

Corporation of the Town of Huntsville

COMMITTEE OF ADJUSTMENT

Meeting held on **Tuesday, July 21, 2009** at **9:00** a.m.
in the Huntsville Civic Centre, Municipal Council Chambers

ATTENDANCE:

Chair: Councillor W.A. Beatty

Members: Councillor John Davis
Councillor Mary Jane Fletcher
Councillor Brian Thompson
Councillor George Young

Staff: Cameron Hoffman, Site Plan Coordinator
Kirstin Maxwell, Planning Technician
Katie Newman, Planner
Kelly Pender, CAO
Jacquie Tschekalin, Development Coordinator

Absent: Mayor Claude Doughty

Also Present: Councillor Fran Coleman (*arrived at 10:18 a.m.*)

1. CONVENE

Moved by John K. Davis and seconded by Mary Jane Fletcher

THAT: We hereby convene as a meeting of the Committee of Adjustment at 9:00 a.m.

Carried.

2. ADOPTION OF AGENDA

Moved by John K. Davis and seconded by Mary Jane Fletcher

THAT: The Committee of Adjustment agenda dated July 21, 2009, be adopted as printed and circulated.

Carried.

3. DISCLOSURE OF CONFLICTS OF INTEREST

Councillor Thompson declared a conflict on item 8.e Pieper due to personal reasons.

4. MINUTES

Moved by John K. Davis and seconded by Mary Jane Fletcher

THAT: We hereby adopt the minutes of the Committee of Adjustment Meeting of June 16, 2009.

Carried.

5. CONSENTS

Chair Beatty provided a brief overview of the purpose and procedure of the Hearings and declared the Hearings to be public meetings of Committee.

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a) **B/38/39/2009/HTE (Debono)**

Katie Newman, Planner, described the purpose of the applications

Comments received to date:

No objections were noted by the CAO, Building, Public Works, the District, or the Fire Department.

A neighbouring property owner asked for clarification on the application, but no objections were noted.

A Planning Report was submitted in favour of the application by Lanny Dennis of Wayne Simpson and Associates.

Planning had no objection to the proposed establishment of a right-of-way across the subject lands.

Chair Beatty called upon the applicant or their representative to provide additional comments.

Lanny Dennis, Wayne Simpson and Associates, Agent for the Applicant, stated he was available to answer any questions.

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed severance.

- Nil -

Chair Beatty asked if there were any questions from Committee Members.

- Nil -

Moved by John K. Davis and seconded by Mary Jane Fletcher

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/38/2009/HTE – DEBONO
PART OF LOT 25, CONCESSION 7 AND 8
TOWN OF PORT SYDNEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) A site inspection fee in the amount of \$200.00 being paid to the Town of Huntsville.
- 3) The Owners' taxes being in good standing.
- 4) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.
Carried.

Moved by John K. Davis and seconded by Mary Jane Fletcher

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/39/2009/HTE – DEBONO
PART OF LOT 25, CONCESSION 7
TOWN OF PORT SYDNEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The Owners' taxes being in good standing.
- 3) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

b) B/40/2009/HTE (Fabricius)

Jacquie Tschekalin, Development Coordinator, described the purpose of the application.

Comments received to date:

The District noted they will require the applicant to enter into an agreement regarding a 3m road widening across the entire frontage being dedicated to the District, the location of wells on the property, and obtaining an access permit for any new entrances that are required.

No objections were noted by Hydro One, the CAO, Building, Fire or Public works.

No other comments or inquiries were received.

Planning noted that the proposal appears to meet the intent of OP and zoning requirements, and supported approval of this application.

Chair Beatty called upon the applicant or their representative to provide additional comments.

Lanny Dennis, Wayne Simpson and Associates, Agent for the Applicant, stated he was available to answer any questions.

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed severance.

- Nil -

Chair Beatty asked if there were any questions from Committee Members.

Councillor Davis asked for clarification on the entrance from the District Road.

