglas Hamilton</i> <i>Mark Vandergeest</i> <i>Bill Hill</i> <i>Allen Vivian</i>
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Staff: <i>Deputy Secretary-Treasurer /</i> <i>Director of Planning & Development</i>	<i>Andrew Fyfe</i>
<i>GIS Assistant</i>	<i>Lauren Millar</i>

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 # 15-25

MOVED by Douglas Hamilton and SECONDED by Bill Hill

THAT the Minutes of the Committee of Adjustment meeting held in the Council Chambers on August 18th, 2015 be adopted as printed and distributed.

CARRIED

D. ADJOURNED APPLICATIONS

NONE

E. NEW APPLICATIONS

1. Minor Variance Application No.:	A-38-15
Applicant:	Lisa McKinzey
Roll Number:	435101000622100
Municipal Address:	3925 Menoke Beach Road

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

Proposal:

- É The subject property is Concession 8, East Part Lot 1, North Orillia, municipally known as 3925 Menoke Beach Road.
- É The approximate quarter-acre (0.1 ha) property is occupied by an existing single storey detached dwelling and one accessory building.
- É The owner's agent has applied for relief from Section 3.2.8 and Section 6, of Table 6.2 of Zoning By-law No. 2010-65 of the Township of Severn to facilitate replacement of the existing dwelling with a new home utilizing the majority of the existing building footprint.
- É An addition to the existing garage is also proposed.
- É The following variances are requested in order to permit the construction of the new dwelling and addition to the garage:
 1. A variance to permit a front yard setback of 9.3 metres (30.5 feet) to an attached deck and 13 metres (42.7 ft.) to the new dwelling wall whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (65.6 feet) for the Shoreline Residential Two (SR2) Zone.
 2. A variance to permit a maximum lot coverage of 22% whereas By-law 2010-65 establishes the maximum lot coverage is 15% within the Shoreline Residential Two (SR2) Zone.
 3. An accessory structure lot coverage of 8% - the maximum accessory structure lot coverage is 5% .
 4. An interior yard setback of 1.52 metres (5 feet) - the minimum interior yard setback is 3 metres (9.8 feet).
 5. A maximum height of 10 metres (33 feet) when the by-law standard is 9 metres (29.5 feet).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-052:

The Director of Planning provided a brief summary of the staff report, stating that all the variances were minor in nature individually, but combined there are some concerns, particularly with the height variance.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant and agent were present. The agent commented on the height variance and stated that he would lower the height of the dwelling by 2ft. on each floor.

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 asked for clarification on the height restrictions.
- " Member Vandergeest asked about decommissioning of the well and if the property falls on the un-serviced portion of the road.
- " The agent responded yes it did and that they were going to drill another well.

The Chair asked the Deputy Secretary-Treasurer to review the proposed conditions of the decision. The agent was asked if he was aware of the proposed conditions and was in agreement with them. The agent confirmed this. The Chair then called for a vote on the application with the amended height variance of 9.2 metres.

DECISION – APPROVE
Variance Application A-38-15 (McKinzey)

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 front yard setback of 9.3 metres (30.5 feet) to an attached deck and 13 metres (42.7 ft.) to the new dwelling wall whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (65.6 feet) for the Shoreline Residential Two (SR2) Zone.
2. A variance to permit a maximum lot coverage of 22% whereas By-law 2010-65 establishes the maximum lot coverage is 15% within the Shoreline Residential Two (SR2) Zone.
3. An accessory structure lot coverage of 8% - the maximum accessory structure lot coverage is 5% .
4. An interior yard setback of 1.52 metres (5 feet) - the minimum interior yard setback is 3 metres (9.8 feet).
5. A maximum height of 9.2 metres (33 feet) when the By-Law standard is 9 metres (29.5 feet).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 15th day of September, 2015:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Municipal Taxes to be paid to date.
2. That the existing well be decommissioned in accordance with MOE guidelines
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-39-15
Applicant: Conrad & Donna Huber
Agent: Glen Prairie, Total Living Concepts
Roll Number: 4351 040 009 44905 0000
Municipal Address: 2596 Baguley Road

