

**COMMITTEE OF ADJUSTMENT
MINUTES
November 26th, 2021**

Present: Don Davis, Chair
Scott Fisher, Member
Dan Tucker, Member
Joan Truax, Member

Absent: Kim Ogilvie, Member

Also Present:

Wesley Crown, MHBC, representing the Township
Aimee Powell, Manager of Planning and Development
Elizabeth Davis, Planning Technician
Amy Knapp, NVCA
Chinoye Sunny, NVCA
Nick Monid,
Stephen Eisses
Dawn Eisses
Michael Reed
Brad Mombourquette
Amanda Mombourquette
Zara Altakwee
Casey Van Kessel
Cara Stagg
J Britnell
Katharine Chen-Sy
Lissa McBride
Peter McBride
Louise Woodrow
Robb Prentice
Stephen Dykstra
Tony Whitall
Deborah M
Michel Bodson

The Chair, Don Davis, called the meeting to order at 10:05 a.m. and explained the meeting process and the time frame for appeals to those persons present. He advised that all statements and evidence given before the Committee are of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DISCLOSURE OF INTEREST:

There was no disclosure of interest.

APPLICATIONS:

B8/21, A11/21
27 Pine River Road

BODSON
Severances/ Minor Variance

The Planning Staff Report was presented by Township Planning Consultant W. Crown.

The Chair asked the Applicant if they had anything to add.

M. Bodson identified that he has met all the requirements of the Township and spoke to his perception of flooding in Angus, also stating that conditions should be proposed and met, lastly noting that there were no concerns from surrounding neighbours.

The Chair asked if the Committee had any comments.

One member said they would approve the request for Consent, despite NVCA comments.

Discussion ensued surrounding NVCA comments and provisions as to how flooding has perceivably not impacted the area.

The NVCA spoke on Provincial Policy Statement policies regarding lot development within flood prone areas.

No other comments were heard from the audience.

The Applicant identified that no flooding issues have been present in the area and questioned what the criteria is for determining flooding.

NVCA (Amy Knapp) spoke to the foundation of a remedial Floodplain Study that was produced and its merits in accordance with the PPS stating that no lot creation is to be permitted in a floodplain.

Further discussion ensued on the application as guided by W. Crown while reiterating the options of the Committee of Adjustment in terms of making a decision.

A vote was taken, and the application was denied.

The applicant asked what his next steps were in this process.

The Chair advised working with the NVCA on what could be done to improve the property for .

W. Crown, advised on the Notice and appeal process.

The Committee considered all comments received, weighed all evidence available, and voted and DENIED two severance applications and DENIED the minor variance application.

B11/21
7009 11TH Line

EISSES
Severance

The Planning Staff Report and all comments received to date from circulation agencies and neighbouring property owners was presented by Township Planning Consultant W. Crown

The Chair asked if anyone had any comments to add.

M. Reed, the lawyer for the applicants spoke to offer an introduction, requested that the Committee consider that the PPS, County OP and Township OP, are not black and white, and that there are means in which the application can be satisfied in accordance with the conditions offered by the Planner's submission.

S. Eisses, the landowner provided a presentation on the merits of the application.

S. Dykstra provided a presentation on the application and the validity of the policies affecting the property.

The Chair asked if there were any more questions of the audience.

W. Crown spoke to conditions that would be required – Flood Study, EIS and a Geotechnical Study as conditions of approval.

S. Dykstra requested for an approval or deferral of the application.

W. Crown proposed for the applicant and their representatives to meet with the Township to determine what would be required for next steps on the file, in terms of what studies would have to be completed.

The NVCA reiterated that they have concerns of on-site natural heritage features.

A vote was taken resulting in a deferral of the application.

The Committee considered all comments received, weighed all evidence available, voted and DEFERRED the severance application.

B12/21

6253 9TH Line,

WOODROW

Lot Line Adjustments

The Planning Staff Report was presented by Township Planning Consultant W. Crown.

No audience questions were heard.

No Committee questions were heard.

The Committee considered all comments received, weighed all evidence available, voted and APPROVED the severance application (lot line adjustment) with the standard conditions.

B13/21

6632 3RD Line

MCBRIDE

Lot Line Adjustment

The Planning Staff Report was presented by Township Planning Consultant W. Crown.

No other audience questions were heard.

No Committee questions were heard.

The Committee considered all comments received, weighed all evidence available, voted and APPROVED the severance application (lot line adjustment) with the standard conditions.

B15/21
252 CENTRE STREET

MOMBOURQUETTE
Severance

The Planning Staff Report was presented by Township Planning Consultant W. Crown.

No audience questions were heard.

No Committee questions were heard.

W. Crown requested to add a Condition to verify that water and wastewater capacity is available.

The Committee considered all comments received and weighed all evidence available, voted and APPROVED a severance application for the subject lands, with standard conditions applied to the decision.

A10/21
231 MILL STREET

MCDONALDS
Minor Variance

The Planning Staff Report was presented by Township Planning Consultant W. Crown.

Z. Altakwee noted that the minor variance being requested are minor in nature and satisfy all conditions in accordance with the planning analysis provided. It was also noted that the proposal would benefit the existing plaza.

No audience questions were heard.

No Committee questions were heard.

The Committee considered all comments received and weighed all evidence available, voted and APPROVED a minor variance application for the relief of the side yard landscape strip from 1.5 m to 0.0 m to widen a drive-thru exit for a bypass lane with standard conditions applied to the decision.

A12/21
231 MILL STREET

MONID
Minor Variance

The Planning Staff Report was presented by Township Planning Consultant W. Crown.

Additional conditions for the application include verification of erosion and tree preservation.

The applicant noted that the only setback that did not comply was the front yard setback.

No audience questions were heard.

No Committee questions were heard.

The Committee considered all comments received and weighed all evidence available, voted and APPROVED a minor variance application for the relief of the front yard setback from 18 m

to 10 m to permit the construction of a house with standard and new conditions applied to the decision.

OTHER BUSINESS:

Confirmation of travel records for 2021 Committee of Adjustment Meetings.

M. Bodson reappeared before the Committee of Adjustment to request that the Committee's previous decision from this meeting to **DENY** applications **B8/21**, **A11/21** be revised to a **DEFERRAL**.

Discussion ensued on this request.

The Committee's original decision was stayed.

MINUTES:

The Minutes, of August 27th, 2021, were accepted by the Committee.

A Powell made a request for Committee Members to provide payment

ADJOURNMENT:

The meeting adjourned at 11:08 am

Don Davis, Chair

Aimee Powell, B.URPI, MPA, MCIP, RPP
Planning & Development, Secretary-Treasurer