Councillor Thompson asked if the unopened road allowance would be considered part of the frontage of the lot and Mrs. Tschekalin explained that it was not included.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/40/2009/HTE – FABRICIUS
PART OF LOT 24, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF STISTED
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The Owner entering into an agreement with the District Municipality of Muskoka pursuant to Section 51(26) of the Planning Act respecting road widening, the location of wells on the property in relation to the District Road, and entrance permit requirements.
- 3) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 4) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 5) The Owners' taxes being in good standing.
- 6) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

c) **B/41/2009/HTE (Kaye)**

Jacque Tschekalin, Development Coordinator, described the purpose of the application.

Comments received to date:

No objections were noted by Hydro One, the District of Muskoka, the CAO, Building, Fire or Public Works.

Letters of support were provided by the property owners the right-of-way will be established in favour of.

No other comments or inquiries were received.

Planning noted the proposal appears to meet the intent of OP and zoning requirements, and supported approval of this application.

Chair Beatty called upon the applicant or their representative to provide additional comments.

- Nil -

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed severance.

- Nil -

Chair Beatty asked if there were any questions from Committee Members.

Councillor Davis asked about the possibility of building on the property that is granting the right-of-way. Mrs. Tschekalin noted that the right-of-way did not affect the building envelope on the subject lands.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/42/2009/HTE – KAYE
PART OF LOT 10, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF BRUNEL
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the rights-of-way being submitted to the Secretary-Treasurer, along with a registered copy of the reference plan.
- 2) The Owners' taxes being in good standing.
- 3) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

6. PREVIOUS FILES FOR CONSIDERATION

a) B/24/2009/HTE (Lupton)

Jacque Tschekalin, Development Coordinator, described the application.

Comments received to date:

After further consultation with the applicant, the District noted they would not object to approval of the consent applications provided the owner enter into a 51(26) agreement regarding their requirements for a 3m road widening across the entire frontage, the location of wells, and for a single access permit being acquired on the westernmost lot to service it and the proposed severed lands.

No objections were noted by Hydro One, the CAO, Building, Public Works, Fire, or Geomatics.

No other comments or inquiries were received.

Planning noted the proposal appears to meet the intent of OP and zoning requirements, and supported approval of the application.

Chair Beatty asked if there were any questions from Committee Members.

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Councillor Davis asked for clarification on access for the two undeveloped lots and Mrs. Tschekalin replied that they would share a driveway.

Councillor Young asked if the concerns the neighbour had previously voiced were satisfied and Ms. Tschekalin replied that she had not heard anything further from the neighbour.

Moved by John K. Davis and seconded by Mary Jane Fletcher

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/24/2009/HTE – LUPTON
PART OF LOT 30, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF BRUNEL
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The Owner entering into an agreement with the District Municipality of Muskoka pursuant to Section 51(26) of the Planning Act respecting road widening, the location of wells on the property in relation to the District Road, and entrance permit requirements.
- 3) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 4) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 5) The Owners' taxes being in good standing.
- 6) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

7. MINOR VARIANCES

a) **A/11/2009/HTE (Holman/Schaufelberger)**

Katie Newman, Planner, described the purpose of the application.

Comments received to date:

No objections were noted by the CAO, Building, Public Works or the Fire Department.

No other comments were received.

Planning had no objection to the proposed minor variance.

Chair Beatty called upon the applicant or their representative to provide additional comments.

Terry Holman, Applicant, stated he was available to answer any questions.

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed variance.

- Nil -

Chair Beatty asked if there were any questions from Committee Members.

Councillor Davis asked what the addition will be used for and the applicant replied that it would be for boat storage.

Councillor Thompson asked if the neighbour to the north had any concerns and Ms. Newman replied that she did not receive any comment.

Moved by John K. Davis and seconded by Mary Jane Fletcher

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT CONSIDERATION OF APPLICATION NO.

