

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

Proposal:

- É The approximately 1667 metres square (0.4 acres) property is occupied by an existing single storey detached dwelling and one accessory building.
- É The existing dwelling is located at the closest point 1.31 metres from the northern property line. The owners would like to demolish the existing dwelling and build a new home using the approximate location of the existing.
The following variances are requested in order to permit the construction of the new dwelling:
 1. A variance to permit a an interior yard setback of 1 metre (3.28 feet) from the southern property line for the attached garage, 1.2 metres (3.93 feet) for the main dwelling from the northern property line whereas Zoning By-law 2010-65 states the minimum interior yard setback is 3 metres (9.84 feet) for the Shoreline Residential Two (SR2) Zone.
 2. A variance to permit a maximum lot coverage of 26% within the front 60 metres whereas Zoning By-law 2010-65 states the maximum lot coverage permitted within the first 60 metres of the shoreline is 15%.

Agency Comments:

None

Public Correspondence:

None

Staff Report D16-010:

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 agent was present and stated that the proposed new dwelling height would be similar to next door.

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 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.

**DECISION – APPROVE
Variance Application A-06-16 (Green)**

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 an interior yard setback of 1 metre (3.28 feet) from the southern property line for the attached garage, 1.2 metres (3.93 feet) for the main dwelling from the northern property line whereas Zoning By-law 2010-65 states the minimum interior yard setback is 3 metres (9.84 feet) for the Shoreline Residential Two (SR2) Zone.
2. A variance to permit a maximum lot coverage of 26% within the front 60 metres whereas Zoning By-law 2010-65 states the maximum lot coverage permitted within the first 60 metres of the shoreline is 15%.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of April, 2016:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Municipal Taxes to be paid to date.
2. That the applicants verify the septic system prior to the issuance of a 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-07-16
Owner:	1522417 Ontario Limited
Applicant:	Gerry Van Amelsvoort
Roll Number:	4351 010 007 18400 0000
Municipal Address:	2627 Grand Tamarack Crescent
Future address:	3562 & 3568 Shadow Creek Road

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

Agency Comments:

None

Public Correspondence:

None

The Director of Planning & Development provided a brief overview of the proposed minor variances and status of the pending subdivision approval.

Staff Report D16-011:

The Director of Planning & Development 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 was hoping to bring the proposed house at 3268 closer to the municipal road allowance.

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 as to if the applicant was now proposing a different location than the one on the plan in front of them for 3568 Shadow Creek Road.
- É The Director of Planning & Development stated that the report and plan speaks to the figures that were advertised on the notice however Committee could pass an alternative option or the originally advertised option or defer the application.
- É The Chair asked the applicant and staff to more clearly define the proposed alternative location.
- É The Committee discussed the options available to defer the application, to approve the entire application as submitted or to defer a portion of the application and approve a portion.

The following motion was adopted:

Motion # 16-08

MOVED by Mark Vandergeest and SECONDED by Bill Hill

THAT Application No. A-07-16 pertaining to 3568 Shadow Creek be adjourned to a future Committee of Adjustment meeting pending further information regarding the proposed location of the proposed dwelling.

CARRIED

The Chair asked the Secretary-Treasurer to review the proposed conditions of the decision pertaining to 3562 Shadow Creek Road only. 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-07-16 (1522417 Ontario Limited)
Pertaining to the Future Address of 3562 Shadow Creek Only

THE PURPOSE and EFFECT of the application is:

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

1. A minor variance to permit a front yard setback of 4.03 metres for closest point building whereas Zoning By-law 2010-65, as amended, states the minimum front yard setback for the R1-29 Zone is 7.5 metres.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of April, 2016:

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

3. Minor Variance Application No.:	A-08-16
Owner:	Wayne Bradshaw
Roll Number:	4351 050 003 71200 0000
Municipal Address:	2986 Maclean Lake N. Shore Road

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

Proposal:

- É The approximately 0.6 hectares (1.54 acres) property did support a dwelling, boathouse and shed however the dwelling has been demolished. The previous dwelling as located 11.6 metres from the shore at the closest point with the entire dwelling located within the current front yard setback.
- É The owners are looking to redevelop the property with a new dwelling proposed to be located in close proximity to the previous dwelling footprint and build a garage.
- É The following variances are requested in order to permit the construction of the new dwelling and accessory structure:
 1. A variance to permit the construction of a dwelling with a front yard setback of 15.22 metres for a portion of the dwelling as seen on the submitted site plan whereas

Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (66 feet) for the Shoreline Residential Three (SR3) Zone.

