



Committee of Adjustment Minutes April 2, 2025 – 9:00 AM

Present: Janet Horner, Chair
Earl Hawkins
Patricia Clark
Andrew Cunningham
Kim Lyon
Tracey Atkinson – CAO/Planner
Roseann Knechtel – Clerk/Planning Coordinator

1.0 Call To Order

The Chair called the meeting to order at 9:01 a.m.

2.0 Land Acknowledgement

We begin this meeting by acknowledging that we are meeting upon the traditional Indigenous lands of the Tionontati (Petun) and Treaty 18 territory of the Anishinaabe peoples. We recognize and deeply appreciate their historic connection to this place and we also recognize the contributions Indigenous peoples have made, both in shaping and strengthening our community, province and country as a whole.

3.0 Approval Of The Agenda

Moved by Cunningham and Seconded by Lyon
That the agenda be approved.
Carried.

4.0 Minutes Of The Previous Meeting

Moved by Clark and Seconded by Lyon
That the minutes of April 5, 2023 are approved.
Carried.

5.0 Disclosure Of Pecuniary Interests

Member Patricia Clark declared pecuniary interest to item 6.1 B01-2025 Riffin and left the room at 9:03 a.m.

6.0 Applications

6.1 B01-2025 RIGGIN

The Applicant, Miriam Vasni, presented the proposed application of consent to sever a residential building lot approximately 5 ha in size on behalf of the owners.

Planner Tracey Atkinson, presented on the Township's Official Plan policy, noting Special Policy Area #6 that allows for a private and personal use golf course. confirming compliance and that this policy could be addressed during the Township's Official plan update. Atkinson noted potential financial impact policies including the Managed Forest Tax Incentive program that requires 9.88 acres of forest.

Council discussion occurred on potential tax implications, neighbouring farms, supported maintaining the frontage and shrinking the depth to maintain a maximum lot size of 9.88 acres.

There were no comments from the public.

Moved by Cunningham and Seconded by Lyon

That Application No. B01-2025 submitted by Miriam Vasni for a lot creation from 836081 4th Line/ (R# 2-01400) be approved subject to the following:

- That the lot creation applies to the creation of a lot having a maximum area of 4.00 ha (9.88 acres) and a minimum lot frontage of 135.00 m when rounded to two decimal places.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2,000
- The deed for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision; being April 2, 2027 less two weeks for processing for review and approval.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R-plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.
- Road Widening: The applicant shall, at his/her own expense, convey to the Municipality sufficient lands, being 3.05m, along the frontage on 4th Line, fronting the applicant's property to meet the requirements of the Township for road widening as well as any land between the travelled road and the municipal road allowance. Surveys are to be submitted to the Municipality, for

review and approval, prior to registration. Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records. The Municipality shall be consulted prior to commencing a survey to determine the amount of road widening required. All diseased and dead trees and livestock fences shall be relocated to the satisfaction of the Director of Infrastructure.

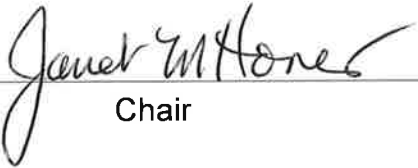
- The registered owner shall obtain, from the Municipality, any required entrance approvals.
- An emergency number be installed at the entrance of a retained lot as per County Regulations.
- MDS 1 to be prepared to the satisfaction of the Township.
- Parkland: Cash in lieu of parkland shall be paid in accordance with the Parkland Dedication By-law in effect at the time of the payment.
- Taxes: Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the stamping of the deeds.

Patty returned to the room at 939

7.0 Adjournment

Hawkins / Cunningham.

That the Committee adjourns the meeting at 9:39 am to meet again at the call of the Chair.


Chair


Secretary