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

Proposal:

- É The subject property is located at 2596 Baguley Road in the geographic Township of Tay, in the settlement of Port Severn
- É The approximately 0.84 acre property is currently occupied by a dwelling with an attached garage and decks.
- É The applicant would like to construct an accessory building.
- É The following variance is requested in order to permit the construction of the new garage:
 1. A variance to permit a new 134 square metres (1,442.4 square feet) accessory structure whereas Zoning By-law 2010-65 states the maximum accessory structure size is the lesser of 110 square metres or 75% of the gross floor area of the principle dwelling.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-053:

The Director of Planning 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 agent 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 Deputy Secretary-Treasurer to review the proposed conditions of the decision. The agent was in agreeance with them. The Chair then called for a vote on the

application.

DECISION – APPROVE
Variance Application A-39-15 (Huber)

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 new 134 square metres (1,442.4 square feet) accessory structure whereas Zoning By-law 2010-65 states the maximum accessory structure size is the lesser of 110 square metres or 75% of the gross floor area of the principle dwelling.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 15th day of September, 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 as per Zoning By-law 2010-65 the accessory structure does not contain habitable space.
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

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| 3. Variance Application No.: | A-40-15 |
| Applicant: | Glen and Joanne Sweetland |
| Roll Number: | 4351 010 009 22400 0000 |
| Municipal Address: | 4351 Hepinstall Landing |

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

Proposal:

- É The subject property is Plan 370A Lot 2, geographic Township of North Orillia, known municipally as 4351 Hepinstall Landing Road.

- É The approximately 0.07 hectare (0.18 acre) property is occupied by an existing single detached and one small accessory building.
- É The owner wishes to demolish the existing accessory structure and build a new larger accessory structure. Additionally, the owners wish to construct a front deck and rear porch.
- É The following variances are requested:
 1. A variance to permit a new accessory structure with a rear yard setback of 8.8 metres (29 feet), a front yard setback of 15.2 metres (50 feet) and an interior yard setback of 0.9 metres (3 feet) whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (66 feet), the minimum rear yard setback is 7.5 metres (25 feet) and the minimum interior yard setback is 1.5 metres (4.9 feet) in the Shoreline Residential One (SR1) Zone.
 2. A variance to permit two new porches added to the existing dwelling with a front yard setback of 12.2 metres (40 feet) and a rear yard setback of 5.8 metres (19 feet) whereas Zoning By-law 2010 states the minimum front yard setback is 20 metres (66 feet) and the minimum rear yard setback is 7.5 metres (25 feet) in the Shoreline Residential One (SR1) Zone.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-054:

The Director of Planning 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 Deputy 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
Variance Application A-40-15 (Sweetland)**

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 accessory structure with a rear yard setback of 8.8 metres (29 feet), a front yard setback of 15.2 metres (50 feet) and an interior yard setback of 0.9 metres (3 feet) whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (66 feet), the minimum rear yard setback is 7.5 metres (25 feet) and the minimum interior yard setback is 1.5 metres (4.9 feet) in the Shoreline Residential One (SR1) Zone.
2. A variance to permit two new porches added to the existing dwelling with a front yard setback of 12.2 metres (40 feet) and a rear yard setback of 5.8 metres (19 feet) whereas Zoning By-law 2010 states the minimum front yard setback is 20 metres (66 feet) and the minimum rear yard setback is 7.5 metres (25 feet) in the Shoreline Residential One (SR1) Zone.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 15th day of September, 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

4. Variance Application No.:	A-41-15
Applicant:	Santino and Liberata Paglia
Roll Number:	4351 050 003 78200 0000
Municipal Address:	3066 Daniels Lane

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

Proposal:

- É The subject lands consist of Lot 2, Registered Compiled Plan 1723, Part of Lot 20, Plan 1275 and Parts 1 to 5 on Reference Plan 51R36975, in the former Township of Matchedash, known municipally as 3066 Daniels Lane.
- É The approximately 0.48 hectare (1.18 acres) property is occupied by a single

detached dwelling and two accessory structures connected with decking to the dwelling.