2. A variance to permit a maximum accessory structure building size of 167.3 square metres whereas Zoning By-law 2010-65 states the maximum accessory structure size is 110 square metres.

Agency Comments:

None

Public Correspondence:

A letter of correspondence stating no objection to the application was received from Lynn & Scott Beaver, 3000 Maclean Lake North Shore Road.

A letter of correspondence from the Maclean Lake North Shore Road Association was received stating that they have no objections.

Staff Report D16-012:

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:

- É *Member Vandergeest inquired about the number of accessory structures currently on and proposed for the property.*
- É *The property owner stated that the existing sheds will be removed.*
- É *The Planner further clarified that the existing sheds could be retained and the property would still meet the applicable policy within the by-law.*

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

DECISION – APPROVE
Variance Application A-08-16 (Bradshaw)

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 the construction of a dwelling with a front yard setback of 15.22 metres for a portion of the dwelling as seen on the submitted site plan whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (66 feet) for the Shoreline Residential Three (SR3) Zone.

2. A variance to permit a maximum accessory structure building size of 167.3 square metres whereas Zoning By-law 2010-65 states the maximum accessory structure size is 110 square metres.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of April, 2016:

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 follow the redevelopment of the property.
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

- | | |
|------------------------------------|------------------------------------------------------------------|
| 4. Consent Application No.: | B-01-16 |
| Owner: | Maureen Lowrey |
| Roll Numbers: | 4351 010 006 18601 0000 &
4351 010 006 18605 0000 |
| Municipal Addresses: | 3310 & 3250 Brennan Line |

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

Proposal:

- É The applicant is requesting consent to sever a portion of 3325 Brennan Line having no frontage and an area of approximately 600 square metres to be added to 3310 Brennan Line.
- É Additionally, the applicant would like to sever a portion of 3310 Brennan Line with frontage of 101 metres and approximately 7070 square metres to be added to 3325 Brennan Line.
- É The retained lands of each property will consist of: approximately 39.49 hectares of area and 299 metres of frontage for 3310 Brennan Line and approximately 0.92 hectares of area and 131 metres of frontage for 3250 Brennan Line.

Agency Comments:

None

Public Correspondence:

None

Staff Report D16-013:

The Director of Planning & Development 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 she was just trying to re-align the property lines to separate the workable farm land from the non-farm land.

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 property owner was asked if she was aware of the proposed conditions and was in agreement with them. The property owner confirmed this. The Chair then called for a vote on the application.

**DECISION – APPROVE
Consent Application B-01-16 (Lowrey)**

THE PURPOSE and EFFECT of the application is:

Consent to sever a portion of 3325 Brennan Line having no frontage and an area of approximately 600 square metres to be added to 3310 Brennan Line.

Consent to sever a portion of 3310 Brennan Line with frontage of 101 metres and approximately 7070 square metres to be added to 3325 Brennan Line.

The retained lands of each property will consist of: approximately 39.49 hectares of area and 299 metres of frontage for 3310 Brennan Line and approximately 0.92 hectares of area and 131 metres of frontage for 3250 Brennan Line.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of April, 2016:

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 issued.

4. Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.
5. That the land severed from the property municipally known as 3310 Brennan Line lands from shall merge with the property municipally known as 3250 Brennan Line. The owners/solicitor shall take all necessary steps to ensure that the parcels merge under the Planning Act.
6. That the land severed from the property municipally known as 3250 Brennan Line lands from shall merge with the property municipally known as 3310 Brennan Line. The owners/solicitor shall take all necessary steps to ensure that the parcels merge under the Planning Act.
7. That a six metre road widening for a length of 31 metres from the property municipally known as 3310 Brennan Line be conveyed to the Township of Severn at no cost to the Municipality.
8. That the owners/solicitor shall provide an undertaking to register the respective Applications 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 lands.

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

5. Consent Application No.:	B-02-16
Owner:	Jeff Ayers
Roll Number:	4351 010 005 03502 0000
Municipal Address:	3658 Uthoff Line

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

Proposal:

- É The applicant is requesting consent to sever a portion of the property consisting of a surplus farm dwelling and accessory structure, having frontage of approximately 61 metres (200 feet) on Uthoff Line and area of approximately 0.465 hectares (1.15 acres).
- É The retained lands would have a frontage of approximately 579 metres on Uthoff Line and area of approximately 40 ha (98.85 acres).
- É The retained parcel will be part of a farm consolidation. The retained lands will be part of a farm consolidation with additional lands owned by the applicant.