**A/11/2009/HTE (HOLMAN/SCHAUFELBERGER)
PART OF LOT 12, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

Reduce the interior side yard setback to 1.4m and reduce the rear yard setback to 2.5m for a one storey garage only; and to increase the maximum lot coverage for all accessory buildings and structures to 6%.

REASONS:

1. The variance will permit and addition to a detached one-storey garage.
2. The general intent of the by-law is being maintained.
3. The variance is minor in nature.
4. The general intent of the Official Plan is being maintained.

Carried.

b) A/12/2009/HTE (Bennett)

Jacque Tschekalin, described the purpose of the application.

Comments received to date:

No objections were noted by the CAO, Fire, Building or Public Works.

A letter of support was received from the abutting owner at 232 Lakewood Park Drive (the property most affected by the variance), and no objections were noted by the owner at 130 Lakewood Park Drive.

No other comments or inquiries were received.

Planning noted that the impact of the additional development would be minor and supported for approval of this application.

Chair Beatty called upon the applicant or their representative to provide additional comments.

Mr. Bennett, Applicant, stated he was available to answer any questions.

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Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed variance.

- Nil -

Chair Beatty asked if there were any questions from Committee Members.

- Nil -

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT CONSIDERATION OF APPLICATION NO.

**A/12/2009/HTE (BENNETT)
PART OF LOT 8, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

THAT: a minor variance be granted to:

Reduce the southerly side yard setback to 0.4m for a garage only.

REASONS:

1. The variance will permit the redevelopment of an existing garage.
2. The general intent of the by-law is being maintained.
3. The variance is minor in nature.
4. The general intent of the Official Plan is being maintained.

Carried.

8. CONCURRENT CONSENTS AND REZONINGS

Chair Beatty provided a brief overview of the purpose and procedure of the Hearings and declared the Hearings to be public meetings of Committee and Council to deal with severance and concurrent consent and rezoning applications.

Jacque Tschekalin, Development Coordinator, reported that proper notice was given pursuant to the requirements and timelines of the Planning Act and the Huntsville Official Plan.

a) **B/17/18/2009/HTE & Z/22/2009/HTE (Minogue)**

Katie Newman, Planner, described the purpose of the applications.

Comments received to date:

No objections were noted by the CAO, Public Works, Geomatics, the Building Department, Hydro One or the Fire Department.

The District of Muskoka requires a 3-metre road widening be taken off of Severed Lot A and Retained Lot A and that the lands be subject to a 51(26) agreement respecting the location of wells on the property in relation to the District Road.

Concerns regarding the creek on Severed Lot A were raised by the neighbour to the south. These concerns appear to have been addressed through a zoning exception to prohibit site alteration within this area.

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A neighbouring property owner had no objection to additional development on Brunel, however did not submit any written comments.

A Planning Report was submitted in favour of the application by John Gallagher of John P. Gallagher and Associates.

Planning had no objection to the proposed severances and rezoning of the subject lands.

Chair Beatty called upon the applicant or their representative to provide additional comments.

Matthew Minogue, Applicant, stated he was available to answer any questions.

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed severance and zoning amendment.

- Nil -

Chair Beatty asked if there were any questions from Committee Members.

Councillor Thompson asked if the watercourse on the property was an identified coldwater stream and Ms. Newman replied that it was not, nor did it extend under Brunel Road or reappear on the other side.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/17/2009/HTE – MINOGUE
PART OF LOT 16, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF BRUNEL
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) A 3-metre road widening across the entire frontage of Severed Lot A and Retained Lot A, be dedicated to the District of Muskoka for road widening purposes.
- 4) The lands being subject to an agreement with the District Municipality of Muskoka pursuant to Section 51(26) of the Planning Act, R.S.O. 1990, as amended, respecting the location of wells on the property in relation to the District Road.
- 5) 5% Cash-in-lieu of Parkland in the amount of \$722.22 being paid to the Town of Huntsville for the Severed Lot A.
- 6) A satisfactory lot suitability report being completed for the severed lands and the applicable fee of \$200.00 being paid to the Town of Huntsville.
- 7) The Owners' taxes being in good standing.
- 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/18/2009/HTE – MINOGUE
PART OF LOT 16, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF BRUNEL
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) A 3-metre road widening across the entire frontage of Severed Lot A and Retained Lot A, be dedicated to the District of Muskoka for road widening purposes.
- 4) The lands being subject to an agreement with the District Municipality of Muskoka pursuant to Section 51(26) of the Planning Act, R.S.O. 1990, as amended, respecting the location of wells on the property in relation to the District Road.
- 5) 5% Cash-in-lieu of Parkland in the amount of \$468.41 being paid to the Town of Huntsville for Severed Lot B and \$468.41 being paid to the Town of Huntsville for Retained Lot B.
- 6) The Owners' taxes being in good standing.
- 7) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