- É The existing dwelling is located approximately 9.1 metres (30 feet) at the closest point to the water.
- É The owners are proposing to build a new addition and reconfigure or rebuild the existing deck.
- É The following variances are requested in order to permit the construction of the new addition and deck:
 1. The applicant is requesting to recognize the existing front yard setback of 9.1 metres (30 feet) to the main dwelling as well as permission to build an addition and deck with a front yard setback of 12.1 metres (40 feet) whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (66 feet) for the Shoreline Residential Three (SR3) Zone.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-055:

The Director of Planning 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 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:

- É *Member Hill asked for clarification on the direction of the addition.*
- É *The applicant stated the addition would be built out towards the gazebo on the property.*

The Chair then called for a vote on the application.

**DECISION – APPROVE
Variance Application A-41-15 (Paglia)**

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 recognize the existing front yard setback of 9.1 metres (30 feet) to the main dwelling as well as permission to build an addition and deck with a front yard setback of 12.1 metres (40 feet) whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (66 feet) for the Shoreline Residential

Three (SR3) Zone.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 15th day of September, 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, particularly within the first 20 metres from the shore.
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. Variance Application No.:	A-42-15
Applicant:	Andy and Shelley Juhasz
Roll Number:	4351 050 002 42200
Municipal Address:	1673 Randall Reach

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

Proposal:

- É The subject property is Concession 13, Part Lot 6, Reference Plan 51R819 Part 16, in the former Township of Matchedash, known municipally as 1673 Randall Reach.
- É The approximately 0.26 hectare (0.65 acre) property supports an existing single detached dwelling with an attached deck and three accessory structures.
- É The owners wish to demolish the existing cottage and construct a new dwelling utilizing the majority of the existing dwelling footprint
- É The existing dwelling is located approximately 7.18 meters from the water at the closest point with the attached deck located approximately 3.16 metres from the shore.
- É The following variance is requested in order to permit the construction of the new dwelling:
 1. A variance to permit a front yard setback of 3.16 metres (10.3 feet) to the attached deck and 7.18 metres (23.6 feet) to the main dwelling wall whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (66 feet) for the Shoreline Residential Three (SR3) Zone.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-056:

The Director of Planning 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 applicants were present and explained their predicament in deciding what to do with the cottage if they should repair and renovate it or tear it down. The applicant explained that their contractor said it would be best to tear down and bring the building up to code, since it is a very old building.

The Chair asked if anyone in the audience had any comments on this application, Comments were as follows.

- É Pieter Zeeman of 1665 Randel Reach owns the property on the East side of the applicant’s property, stated his opposition to the application. Mr. Zeeman inquired about the height.*
- É The Director of Planning stated that the proposed new dwelling would be considerably higher but that it would still conform to the bylaw and does not need a height variance.*
- É Mr. Zeeman expressed his concern that the applicant’s driveway was encroaching on his property, as he had noticed on an old site plan or survey. Mr. Zeeman explained that he is concerned about the encroachment for when he sells his property.*
- É The applicant explained that he would discuss the alleged encroachment with Mr. Zeeman at a later date and that the application was only to obtain a variance for a setback, and that the encroachment had nothing to do with this application.*

Since there were no more comments from the public, 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:

- É Member Vandergeest inquired if the site plan had a proposed garage*
- É The Applicant responded that the garage already existed.*

The Chair asked the Deputy Secretary-Treasurer to review the proposed conditions of the decision. The applicants were in agreeance with them. The Chair then called for a vote on the application.

