



The Corporation of
THE TOWNSHIP OF LANARK HIGHLANDS

COMMITTEE OF ADJUSTMENT MINUTES

Tuesday, August 25th, 2009

7:00 p.m.

**Lanark Highlands Municipal Office - 75 George Street, Lanark, Ontario
Council Chambers**

ATTENDANCE:

Members Present: Chair, Mayor, Bob Fletcher
Deputy Mayor, Bruce Horlin
Councillor Tom Lalonde
Councillor Bob Sutcliffe
Councillor Leonard Echlin
Councillor Peter McLaren

Staff Present: Amanda Mabo, Secretary-Treasurer, Clerk/Deputy-CAO
Tom Derreck, Chief Administrative Officer
Janie Laidlaw, Planning Assistant
Rob Bunker, Treasurer

Members & Staff Absent: Councillor Brian Stewart

Applicants Present: Gerry Cole

Public Present: None.

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.
A quorum was present.

2. INTRODUCTION

The Chairman provided an overview of the Minor Variance application review process to be followed, including:

- the purpose of the meeting
- the mandate and responsibilities of the Committee
- the process of the meeting
- all persons attending were encouraged to make comments in order to preserve their right to comment should this application be referred to the Ontario Municipal Board (OMB)
- the flow and timing of documentation and the process that follows this meeting
- any person wanting a copy of the decision regarding the applications on the agenda was advised to leave their name and mailing address on the sheet provided at the meeting

The Chairman asked if anyone had any questions regarding the meeting and the process to be followed. Given that there were no questions, the meeting proceeded.

3. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

None at this time.

4. APPROVAL OF MINUTES

RESOLUTION #COA-2009-06

MOVED BY: Bruce Horlin

SECONDED BY: Leonard Echlin

“**THAT**, the minutes of the Committee of Adjustment meeting held on Tuesday, April 7th, 2009 be approved as circulated.”

ADOPTED

5. APPROVAL OF AGENDA

RESOLUTION #COA-2009-07

MOVED BY: Bruce Horlin

SECONDED BY: Tom Lalonde

“**THAT**, the agenda be adopted as presented.”

ADOPTED

6. APPLICATIONS

i) FILE #: MV09/003 COLE

a) PLANNING CONSULTANT FILE REVIEW

J. Laidlaw, Planning Assistant reviewed the file.

b) APPLICANT COMMENTS

None.

c) ORAL & WRITTEN SUBMISSIONS

The Township received a letter from Mississippi Valley Conservation (MVC) indicating that this application would be screened out of their formal review process due to the fact that there were no issues with regard to their plan input and review program.

A letter from the Health Unit was also received indicating that they have notified the property owner of the need to complete and submit an application for a Maintenance Inspection.

**Since the meeting the Health Unit was contacted to clarify their request. The Inspector explained that this requirement is used in some municipalities to require the homeowner to go through a maintenance inspection even when the application has no impacts on the septic system. Since Lanark Highlands Township Council has not decided to take this route, this requirement has been removed from this and future applications that have no impact on the septic system, until such time Council decides otherwise.*

d) DECISION OF COMMITTEE

RESOLUTION #COA-2009-08

MOVED BY: Leonard Echlin

SECONDED BY: Bruce Horlin

“**THAT**, in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, that Minor Variance Application #MV09/003 be approved, to allow a variance from the requirements of Section 7.0 of Zoning By-Law No. 2003-451, for the lands legally described as Concession 2, Part Lot 4, former Village of Lanark, Township of Lanark Highlands and commonly referred to as 175 Robertson Drive – Roll Number 0940-936-015-35000-0000, to reduce the minimum lot area requirement to 0.14 hectares (0.35 acres) from the By-Law requirement of 0.4 hectares (0.98 acres) and to reduce the minimum lot frontage to 36.32 metres (119.2 feet) from the By-Law requirement of 60 m (196.8 ft) and to increase the maximum lot coverage to 12% from the By-Law requirement of 10%.”

ADOPTED

7. NEW/OTHER BUSINESS

None.

8. ADJOURNMENT

The Committee adjourned at 7:06 p.m. on motion by Councillors L. Echlin and T. Lalonde.



**Amanda Mabo,
Secretary/Treasurer**