



## AGENDA COMMITTEE OF ADJUSTMENT

IN PERSON AND LIVESTREAMED ELECTRONICALLY  
TUESDAY, JANUARY 16<sup>TH</sup>, 2024, 6:00 P.M.

### 1. OPENING OF MEETING

Land Acknowledgement

“The Council and staff of the Township of Montague acknowledge that this sacred land on which the Township of Montague is now located and this meeting is being held is the ancestral and unceded territory of the Algonquin Anishinaabe Nation.”

### 2. APPOINTMENT OF CHAIR

Suggested Motion:

*“THAT, \_\_\_\_\_ be appointed as Chair of the Committee of Adjustment for the 2024 calendar year.”*

### 3. INTRODUCTION

- The purpose of this public meeting is to hear the following application for Minor Variance:
  - **A23-003 (Parks & Donaldson-Parks)**
- The Committee is charged with making a decision on the application noted on this agenda. The decision will be based on both oral and written input received and understandings gained. The four key factors on which decisions are based include:
  - Is the application generally in keeping with the intent of the Township’s Official Plan?
  - Is the application generally in keeping with the intent of the Township’s Zoning By-Law?
  - Is the application desirable for the appropriate development or use of the site?
  - Is the application minor in nature and scope?
- The Junior Planner will provide a brief overview of the details of the file. The applicant will then be given an opportunity to explain the need for the variance. Then, any person or public body in opposition, and then in favour, to the application will be heard.
- If a person or public body does not make oral or written submissions at a public meeting, or make written submissions to the Township of Montague before the decision is passed, the person or public body may not be added to the hearing of an

appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

- If you wish to be notified of the decision of the Committee of Adjustment with respect to the below listed application(s), you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment at [planner@township.montague.on.ca](mailto:planner@township.montague.on.ca) or you must sign the attendance list provided at this evening's meeting. This will also entitle you to be advised of a possible OLT hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the OLT by the applicant or another member of the public.
- The Secretary/Treasurer must provide notice of the Committee's decision to all those who request a copy. Anyone may appeal the decision to the OLT by filing with the Secretary/Treasurer within twenty (20) days of the notice of decision.

#### **4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST & GENERAL NATURE THEREOF**

#### **5. APPROVAL OF AGENDA**

*Suggested Motion:*

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

#### **6. APPROVAL OF MINUTES**

*Suggested Motion:*

***“THAT, the Committee of Adjustment Minutes dated June 20<sup>th</sup>, 2023, be accepted as presented.”***

#### **7. APPLICATIONS**

##### **i) File #A23-003 – Parks & Donaldson-Parks**

- a) JUNIOR PLANNER FILE REVIEW
- b) APPLICANT COMMENTS
- c) ORAL & WRITTEN SUBMISSIONS
- d) DECISION OF COMMITTEE

*Recommended Decision:*

***“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 A23-003 is approved, to allow for a variance from the requirements of Section 3.19 (Secondary Dwelling Units and Second Dwellings) of Zoning By-Law 3478-2015, for the lands municipally described as 2549 Rosedale Road North and legally described as Part of Lot 19, Concession 8, Township of Montague,***

*County of Lanark, designated as Part 4 on 27R-8090 (Roll Number 0901-000-025-16207) to permit the construction of a second dwelling a distance of 39m from the primary dwelling, rather than the 30m required, subject to the following conditions:*

- 1. The variance is solely for relief from the separation distance between the primary and second dwelling, increased from 30m to 39m, to permit the construction of a second dwelling.*
- 2. The minor variance is approved based on the sketch submitted with the application.*
- 3. The Applicant is required to obtain all required building and septic permits from the Township of Montague.*
- 4. The Applicant is required to obtain a civic address for the second dwelling from the Township of Montague.*

**8. NEW/OTHER BUSINESS**

None

**9. ADJOURNMENT**

*Suggested Motion:*

***“THAT, the Committee of Adjustment Meeting adjourn at \_\_\_\_\_p.m.”***