b) B/37/2009/HTE & Z/27/2009/HTE (McDermott/Chapman)

Katie Newman, Planner, described the purpose of the applications.

Comments received to date:

No objections were noted by the CAO, Public Works, Geomatics, Hydro One or the Fire Department.

The Building Department commented that the sewage system should meet the required clearance distances from the property line. Additional information was submitted by the applicant's agent showing that the system is located well away from the new property line.

The District commented that the appropriate development control techniques should be utilized to protect the wetland. The property will be developed under site plan control.

A Planning Report was submitted in favour of the application by Patrick Mason of Wayne Simpson and Associates.

Planning had no objection to the proposed severance and rezoning of the subject lands.

Chair Beatty called upon the applicant or their representative to provide additional comments.

Lanny Dennis, Wayne Simpson and Associates, Agent for the Applicant, stated he was available to answer any questions.

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed severance and zoning amendment.

- Nil -

Chair Beatty asked if there were any questions from Committee Members.

Councillor Fletcher asked about the building envelopes and possibility for a dock. Ms. Newman responded that there is adequate room for a dwelling and accessory structures.

Moved by John K. Davis and seconded by Mary Jane Fletcher

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/37/2009/HTE – MCDERMOTT AND CHAPMAN
PART OF LOT 7, CONCESSION 13
GEOGRAPHIC TOWNSHIP OF BRUNEL
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) 5% Cash-in-lieu of Parkland in the amount of \$805.43 being paid to the Town of Huntsville for the severed lands.
- 4) A satisfactory lot suitability report being completed for the severed lands and the applicable fee of \$200.00 being paid to the Town of Huntsville.
- 5) The Owners' taxes being in good standing.
- 6) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

c) B/41/2009/HTE & Z/29/2009/HTE (Millest)

Katie Newman, Planner, described the purpose of the applications.

Comments received to date:

No objections were noted by the CAO, Public Works, Geomatics, the Building Department, the District of Muskoka or the Fire Department.

A Planning Report was submitted in favour of the application by John Gallagher of John P. Gallagher and Associates.

Planning had no objection to the proposed severance and rezoning of the subject lands.

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Chair Beatty called upon the applicant or their representative to provide additional comments.

- Nil -

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed severance and zoning amendment.

- Nil -

Chair Beatty asked if there were any questions from Committee Members.

- Nil -

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/41/2009/HTE – MILLEST
PART OF LOT 7, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) 5% Cash-in-lieu of Parkland in the amount of \$1,075.00 being paid to the Town of Huntsville for the severed lands.
- 4) A satisfactory lot suitability report being completed for the severed lands and the applicable fee of \$200.00 being paid to the Town of Huntsville.
- 5) The Owners' taxes being in good standing.
- 6) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

- d) **B/26-36/2009/HTE & Z/26/2009/HTE (1199791 Ontario Inc. & Delta Bay Holdings Ltd.)**
Jacquie Tschekalin, Development Coordinator, described the purpose of the applications.

Comments received to date:

The District noted that due to the number of lots and a new private access being proposed, it would appear advantageous to have the development proceed by way of condominium or subdivision. They have also requested that a hydrogeological assessment be undertaken prior to Committee making a decision on these applications.

