Corporation of the Town of Huntsville

COMMITTEE OF ADJUSTMENT

Meeting held on Wednesday, January 15, 2020 at 10:00 a.m.
in the Huntsville Civic Centre, Municipal Council Chambers

Attendance

Chair: Bob Stone

Members: Councillor Jason FitzGerald
Brandon Stapleton

Absent: Councillor Nancy Alcock
Kenneth Donald

Staff: Jasmine Last Secretary-Treasurer
Kirstin Maxwell Director of Development Services
Elizabeth Reimer Senior Planner
Curtis Syvret Planner

1. CALL TO ORDER

Meeting called to order at 10:01 a.m.

2. ADOPTION OF AGENDA

Moved by Brandon Stapleton and seconded by Jason Fitzgerald C0A01-20

BE IT RESOLVED THAT: The Committee of Adjustment Agenda dated January 15, 2020, be hereby adopted as printed and circulated. Carried.

3. DISCLOSURE OF PECUNIARY INTEREST

Nil

4. MINUTES

Moved by Brandon Stapleton and seconded by Jason Fitzgerald C0A02-20

BE IT RESOLVED THAT: The Committee of Adjustment Agenda meeting minutes dated December 11, 2019 and the recommendations contained therein be hereby adopted as printed and circulated. Carried.
5. **DEPUTATIONS**

Nil

6. **MINOR VARIANCES – PUBLIC MEETINGS**


Curtis Syvret outlined the report.

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

Savas Varadas, representing the applicant, outlined the following in support of the application:

- The lot is located in the urban service area but services are not yet available to the lot, and if services were available, the lot would meet the requirements for existing lots of record;
- Application for an entrance permit has been made to ensure adequate access to address the minimum frontage requirement;
- The lot area is approximately 63 square metres short of the minimum area requirement;
- A septic suitability report concluded that a septic system could be sited on the lot to service a future dwelling;
- It was his opinion that the application meets the four tests of a minor variance.

Chair Stone asked if there was anyone present that wished to provide comments or ask questions regarding the application.

Nil

Chair Stone asked if there were any questions or comments from Committee members.

Committee questioned if the septic system could accommodate a secondary suite.

Mr. Varadas stated that no design for the dwelling was proposed at this time as the intent was to sell the lot as a building lot; however, the septic system could accommodate four bedrooms.

Moved by Brandon Stapleton and seconded by Jason Fitzgerald

**BE IT RESOLVED THAT:** Minor Variance Application A/39/2019/HTE be APPROVED, the purpose and effect of which is to provide relief from
subsection 3.3.1 of Comprehensive Zoning By-law 2008-66P, in order to recognize the lot area and frontage as meeting the minimum requirements for an existing lot of record;

CONDITIONAL ON:
- A building permit being obtained for an on-site private individual sewage system;
- An entrance permit being obtained;
- The property being subject to site plan control.

Carried.

7. CONSENT APPLICATIONS

7.1 Report Number DEV-2020-03 – B/61-63/2019/HTE - Seddon 3309 - Old Muskoka Road

Elizabeth Reimer outlined the report.

Moved by Jason FitzGerald and seconded by Brandon Stapleton

BE IT RESOLVED THAT: Committee of Adjustment APPROVE Consent Applications B/61/62/63/2019/HTE for the creation of three new rural lots;

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 site inspection fee of $230.00 being paid to the Town of Huntsville;
4. A consent finalization fee in the amount of $175.00 being paid to the Town of Huntsville;
5. 5% Cash-in-lieu of parkland being paid to the Town of Huntsville on the severed lands;
6. The owner entering into and registering on title an agreement with the Town of Huntsville, pursuant to Section 51(26) of the Planning Act, RSO 1990, as amended, that prohibits any site alteration or issuance of a building permit until a site plan agreement has been registered, to ensure development occurs outside of areas identified as "high" risk for wildland fire and to ensure appropriate setbacks from the wetland and streams on the property are maintained.

Carried.

7.2 Report Number DEV-2020-02 – B/64/2019/HTE - HLD Corporation - 745 Muskoka Road 3 North

Elizabeth Reimer outlined the report.
Moved by Jason FitzGerald and seconded by Brandon Stapleton  

**BE IT RESOLVED THAT:** Committee of Adjustment APPROVE Consent Application B/64/2019/HTE for an easement;

**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 site inspection fee of $230.00 being paid to the Town of Huntsville;
4. A consent finalization fee in the amount of $175.00 being paid to the Town of Huntsville.

Carried.

8. **NEW BUSINESS**

Nil

9. **GENERAL INFORMATION**

Nil

10. **ADJOURNMENT**

Moved by Jason FitzGerald and seconded by Brandon Stapleton  

**BE IT RESOLVED THAT:** We do now adjourn at 10:19 a.m.

Carried.

Bob Stone, Chair