<p>DECISION – APPROVE Variance Application A-42-15 (Juhasz)</p>
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<p>THE PURPOSE and EFFECT of the application is:</p>

<p>The following variances to the provisions of Zoning By-law 2010-65, as amended:</p>
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1. A variance to permit a front yard setback of 3.16 metres (10.3 feet) to the attached deck and 7.18 metres (23.6 feet) to the main dwelling wall whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (66 feet) for the Shoreline Residential Three (SR3) Zone.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 15th day of September, 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, particularly within the first 20 metres of the shoreline.
3. That the construction is in substantial compliance with the plans and drawings 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

6. Consent Application No.:	B-06-15
Applicant:	Trent Woods
Agent:	Darlene Woods
Roll Number:	4351 010 009 10900 0000
Municipal Address:	4144 Boyd Road

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

Proposal:

- É The applicant has applied for an adjustment to sever two parcels from his lands (4144 Boyd Road) to be added to her abutting residential property (4277 Canal Road)
- É The subject lands have frontage of approximately 686.7 metres (2251.86 ft.) on Canal Road and 513.86 metres (1685.9 ft.) on Boyd Road and an area of approximately 31 hectares (76.7 acres).
- É The applicant is requesting consent to sever two portions of the property having a combined frontage of 85 metres (278.86 ft.) on Canal Road and an area of approximately 6,766.6 square meters (1.7 acres) to be added to 4277 Canal Road as a lot addition.

É The retained lands would have approximately 601.7 metres (1,974.1 ft.) on Canal Road and an area of area of approximately 30.3 hectares (75 acres).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-057:

The Director of Planning 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 agent was present and asked for guidance on when to get a survey done.

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:

- É Member Vandergeest inquired if there was a possibility that the County may feel that this application is requesting to create an infill site, which may be triggered at a later date.

The Chair asked the Deputy Secretary-Treasurer to review the proposed conditions of the decision. The agent was in agreeance with them. The Chair then called for a vote on the application.

**DECISION – APPROVE
Variance Application B-06-15 (Woods)**

THE PURPOSE and EFFECT of the application is:

Consent to sever two portions of the property having a combined frontage of approximately 85 metres (278.86 ft.) on Canal Road and an area of approximately 6,766.6 square meters (1.7 acres) to be added to 4277 Canal Road as a lot addition.

The retained lands would have approximately 601.7 metres (1,974.1 ft.) on Canal Road and an area of area of approximately 30.3 hectares (75 acres).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 15th day of September, 2015:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That two road widenings consisting of a right triangle measuring seven metres by

seven metres adjacent to Canal Road in the north . west corner of the subject lands, being a portion of Part 5 on Plan 51R-9939 and an additional triangular conveyance measuring approximately 10.7m x 45.7m in the south-west corner of 4144 Boyd Road, being a portion of Part 3 on Plan 51R-9939 be conveyed to the Township of Severn at no expense to the Municipality.

2. A reference plan of the severed parcel and required road widenings shall be prepared and approved by municipal staff prior to being duly registered by an Ontario Land Surveyor and one copy filed with the Secretary-Treasurer of the Committee.
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 4277 Canal Road, being Part 1 on Plan 51R-5490. The owners solicitor shall provide an undertaking confirming the parcels will merge under the Planning Act.
5. A copy of the electronic registration ~~to~~ preparation+draft deed for the severed lot and the road widening 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.
6. The Conditions set out herein shall be completed within one year of the date of this Decision.

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

7. Consent Application No.:	B-07-15
Applicant:	Paul Racine
Agent:	Gary Breedon
Roll Number:	4351 050 005 21300 0000
Municipal Address:	1618 Paxton Road

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

Proposal:

- É The subject property is described as Part of Lot 24, Concession 6, geographic Township of Matchedash, municipally known as 1618 Paxton Road.
- É The property is approximately 1.8 hectares (4.48 acres) in size with 37 metres (121 feet) of frontage on the Severn River.
- É The property contains a dwelling and associated accessory structures.
- É The purpose of the application is to create a registered right-of-way for two existing driveways and one potential new access in favour of the neighbouring properties known municipally as 1608, 1624 and 1632 Paxton Road

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-058:

The Director of Planning 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 agent 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 Deputy Secretary-Treasurer to review the proposed conditions of the decision. The agent was in agreeance with them. The Chair then called for a vote on the application.