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Fire noted that the private road should be built to Section 3.2.5 of the building code, and Geomatics noted that the right-of-way must be named to the satisfaction of the Town of Huntsville.

No objections were noted by the Simcoe District Catholic School Board, the CAO, Building, or Public Works.

One request for additional information was received, but Planning did not receive any comments from that party. One other inquiry from a nearby land owner was received, however, no objections were noted.

Planning noted that, in addition to the Planning justification provided with the application, an Environmental Impact Study was submitted in support of the proposal. As a result of the comments received from the commenting agencies as well as the recommendations of the Beacon Environmental report, Planning recommended that, in addition to the standard conditions of approval, the owner register a 51(26) agreement on the title of the lands requiring the right-of-way to be named to the satisfaction of the Town of Huntsville, to require the lots to be developed under site plan control to address the protection of the skyline, steep slopes and environmental sensitivities, and to require the property to be left in a natural state until the site plan is registered. The road location will also need to be roughed in prior to completing the consents. Planning noted that the smallest proposed lot is 1.1ha, and the Town of Huntsville does not generally require hydrogeologic studies on lots that are larger than 1.0ha. Provided the conditions previously noted are imposed, the proposal would appear to meet the intent of the Official Plan and Zoning By-law, and Planning would not object to the approval of these applications.

Chair Beatty called upon the applicant or their representative to provide additional comments.

Peter McBirnie, Applicant, elaborated on the proposal and stated he was available to answer any questions.

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed severance and zoning amendment.

Monika and Frank Van der Staay, 536 Skyhills Road, stated their concerns with the lot configuration, well and septic locations, and the water table.

Chair Beatty asked if there were any questions from Committee Members.

A discussion ensued concerning the possibility of a hydrogeological study and constructing the private road to municipal standards.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/26/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control, including, but not limited to the protection of steep slopes and environmental sensitivities; and,
 - that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
- 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 7) The Owners' taxes being in good standing.
- 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/27/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control, including, but not limited to the protection of steep slopes and environmental sensitivities; and,

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- that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
 - 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
 - 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
 - 7) The Owners' taxes being in good standing.
 - 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/28/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control, including, but not limited to the protection of steep slopes and environmental sensitivities; and,
 - that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
- 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 7) The Owners' taxes being in good standing.
- 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/29/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control, including, but not limited to the protection of steep slopes and environmental sensitivities; and,
 - that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
- 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 7) The Owners' taxes being in good standing.
- 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/30/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.

- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control, including, but not limited to the protection of steep slopes and environmental sensitivities; and,
 - that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
- 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 7) The Owners' taxes being in good standing.
- 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/31/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control, including, but not limited to the protection of steep slopes and environmental sensitivities; and,
 - that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
- 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 7) The Owners' taxes being in good standing.

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- 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/32/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control, including, but not limited to the protection of steep slopes and environmental sensitivities; and,
 - that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
- 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 7) The Owners' taxes being in good standing.
- 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/33/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5**

**GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control, including, but not limited to the protection of steep slopes and environmental sensitivities; and,
 - that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
- 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 7) The Owners' taxes being in good standing.
- 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/34/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control,

including, but not limited to the protection of steep slopes and environmental sensitivities; and,

- that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
 - 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
 - 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
 - 7) The Owners' taxes being in good standing.
 - 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/35/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control, including, but not limited to the protection of steep slopes and environmental sensitivities; and,
 - that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
- 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 7) The Owners' taxes being in good standing.
- 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/36/2009/HTE – 1199791 ONTARIO INC/DELTA BAY HOLDINGS
PART OF LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) The Owner entering into, and registering on title, an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, respecting:
 - the access road being named to the satisfaction of the Town;
 - the subject lands being developed under site plan control, to include restrictions to development to protect the naturally treed skyline, and to implement the recommendations contained in the "Environmental Impact Study" dated July, 2009 prepared by Beacon Environmental, be implemented through site plan control, including, but not limited to the protection of steep slopes and environmental sensitivities; and,
 - that, with the exception of the access road, no site alteration is permitted prior to a site plan agreement being registered on title.
- 4) Any site alteration required for the access road being completed.
- 5) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands.
- 6) A satisfactory Lot Suitability Report being completed for the severed and retained lots.
- 7) The Owners' taxes being in good standing.
- 8) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Councillor Thompson left the meeting at 10:45 a.m.