Agency Comments:

None

Public Correspondence:

None

Staff Report D16-014:

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:

- É *Member Hill stated that he would like to know the intended use of the existing barn.*
- É *Member Vandergeest stated that he believed the Committee in a previous application required the demolition of the livestock barn that was located in close proximity to the dwelling.*
- É *The Director of Planning & Development elaborated on the practice of demolishing barns and stated that the standard practice is now to decommission the structures so they cannot be used for livestock.*
- É *Member Vandergeest expressed his desire for discussions with the applicant on the proposed use and retention of the bar.*

The following motion was adopted:

Motion # 16-09

MOVED by Mark Vandergeest and SECONDED by Emily Silk

THAT Application No. B-02-16 (Ayers) be adjourned to a future Committee of Adjustment meeting pending discussions with the applicant on the future livestock use of the barn.

CARRIED

6. Consent Application No.:	B-03-16
Owner:	Bramco Reality & Trade Limited
Agent:	Doug Downey
Roll Number:	4351 010 010 00600 0000
Municipal Address:	4089 Digby Drive

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

Proposal:

- É The intent of the severance is to separate the existing house from the land that was originally intended to be a part of the Locke subdivision with the extension of Birkeshire Woods Lane.
- É The applicant is currently requesting consent to sever a portion of the property containing the existing dwelling with frontage of approximately 45 metres (147.6 feet) on Digby Drive and area of approximately 0.281 hectares (0.69 acres).
- É The retained lands would have frontage of approximately 61 metres on Birkeshire Woods Lane and area of approximately 1.224 hectares (3.02 acres).

Agency Comments:

None

Public Correspondence:

None

Staff Report D16-015:

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 agent and his business partner Tim Timpanio were present. Mr. Downey stated that his approach is a different angle than the previous applications, the thought being that they could deal with the existing dwelling and then solve the other issues down the road.

The Chair asked if anyone in the audience had any comments on this application:

- É *Anita Shanks stated that she was aware of the subdivision getting closer to Digby Drive and aware of the proposed application however she is concerned about the timing of the future subdivision and any connection of the subdivision to Digby Drive and Highway 12.*
- É *Mr. Downey stated that he did not believe a connection to Highway 12 made sense for this property and is not proposed at this time, nor was it proposed in the previous applications.*
- É *The Director of Planning & Development stated he could not speak to the merits of this application due to his involvement on previous applications for this property, however MTO had indicated that any connection to Digby Drive from the rear subdivision would require a traffic study for the whole area.*
- É *Ms. Shanks further elaborated on her concerns about traffic issues and potential redevelopment options for Highway 12.*

The Chair asked if there were any other comments from anyone in the audience, 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 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.

DECISION – APPROVE
Consent Application B-01-16 (Lowrey)

THE PURPOSE and EFFECT of the application is:

Consent to sever a portion of the property containing the existing dwelling with frontage of approximately 45 metres (147.6 feet) on Digby Drive and area of approximately 0.281 hectares (0.69 acres). The retained lands would have frontage of approximately 61 metres on Birkeshire Woods Lane and area of approximately 1.224 hectares (3.02 acres).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of April, 2016:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the owner obtain a Zoning By-law Amendment and pay the applicable fee to rezone the retained lands to a site specific Residential Holding Zone to prohibit development until such time as the applicable agreements are in place and to rezone the severed lands containing the existing dwelling at 4089 Digby Drive to a site specific Residential One (R1-X) to recognize the deficient lot area.
2. That a consent agreement is registered on title of the retained lands to address future development of the lands, all costs associated with the agreement shall be the responsibility of the applicant.
3. 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.
4. 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 issued.
5. Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.
6. That all fees and disbursements (legal, engineering, planning), if any, incurred by the Township with respect to this application shall be paid for by the owner.
7. That the applicant and owner provide a written acknowledgement that cash in lieu of parkland will be required when the retained lands are developed.

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 # 16-10

MOVED by Bill Hill and SECONDED by Allen Vivian

THAT the Committee of Adjustment meeting be adjourned at 8:23 p.m. on April 19th, 2016. The Committee will reconvene at 7:00 p.m. on May 17th, 2016 unless the Secretary-Treasurer has not received a complete application for the Committee's consideration.

CARRIED

Katie Mandeville, Secretary-Treasurer