



## COMMITTEE OF ADJUSTMENT

Minutes of the Meeting of the Committee of Adjustment held on Thursday, November 8, 2018  
in the Council Chambers of the Municipal Building.

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**Present:** C. Tremblay, Chair  
F. Baldwin, Member  
G. Barber, Member  
J. Reid, Member  
R. White, Member

**Also Present:** A. Zhao, Planner and Acting Secretary-Treasurer  
N. Murdock, Executive Assistant

**Regrets:** None

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### 1. OPEN MEETING

The Secretary-Treasurer opened the meeting at 4:30 p.m. and read the introductory remarks respecting safety matters and respectful communication policies.

### 2. PECUNIARY INTEREST

The Chair asked if there were any Members that had a pecuniary interest in the Applications to which there were none declared.

### 3. MINUTES

The Minutes of the Committee of Adjustment meeting held on Thursday, October 18, 2018 were reviewed and it was,

**MOVED BY: Member Baldwin**  
**SECONDED BY: Member Barber**

That the Minutes of the Committee of Adjustment meeting held on Thursday, October 18, 2018, be adopted as printed and circulated.

**CARRIED**

### 4. APPLICATIONS

A) **Application B.3/2018**  
**Richard and Pavla Dusil, Owners**  
**467 Aberdeen Boulevard**

At the request of the Chair, the Secretary-Treasurer described the lands and provided a description of the subject Application. The Application was circulated to ratepayers within 60 metres of the subject lands and a Notice Sign was posted on the subject property in compliance with the *Planning Act*. The Notice of Public Hearing was also posted on the Town's website and Notice Monitor. The Secretary-Treasurer confirmed that the notice

requirements of the *Planning Act* had been satisfied.

The following correspondence was received from ratepayers:

- An email on October 31, 2018 from Stewart Young, resident of 455 Aberdeen Boulevard, expressing his support of the application.

The following comments and/or reports were received:

- Director of Engineering, Water and Wastewater advised on October 26, 2018, that he had no comments except that the easement in favour of the Town is to remain.
- Director of Operations, Parks and Facilities advised on September 24, 2018, that he had no concerns.
- Staff Planning Report PL-2018-75 dated October 30, 2018.

### **Attendance**

Richard Dusil, Owner, 459 Aberdeen Boulevard explained the purpose of the severance.

### **Decision B.3/2018**

The Committee then made the following Motion:

**MOVED BY: Member Barber**

**SECONDED BY: Member Reid**

**The Planning and Building Services Department supports the approval of Application No. B.3/2018 respecting 467 Aberdeen Boulevard for Provisional Consent to sever a parcel of land as a lot addition having the following general dimensions:**

- **A portion of land having a frontage of 7.24 metres and an area of 937 square metres.**

**The severed lands will be merged in title with the adjacent property at 459 Aberdeen Boulevard being Lots 14 and 15, Registered Plan 51M-657. The retained lands will have a Lot Frontage of 15.04 metres and a Lot Area of 1921 square metres and subject to the following Conditions:**

- 1. THAT A DEPOSITED REFERENCE PLAN SURVEY OF THE SEVERED PARCEL BE PREPARED AND SUBMITTED TO THE TOWN IN DUPLICATE.**
- 2. THAT ALL TAXES, PENALTIES, AND INTEREST LEVIED ON THE SUBJECT PROPERTY AT THE TIME OF THE CERTIFICATION OF THE TRANSFER/DEED FOR THE SEVERED LOT BE PAID IN FULL.**
- 3. SUBMISSION OF A DRAFT ELECTRONIC TRANSFER FOR THE PARCEL TO BE SEVERED, ONE COPY TO BE RETAINED BY THE MUNICIPALITY.**
- 4. THAT THE LOT ADDITION FROM LOT 16 BE MERGED IN TITLE WITH LOTS 14 AND 15, ON REGISTERED PLAN 51M-657 AND THAT THE PROPERTY IDENTIFICATION**

**NUMBERS (PINS) BE CONSOLIDATED INTO ONE PIN. THAT AN APPLICATION FOR DEEMING PURSUANT TO SUBSECTION 50(4) OF THE PLANNING ACT, IF REQUIRED, IN ORDER TO PERMIT THE MERGER OF THE SUBJECT LOTS AND PART LOT BE SUBMITTED AND APPROVED BY THE TOWN.**

5. THAT THE APPLICANT'S SOLICITOR PROVIDE AN UNDERTAKING TO THE SECRETARY TREASURER IN THE FORM APPROVED BY THE TOWN PRIOR TO ISSUANCE OF THE CERTIFICATE OF OFFICIAL THAT THE SEVERED LANDS AND THE BENEFITING LANDS WILL MERGE IN TITLE AND THAT THE PINS WILL BE CONSOLIDATED.
6. THAT THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DETERMINING THE LOCATION OF THE LATERALS AND, IF REQUIRED, FOR ALL COSTS ASSOCIATED WITH THE RELOCATION OF SERVICE LATERALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN ENGINEERING, WATER & WASTE WATER DEPARTMENT.
7. THAT A CERTIFICATE BE ISSUED UTILIZING FORM 4, UNDER SECTION 50(12) OF THE PLANNING ACT R.S.O., 1990.

**CARRIED**

**Reasons:**

Committee is of the opinion that the Application conforms to the Town's Official Plan and complies with the Town's Zoning By-law. No new lot is being created and the application represents good land use planning.

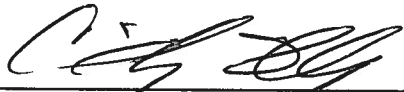
**Concurring in this Decision:**

C. Tremblay, Chair  
F. Baldwin, Member  
G. Barber, Member  
J. Reid, Member  
R. White, Member

5. **OTHER BUSINESS**

6. **ADJOURNMENT**

On a Motion by Member Barber the Committee Meeting was adjourned at 4:51 p.m.



Cindy Tremblay, Chair



Angela Zhao, B.E.S  
Acting Secretary-Treasurer