e) B/58/59/2008/HTE & Z/59/2008/HTE (Pieper)

Jacquie Tschekalin, Development Coordinator, described the purpose of the applications.

Comments received to date:

The District noted, provided the lots are developed under site plan control to require shoreline vegetation retention, development outside of the steep slopes on the property, and outside of the existing Type 1 Fish Habitat, they have no objections.

No objections were noted by the CAO, Fire, Building or Public Works.

Both the Lake Waseosa Ratepayers' Association and Mr. Anthony Doob previously submitted letters outlining their opposition to the application. In summary, their concerns relate to the appropriateness of amending the SR5 zoning, shortcomings in the information that was

provided, septic drainage into the lake, and visual impact. The new information provided by the applicant was forwarded to the Lake Association, and the notice of a new hearing was sent to Mr. Doob, however, no new comments had been received.

Planning noted, given the information provided by Duke Engineering and the concerns noted by the Lake Association, the development of tertiary systems was no longer a requirement. Planning also noted, provided the properties are developed under site plan control, the proposal meets OP and Zoning requirements and the creation of three additional shoreline residential lots would appear to be appropriate.

Chair Beatty called upon the applicant or their representative to provide additional comments.

Lanny Dennis, Agent for the Applicant, elaborated on the proposal and stated he was available to answer any questions.

Al Burton, Counsel for Ms. Pieper, Thomson Rogers, LLP reviewed the legal status of the previous applications and OMB decision. He noted that these new applications must be evaluated on their own merits, based on the Official Plan and Zoning By-law in place now.

Dan Duke, Duke Engineering, provided an overview of his assessment of the proposed lots.

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed severance and zoning amendment.

Dwayne Verhey, Lake Waseosa Ratepayer's Association, 21 Cottage Lane, raised concerns about the applications, including the potential impact of the development on Lake Waseosa, and provided a copy of his presentation to Committee.

Anthony Doob, 656 East Waseosa Lake Road, reiterated that the proposed dwelling envelopes on the sketches provided by the applicant were not consistent and requested that Committee deny the applications.

Chair Beatty asked if there were any questions from Committee Members.

A discussion followed, and the issues raised by the Lake Association were considered.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/58/2008/HTE – PIEPER
PART OF LOT 12, CONCESSION 10
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.

Committee of Adjustment Meeting Minutes, July 21, 2009

- 3) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands and Retained Lot 1.
- 4) The Owners' taxes being in good standing.
- 5) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER SUBSECTION 53(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT A PROVISIONAL CONSENT BE GRANTED FOR APPLICATION NO.

**B/59/2008/HTE – PIEPER
PART OF LOT 12, CONCESSION 10
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

CONDITIONAL ON:

- 1) A registerable description of the severed lot being submitted to the Secretary-Treasurer, (including all rights-of-ways and easements), along with a registered copy of the reference plan.
- 2) The severed and retained lands being rezoned for their intended use.
- 3) 5% Cash-in-lieu of Parkland being paid to the Town of Huntsville for the severed lands and Retained Lot 1.
- 4) The Owners' taxes being in good standing.
- 5) A consent finalization fee in the amount of \$150.00 being paid to the Town of Huntsville.

REASONS: The application will then meet the requirements of all commenting agencies.

Carried.

9. ADJOURNMENT

Moved by Mary Jane Fletcher and seconded by John K. Davis

THAT: We hereby adjourn as a meeting of the Committee of Adjustment at 12:15 a.m.

Carried.

Chair