



The Corporation of  
**THE TOWNSHIP OF LANARK HIGHLANDS**

## **COMMITTEE OF ADJUSTMENT MINUTES**

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**Tuesday, November 9<sup>th</sup>, 2010**

**2:30 p.m.**

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

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### **ATTENDANCE:**

**Members Present:** Chair, Mayor, Bob Fletcher  
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:** Deputy Mayor, Bruce Horlin  
Councillor Brian Stewart

**Applicants Present:** Julie Stewart McAdoo, Planner

**Public Present:** None.

### **1. CALL TO ORDER**

The meeting was called to order at 2:30 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-2010-04

**MOVED BY:** Tom Lalonde

**SECONDED BY:** Leonard Echlin

“**THAT**, the minutes of the Committee of Adjustment meeting held on Tuesday, April 20<sup>th</sup>, 2010 be approved as circulated.”

**ADOPTED**

## 5. APPROVAL OF AGENDA

### RESOLUTION #COA-2010-05

**MOVED BY:** Peter McLaren

**SECONDED BY:** Bob Sutcliffe

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

**ADOPTED**

## 6. APPLICATIONS

### i) FILE #: MV10/002 MCNAMEE

#### a) PLANNING CONSULTANT FILE REVIEW

J. Laidlaw, Planning Assistant gave a PowerPoint presentation – *attached page 5.*

#### b) APPLICANT COMMENTS

None.

#### c) ORAL & WRITTEN SUBMISSIONS

The Township received a letter from Mississippi Valley Conservation (MVC) indicating that they do not have any objections provided that their recommended mitigative measures are implemented for future development. This is being accomplished with a Site Plan Control Agreement.

A letter from the Health Unit was also received indicating they have no objection but have requested that the sewage system be designed by an engineer due to limited lot restrictions.

#### d) DECISION OF COMMITTEE

### **RESOLUTION #COA-2010-06**

**MOVED BY:** Bob Sutcliffe

**SECONDED BY:** Peter McLaren

“**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 #MV10-002 be approved, to allow a variance from the requirements of Section 11.2 of Zoning By-Law No. 2003-451, for the lands legally described as Concession 8, Part Lot 5 , former Township of Lavant, Township of Lanark Highlands and commonly referred to as 117 Victor Paul Drive – Roll Number 0940 001-015-04600-0000, to reduce the Minimum lot area requirement to 0.09 ha (0.23ac) from the By-law requirement of 1ha (2.47ac) and to reduce the minimum lot frontage to 34.80m (100ft) from the By-law Requirement of 50m (164.4 ft) and to reduce the minimum lot depth to 30.48m (100ft) from the By-law requirement of 80m (262.4ft) and to reduce the Main Use – Minimum Yard Requirements for Setback from the Front Yard (1) with shoreline frontage to 9.46m (27.5ft)from the By-law Requirement of 30m (98.4ft), the Rear Yard to 2.39m (7.85ft)from the By-law Requirement of 10m (32.8ft) and the Interior Side Yard to 1.8m (6 ft) from the By-Law requirement of 7 m (22.9 ft).”

**ADOPTED**

**7. NEW/OTHER BUSINESS**

None.

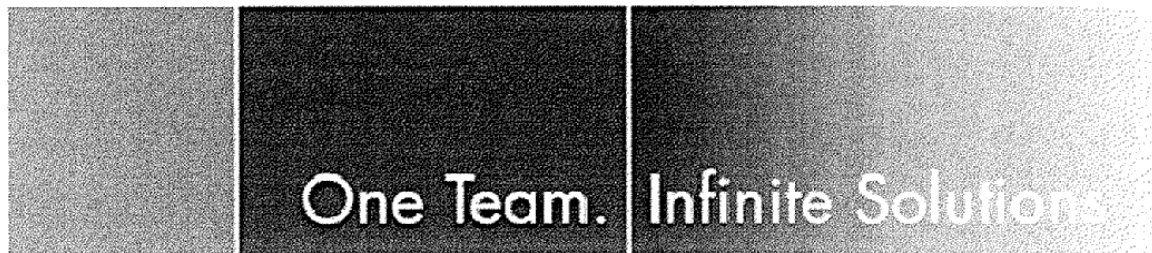
**8. ADJOURNMENT**

The Committee adjourned at 2:35 p.m. on motion by Councillors T. Lalonde and L. Echlin.

A handwritten signature in cursive script that reads "Amanda Mabo".

