



Municipality of Tweed

MINUTES OF THE COMMITTEE OF ADJUSTMENT/PLANNING MEETING

March 22, 2024, 10:00 a.m.

Council Chambers

Municipal Building, 255 Metcalf St, Tweed, ON

Members Present: R. Bailey
J. Pedersen
J. Robinson
P. Valiquette

Staff: Deputy Clerk

1. Call to Order and Land Acknowledgement

The Secretary/Treasurer of the Committee of Adjustment/Planning called the meeting to order at 10:00 a.m. followed by the Land Acknowledgement.

Land Acknowledgement

The Municipality of Tweed recognizes that our work takes place on traditional Indigenous territories including the Huron-Wendat, Anishnaabe, and the Haudenosaunee peoples.

We recognize and respect the history, languages, and cultures of the First Nations, Metis, Inuit and all Indigenous peoples whose presence continues to enrich our communities.

Moved by J. Pedersen

Seconded by R. Bailey

BE IT RESOLVED THAT Member Robinson be elected Chair for the March 22nd, 2024 Committee of Adjustment/Planning Meeting.

Carried

2. Introductions and Procedures

The Chair welcomed attendees, introduced the Committee Members and staff, and outlined the procedures to be following during the meeting.

3. Approval of Agenda

Moved by R. Bailey

Seconded by P. Valiquette

BE IT RESOLVED THAT the Agenda for the March 22, 2024 Committee of Adjustment/Planning Meeting be approved as presented.

Carried

4. Disclosure of Pecuniary Interest and the General Nature Thereof

None

5. Adoption of Minutes

Moved by J. Pedersen

Seconded by P. Valiquette

BE IT RESOLVED THAT the Minutes of the February 23, 2024 Committee of Adjustment/Planning Meeting be adopted as presented.

Carried

6. Severance Applications

6.1 Severance Application B21/24

Applicant(s): David & Denise Akey

Location: 1622 Vanderwater Rd

Proposal: The subject lands are located on the south side of Vanderwater Road, approximately 400 metres east of the intersection of Vanderwater Road and Ervine Road in the Municipality of Tweed. The lands are characterized as primarily a mix of wooded areas and a large low lying area considered as a localized wetland feature located in the southern portion of the subject lands. As the subject lands are a a large land holding, there are some areas that are tributaries which are associated with the noted localized wetland feature.

The applicant proposes the creation of a new lot having an area of approximately 1. ac with approximately 240 feet of frontage on the south side of Vanderwater Road. The proposed retained lands will have a lot

area of approximately 143 ac with 860 feet of frontage on the south side of Vanderwater Road.

The proposed severed lands are developed with existing 875 sq foot single dwelling. The retained lands contain two existing building used for personal storage.

Moved by P. Valiquette
Seconded by R. Bailey

BE IT RESOLVED THAT the Committee of Adjustment/Planning recommend that Council grant consent for Severance Application B21/24 with the following conditions:

1. All realty taxes are paid in full.
2. Parkland fee is paid in the amount of \$750.00 for the new lot.
3. Road widening as required along the severed lot to conform to 33 feet from the center line of the travelled roadway – Vanderwater Rd.
4. Public Works Manager is satisfied with safe site entrance on the severed lot and with road side ditching and drainage.
5. Rezoning of the severed parcel from Rural to Rural Residential.

Carried

7. Minor Variances

7.1 Minor Variance A1/24

Applicant(s): Robert Bentley

Location: 3 Tweedsmuir Lane

Purpose of Application: To provide relief from Section 5.33 i) to reduce the minimum setback from Mineral Extractive Reserve Zone (MXR) from 300 Meters to 20 Meters to allow construction of a residential dwelling.

The following speakers attended the Public Hearing:

Robert Bentley and addressed signage location on the property.

The following submitted written comments:

Quinte Conservation with no objection to the Variance application as presented. It was noted that the covered porch must be removed or modified to an open deck at the permit stage.

Moved by R. Bailey
Seconded by J. Pedersen

BE IT RESOLVED THAT the Committee of Adjustment approve Minor Variance Application A1/24 to provide relief from Section 5.33 i) to reduce the minimum setback from Mineral Extractive Reserve Zone (MXR) from 300 Meters to 20 Meters to allow construction of a residential dwelling.

Carried

7.2 Minor Variance A2/24

Applicant(s): 1652724 Ontario Inc.

Location: 125 Hungerford Rd.

Purpose of Application: To provide relief from Section 14.3 d) iv) of Comprehensive Zoning By-law 2012-30 to reduce the rear yard setback from 24.6 feet to 19.56 feet to allow construction of an 8-unit multiple residential building.

To provide relief from Section 14.3 d) ix) of Comprehensive Zoning By-law 2012-30 to increase lot coverage maximum from 40% to 41% to allow for construction of an 8-unit multiple residential building.

The following speakers attended the meeting:

Ted Cassidy presented his proposal to the Committee.

Steven Mundle asked if this building would be a low-income housing proposal.

The applicant confirmed it would be senior housing.

Steven Mundle presented the lack of storm water planning that is now permitted to be completed because of Planning Act amendments. The addition of 8 units opposed to 6 units proposed at the zoning amendment stage is a concern for lot coverage, how that affects storm water and light pollution.

The applicant addressed the change from six units to eight units and made it clear he intends to push storm water to the street.

The following submitted written comments:

Steven Mundle opposed to the Variance application due to stormwater concerns, infrastructure concerns, lighting concerns, and privacy concerns.

Quinte Conservation with no objection to the Variance application.

Quinte Conservation Source Water Protection comments with no objections to the Variance application.

Moved by R. Bailey

Seconded by J. Pedersen

BE IT RESOLVED THAT the Committee of Adjustment approve Minor Variance Application A2/24 to provide relief from Section 14.3 d) iv) of Comprehensive Zoning By-law 2012-30 to reduce the rear yard setback from 24.6 feet to 19.56 feet to allow construction of an 8-unit multiple residential building.

AND FURTHER, to provide relief from Section 14.3 d) ix) of Comprehensive Zoning By-law 2012-30 to increase lot coverage maximum from 40% to 41% to allow for construction of an 8-unit multiple residential building.

Carried

8. Staff Updates

9. Adjournment

Moved by R. Bailey

Seconded by J. Pedersen

BE IT RESOLVED THAT the Meeting adjourn at 10:29 a.m.

Carried

Chair

Deputy Clerk