



COMMITTEE OF ADJUSTMENT

Minutes of the Meeting of the Committee of Adjustment held on Thursday, February 14, 2019
in the Council Chambers of the Municipal Building.

Present: C. Tremblay, Chair
G. Barber, Member
L. Ferris, Member
B. Jeffery, Member

Also Present: W. Crown, Director of Planning and Building Services, Secretary-Treasurer
A. Zhao, Planner
N. Murdock, Executive Assistant

Regrets: A. Philips, Member

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. APPOINTMENT OF CHAIR AND VICE CHAIR

The Committee discussed the nominations for Chair and Vice Chair of the Midland Committee of Adjustments. C. Tremblay was nominated for Chair to which she accepted, and the motion was:

MOVED BY: Member Barber
SECONDED BY: Member Jeffery

That Cindy Tremblay be appointed as Chair to the Committee of Adjustment.

CARRIED

G. Barber was nominated for Vice Chair to which he accepted, and the motion was:

MOVED BY: Member Ferris
SECONDED BY: Member Barber

That George Barber be appointed as Vice Chair to the Committee of Adjustment.

CARRIED

3. APPOINTMENT OF SECRETARY-TREASURER

Staff recommended that W. Crown be appointed as Secretary-Treasurer for the meeting of

February 14, 2019 and that effective February 15, 2019, that N. Murdock be appointed as Secretary-Treasurer with W. Crown and A. Zhao be appointed as Acting Secretary-Treasurer, and the motion was:

MOVED BY: Member Barber

SECONDED BY: Member Jeffery

That for the meeting of February 14, 2019, Wes Crown be appointed as Secretary-Treasurer to the Committee of Adjustment and that effective February 15, 2019, Natalie Murdock be appointed as Secretary-Treasurer to the Committee of Adjustment and that Wes Crown be appointed as Acting Secretary-Treasurer to the Committee of Adjustment in her absence and that Angela Zhao be appointed as Acting Secretary-Treasurer to the Committee of Adjustment in both of their absences.

CARRIED

4. PECUNIARY INTEREST

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

5. MINUTES

The Minutes of the Committee of Adjustment meeting held on Thursday, December 13, 2018, as amended, were reviewed and it was,

MOVED BY: Member Barber

SECONDED BY: Member Jeffery

That the Minutes of the Committee of Adjustment meeting held on Thursday, November 8, 2018, be adopted as amended.

CARRIED

6. APPLICATIONS

**A) Application B.1/2019
Kristine Loft, Agent
371 King Street**

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 comments and/or reports were received:

- Director of Engineering, Water and Wastewater advised on February 4, 2019, that he had no comments.
- Director of Operations, Parks and Facilities advised on February 6, 2019, that he had no concerns.
- Staff Planning Report PL-2019-8 dated January 31, 2019.

Attendance

Kristine Loft, Agent, described the background of how the lots became merged. She also advised that a house was previously on the property which had been occupied by tenants but the house was demolished in approximately 2010. Servicing of the property (water and sewer) was disconnected by the Town but should still be available.

Decision B.1/2019

Following a brief discussion of the application, the Committee then made the following Motion:

MOVED BY: Member Ferris
SECONDED BY: Member Barber

That the Committee of Adjustment hereby approves Application B.1/2019 respecting 371 King Street for Provisional Consent to sever one new parcel of land having the following general dimensions:

- **A Frontage of 14.24 metres on Yonge Street, a land depth of 40.23 metres and a Lot Area of 550 square metres**

The retained lands will have a frontage of 23.5 metres on King Street, a depth of 36 metres on the north side and 49 metres on the south side for an area of 1,900 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 A DRAFT ELECTRONIC TRANSFER FOR THE PARCEL TO BE SEVERED BE SUBMITTED, WITH ONE COPY TO BE RETAINED BY THE MUNICIPALITY.**
- 3. 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.**
- 4. THAT THE RETAINED LANDS BE CONSOLIDATED INTO ONE PROPERTY IDENTIFICATION NUMBERS (PINS), ONE ASSESSMENT ROLL NUMBER, AND ONE ADDRESS.**
- 5. THAT THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DETERMINING THE LOCATION OF THE LATERALS FOR**

THE SEVERED LOT, FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION OF SERVICE LATERALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN ENGINEERING, WATER & WASTE WATER DEPARTMENT, IF REQUIRED.

- 6. THAT THE APPLICANT AMENDS ANY SITE PLAN AGREEMENT REGISTERED ON THE PROPERTY, IF REQUIRED.**
- 7. THAT A CERTIFICATE BE ISSUED UTILIZING FORM 2, UNDER SECTION 50(12) OF THE PLANNING ACT R.S.O., 1990.**

CARRIED

Reasons:

The subject Application conforms to the Provincial and County Plans and Policies, conforms to the Town's Official Plan and fully complies with the Town's Zoning By-law, and it therefore meets the requirements of Section 51 (24) of the Planning Act.

Concurring in this Decision:

C. Tremblay, Chair
G. Barber, Member
L. Ferris, Member
B. Jeffery, Member

**A) Application B.2/2019
Michael Diver, Agent
231 George Street**

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 comments and/or reports were received:

- Director of Engineering, Water and Wastewater advised on February 4, 2019, that he had no comment.
- Director of Operations, Parks and Facilities advised on February 6, 2019, that he had no concerns.
- Staff Planning Report PL-2019-9 dated February 6, 2019.

Attendance

Michael Diver, Agent, advised that he had no further comments about the application but could answer any questions. Committee did not have any questions.

Decision B.2/2019

Following a brief discussion of the application, the Committee then made the following Motion:

MOVED BY: Member Jeffery
SECONDED BY: Member Ferris

The Committee of Adjustment hereby approves Application B.2/2019 respecting 231 George Street for Provisional Consent to sever one parcel of land for a lot addition having the following general dimensions:

- **A portion of land having a general dimension of 11.55 metres by 14.25 metres for an area of 180.1 square metres.**

The severed lands will be merged in title with the adjacent property at 272 Barnett Avenue. The retained lands will have a Lot Frontage of 13.72 metres, a depth of 42.98 and a Lot Area of 599.7 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 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.**
- 5. THAT A CERTIFICATE BE ISSUED UTILIZING FORM 2, UNDER SECTION 50(12) OF THE PLANNING ACT R.S.O., 1990.**

CARRIED

Reasons:

The subject Application conforms to the Provincial and County Plans and Policies, conforms to the Town's Official Plan and fully complies with the Town's Zoning By-law, and it therefore meets the requirements of Section 51 (24) of the Planning Act.

Concurring in this Decision:

C. Tremblay, Chair

G. Barber, Member
L. Ferris, Member
B. Jeffery, Member

7. OTHER BUSINESS

Member Barber raised the question of whether the town will pursue ordering the OACA training videos. W. Crown advised that he has been in contact with the neighbouring municipalities to see about combining resources to purchase the training videos. Once an answer is received, Staff will report back to the Committee.

8. ADJOURNMENT

On a Motion by Member Barber the Committee Meeting was adjourned at 5:05 p.m.



Cindy Tremblay, Chair



Wesley Crown, MCIP, RPP
Secretary-Treasurer