**Amanda Mabo,  
Secretary/Treasurer**

# McNamee Minor Variance Application



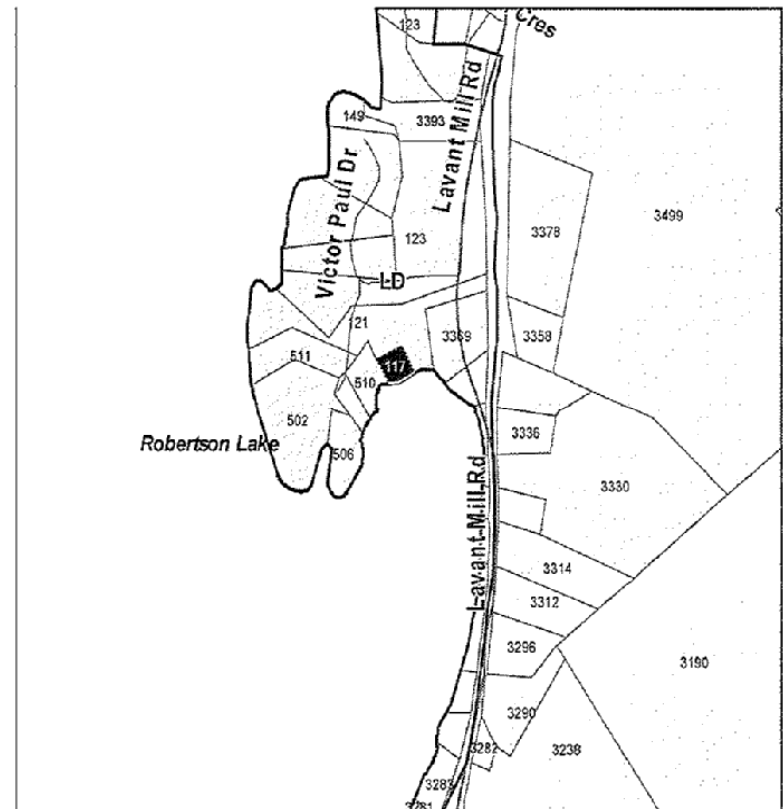
# Property Details

Part Lot 5, Concession 8

Former Township of Lavant

Now in the Township of Lanark  
Highlands

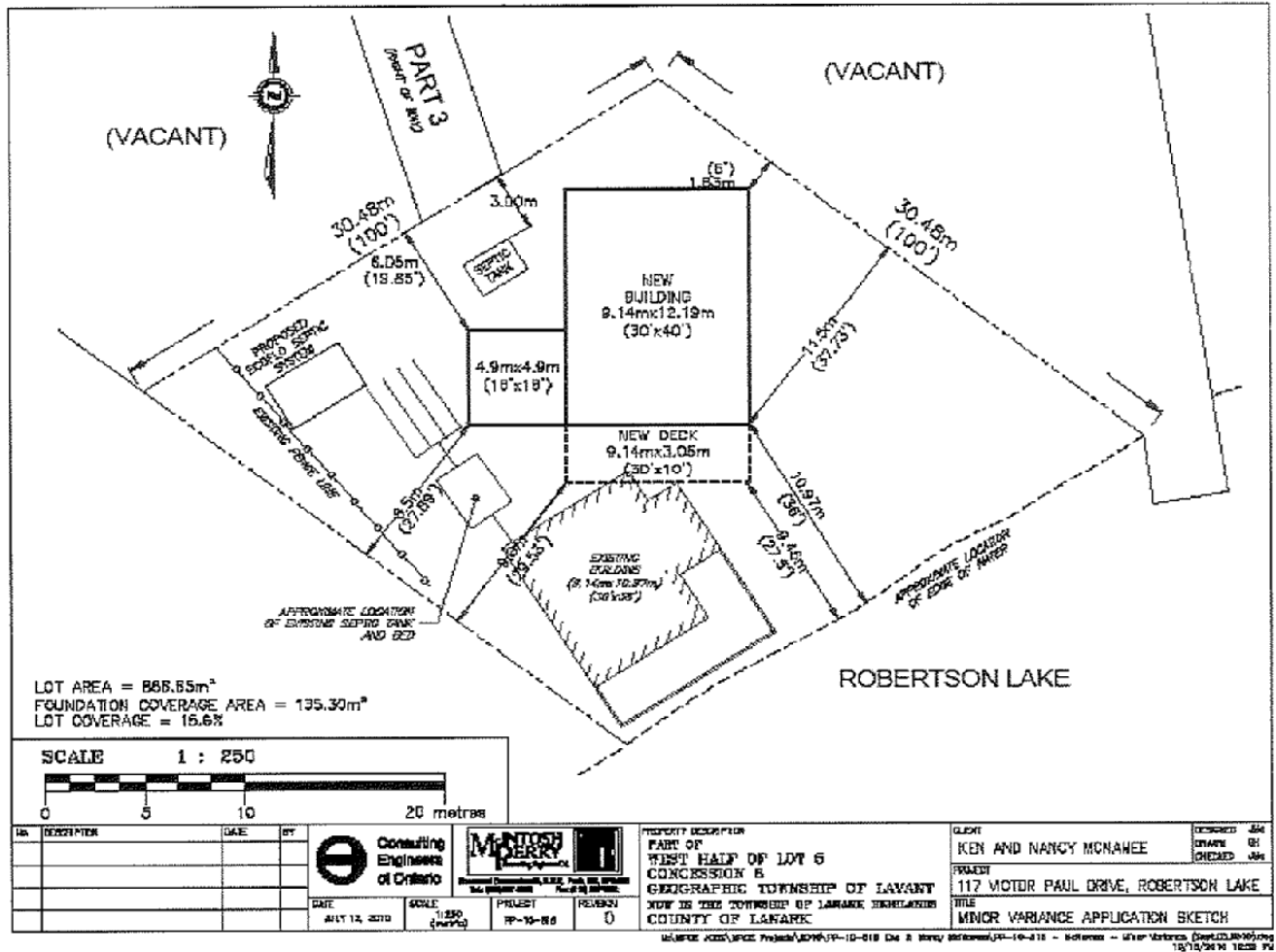
117 Victor Paul Drive



# Planning Act

- Application under Section 45 of the Planning Act
- Requests relief from the front yard, rear yard and side yard for the construction of a seasonal dwelling





# Four Tests

1. Is the proposal desirable and an appropriate land use
2. Does it meet the general intent of the Official Plan
3. Does it meet the general intent of the Zoning by-Law
4. Is the proposal minor?



# Recommendation

That the Committee of Adjustment approve  
Minor Variance MV10-002 to allow relief of  
Section 11.2 of Zoning By-law 2003-451

Minimum lot area of 0.09 ha

Lot Depth of 30m

Lot Frontage of 30 m

Front yard setback of 9.46m

Rear yard setback of 2.39m

Interior side yard setback of 1.8m

