



COMMITTEE OF ADJUSTMENT MINUTES JANUARY 26, 2022 | 1:00PM

Present: Earl Hawkins, Chair
Ken Cufaro, Member
Kim Lyon, Member
Tracey Atkinson – Planner
Roseann Knechtel – Deputy Clerk

Absent: Bart Wysokinski, Member

1.0 CALL TO ORDER

The meeting was called to order at 1:05 p.m. by Chair Hawkins. The meeting was held using electronic “Zoom” application. Approximately 11 residents were in attendance.

2.0 APPROVAL OF THE AGENDA

Moved Cufaro by and Seconded by Lyons

THAT the agenda be approved.

Carried.

3.0 MINUTES OF THE PREVIOUS MEETING

Moved by Lyons and Seconded by Cufaro

THAT the minutes of July 21, 2021 be approved.

Carried.

4.0 DISCLOSURE OF PECUNIARY INTERESTS - NONE

5.0 PUBLIC MEETINGS

Township Planner Tracey Atkinson confirmed that notice was given in accordance with the Planning Act on all applications, being a first-class mailout to all landowners within 120m of the subject properties and required agencies a minimum of 20 days before the meeting and a yellow notice sign for each property.

5.1 B14-2021 WALLACE BOUNDARY ADJUSTMENT

Township Planner Tracey Atkinson provided a summary of application B14-2021 and spoke to the historical applications approved in 2004 and 2015. Atkinson confirmed there is no additional lot being created and that as a result of the previous

lot being surrendered, there is no net loss of lands removed from agriculture.

The applicant, Chris Wallace spoke to the application and stated that the lands leading into the ravine are not considered arable farmland.

Comments were received from the public through written submission and meeting participation.

Alan Lyons (876262 5th Line) questioned the expansion of the geo-thermal business and the possibility of re-zoning. Concerns were also raised regarding compliance with the Township Official Plan, housing for migrant workers and maintaining drainage ditches with the retained farmland.

Claire Angus (876344 5th Line) asked for clarification on why a boundary adjustment is being sought.

The applicant spoke to concerns regarding proximity to the road, expected growth of farm operations, increased need for hay storage, and housing for migrant workers. The applicant proposes to use the current house for summer help and build a new house for his family.

Kevin Greer (936310 Airport Road) spoke to the historical development of the lands and sought clarification surrounding a boundary adjustment versus a lot creation. Greer offered support for going back to the original lot configuration, but preferred all buildings and housing be with the farm.

Atkinson confirmed that the application is to maintain two lots and not create a third.

Committee members discussed the application and confirmed the area of land being merged into the retained parcel and confirmed the commercial zoning would remain unchanged.

A new lot configuration of approximately 7-8 acres was presented to the applicant and Committee that addressed the concerns raised in the meeting.

Moved by Lyons and Seconded by Cufaro

THAT Application No. B14-2021 submitted by Chris & Robyn Wallace for a boundary adjustment between CON 6 EHS PT LOT 5 AND RP 7R5286 PART 1 (R#1-25950) and MULMUR CON 6 EHS PT LOT 5 RP 7R6384 PART 2 (R#1-25952) be approved subject to the following:

- This consent applies to a lot creation of approximately 2.7 ha, having a frontage of approximately 190 m from W1/2 Lot 5, Con 6 and the merging of a previous severance back into the retained lands.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.

- 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 \$2000.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- The draft transfer for the subject severance must be presented to the Secretary Treasurer prior to two year after the date of decision, being January 26, 2024 less two weeks for processing for review and approval.
- The severed parcel shall be subject to Section 50(3) of the Planning Act, as applicable.
- The solicitor for the owner of the lot to which the severed parcel is to be added shall provide an undertaking to make an application for consolidation within thirty days following registration of the deed for the resulting enlarged parcel, and to provide the Township with documentation which demonstrates that the consolidation has taken place.
- That the survey for the parcels reflects the approved configuration and is within +/- 5%, of the approved area/dimensions, when rounded to two decimal places
- 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.
- That a 1'x1' parcel of land be created from the original severed lot and dedicated to the Township, such that the previous lot is no longer the same lot and can be consolidated back into the original parcel. An acknowledgement and direction shall be prepared in advance for consideration by the Secretary Treasurer.
- An emergency number be installed at the entrance of a retained lot as per County Regulations.
- The portion of the retained lands, being zoned Rural Residential be rezoned to Countryside (A).

A recorded vote was requested.

	<u>Yea</u>	<u>Nay</u>
Member Cufaro	Y	
Member Lyons	Y	
Chair Hawkins	Y	

Carried.

5.2 B9-2021 STROUD LOT CREATION

Township Planner Tracey Atkinson provided a summary of the application for B9-2021 and confirmed the recent receipt of NVCA comments requesting rezoning of

a portion of the lands to Environmental Protection or lot reconfiguration to protect the woodlands.

The applicant, Murray Stroud spoke to the application did not support lot reconfiguration or rezoning as noted in the NVCA comments. Stroud voiced displeasure that the Conservation Authority and requested deferral or approval subject to a building envelope satisfactory to the NVCA but not rezoning or reconfiguration.

No comments were received from the public.

Committee members discussed the application, timing for review, meeting schedule and NVCA comments. Members recommended deferral to allow the applicant an opportunity to review the NVCA comments and determine an appropriate building envelope.

Moved by Lyons and Seconded by Cufaro

THAT Application No. B9-2021 be deferred.

Carried.

6.0 ADJOURNMENT

Moved by Cufaro and Seconded by Lyons

THAT Committee adjourns the meeting at 3:14 pm to meet again at the call of the Chair.

Carried.

Earl Hawkins

Chair

Tracey Atkinson

Secretary-Treasurer