**DECISION – APPROVE
Variance Application B-06-15 (Woods)**

THE PURPOSE and EFFECT of the application is:

Consent to sever two portions of the property having a combined frontage of approximately 85 metres (278.86 ft.) on Canal Road and an area of approximately 6,766.6 square meters (1.7 acres) to be added to 4277 Canal Road as a lot addition.

The retained lands would have approximately 601.7 metres (1,974.1 ft.) on Canal Road and an area of area of approximately 30.3 hectares (75 acres).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 15th day of September, 2015:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That two road widenings consisting of a right triangle measuring seven metres by seven metres adjacent to Canal Road in the north . west corner of the subject lands, being a portion of Part 5 on Plan 51R-9939 and an additional triangular conveyance measuring approximately 10.7m x 45.7m in the south-west corner of 4144 Boyd Road, being a portion of Part 3 on Plan 51R-9939 be conveyed to the Township of Severn at no expense to the Municipality.

2. A reference plan of the severed parcel and required road widenings shall be prepared and approved by municipal staff prior to being duly registered by an Ontario Land Surveyor and one copy filed with the Secretary-Treasurer of the Committee.
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 4277 Canal Road, being Part 1 on Plan 51R-5490. The owners solicitor shall provide an undertaking confirming the parcels will merge under the Planning Act.
5. A copy of the electronic registration ~~to~~ preparation + draft deed for the severed lot and the road widening 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.
6. The Conditions set out herein shall be completed within one year of the date of this Decision.

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

8. Consent Application No.:	B-08-15
Applicant:	John Power
Agent:	Barry Gliddon
Roll Number:	4351 050 002 50300 0000
Municipal Address:	8645 Severn River

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

Proposal:

- É The subject property is located at 8645 Severn River, being Concession 14, Part Lot 5 Reference Plan 51R28847, Parts 1-6, 13-20, 22, 23, 25, 26, 29-31, and 67-70, in the geographic Township of Matchedash
- É The subject lands have frontage of approximately 20.9 metres (68.6 ft.) on the Severn River and an area of approximately 7.91 hectares (19.56 acres).
- É The applicant is requesting consent 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.
- É The retained lands would have approximately 20.9 metres (68.6 ft.) on the Severn River and an area of approximately 7.90 hectares (19.53 acres) and contains a portion of Delta Road and Baldy Lane.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-058:

The Director of Planning 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 agent 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 Deputy Secretary-Treasurer to review the proposed conditions of the decision. The agent was in agreement with them. The Chair then called for a vote on the application.

**DECISION – APPROVE
Variance Application B-06-15 (Woods)**

THE PURPOSE and EFFECT of the application is:

Consent 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 as a lot addition.

The retained lands would have approximately 20.9 metres (68.6 ft.) on the Severn River and an area of approximately 7.90 hectares (19.53 acres) and contains a portion of Delta Road and Baldy Lane.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 15th day of September, 2015:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. 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.
2. 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

3. Acknowledgement and Direction so that the consent certificate may be issued. Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.
4. The owners shall obtain for a minor variance to reflect the deficient lot area of the retained lands, 8645 Severn River.
5. That the severed lands shall merge with the property municipally known as 4046 Delta Road. The owners's solicitor shall provide an undertaking to the municipality detailing how the parcels will merge under the Planning Act.

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 # 15-26

MOVED by Bill Hill and SECONDED by Allan Vivian

THAT the Committee of Adjustment meeting be adjourned at 8:00 p.m. on September 15th, 2015. The Committee will reconvene at 7:00 p.m. on October 20th, 2015 unless the Secretary/Treasurer has not received a complete application for the Committee's consideration.

CARRIED

Andrew Fyfe, Deputy Secretary-Treasurer