

ORDRE DU JOUR

Agenda

Séance du Comité d'ajustement qui aura lieu
à 18 h 30, le 26 février 2020
*Committee of Adjustment meeting scheduled for
February 26, 2020 at 6:30 p.m.*

**(Demande de consentement - Réunion de planification
d'utilisation des terres)**
(Application for Consent – Land Use Planning Meeting)

1. **OUVERTURE**
CALL TO ORDER
2. **PRÉSENCE**
ROLL CALL

	In attendance	Absent	With Notice	Without Notice
Mayor Beverly Nantel				
Councillor Hélène Perth				
Councillor Chantal Croft				
Councillor Léandre Moore				
Councillor Luc Lévesque				
CAO-Clerk				
Treasurer				
Infrastructure Superintendent				
Misc. Staff				

Président à lire / *Chair to read* :

Cette réunion publique est une exigence de la Loi sur l'aménagement du territoire et est actuellement détenu à fournir une occasion pour le public d'exprimer leurs commentaires et préoccupations en ce qui concerne les applications proposées.

Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas des observations écrites à la Corporation du Canton de Dubreuilville avant qu'une décision soit rendue, cette personne ou cet organisme public n'a pas le droit de faire appel de la décision du Conseil Municipal de la Corporation du Canton de Dubreuilville au Tribunal d'appel de l'aménagement local (TAAL) et ne peut être ajouté en tant que partie jointe à l'audience d'un appel devant le Tribunal d'appel de l'aménagement local, sauf si, de l'avis du Tribunal, il existe des

motifs raisonnables de le faire.

This public meeting is a requirement of the Planning Act and is being held to provide an opportunity for the public to voice their comments and concerns with regards to these proposed applications.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Dubreuilville before a decision is rendered, the person or public body is not entitled to appeal the decision of the Corporation of the Township of Dubreuilville Municipal Council to the Local Planning Appeals Tribunal (LPAT) and may not be added as a party to the hearing of an appeal before the Local Planning Appeals Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

3. APPEL ET DÉCLARATION D'INTÉRÊT PÉCUNIAIRE
DECLARATION OF CONFLICT

4. ADOPTION DE L'ORDRE DU JOUR
APPROVAL OF AGENDA

5. ADOPTION DES PROCÈS-VERBAUX
ADOPTION OF MINUTES

5.1 Procès-verbel daté du 22 août 2017 du Comité d'ajustement / *Committee of Adjustment meeting minutes dated August 22, 2017;*

6. CORRESPONDANCE
CORRESPONDENCE

6.1 Rapport de planification daté du 26 février 2020 du planificateur Fotenn Consultants Inc. en ce qui concerne la demande de consentement pour 21, rue des Pins / *Planning report dated February 26, 2020 from the Planner Fotenn Consultants Inc. with regards to the Consent Application for 21 Pins Street;*

7. DÉLÉGATIONS
DELEGATIONS

7.1 Commentaires des membres du public / *Comments from members of the public (10 minutes maximum);*

8. RAPPORT DES COMITÉS
REPORTS FROM COMMITTEES

9. APPROBATION DES RÉGISTRE DE CHÈQUES
APPROVAL OF CHECK REGISTER

10. RÉGLEMENTS
BY-LAWS

11. AJOUT
ADDENDUM

12. ASSEMBLÉE A HUIS CLOS
IN-CAMERA SESSION

13. AJOURNEMENT
ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF DUBREUILVILLE

-MINUTES-

Committee of Adjustment Meeting held on
August 22, 2017 at 6:30 p.m.
Council Chambers

Application Minor Variance – Land Use Planning Meeting

- PRESENT: Mayor, A. Lacroix
Councillor, H. Perth
Councillor, L. Moore
- ABSENT: Councillor, B. Nantel (with notice)
Councillor, M. Bergeron (with notice)
- STAFF: CAO-Clerk, Shelley B. Casey
- OTHER: Solange Thibodeau
Patrick Gendron

**Mayor A. Lacroix called the meeting to order at 6:30 p.m.
Mayor Lacroix declared a pecuniary interest and vacated his seat during item 6.1.**

COA-20170822-01 Moved by: Councillor Moore
Seconded by: Councillor Perth

Whereas that the agenda for the Committee of Adjustment meeting of August 22, 2017 for the purpose of reviewing a minor variance application be adopted as submitted.

Carried

COA-20170822-02 Moved by: Councillor Moore
Seconded by: Councillor Perth

Whereas that the attached Committee of Adjustment meeting minutes dated February 28, 2017 be adopted and approved accordingly as submitted.

Carried

Mayor Lacroix declared a pecuniary interest, vacated his seat and abstained from voting on resolution COA-20170822-03.

COA-20170822-03 Moved by: Councillor Perth
Seconded by: Councillor Moore

Whereas that the attached Planning Report dated August 6, 2017 from Fotenn Consultants Inc. with regards to recommendations concerning an application for minor variance (Municipal File Nos. MV-20170626-01) for 107 rue des Pins be received; and

Whereas that the public and agencies who may have an interest with regards to this property in question have had a chance to comment on these specific planning applications and the Committee of Adjustment has taken into consideration all comments received, if any;

Therefore be it resolved that the Committee of Adjustment of the Corporation of the Township of Dubreuilville accepts the attached planning report as presented and approves that the owner in question move forward with the said minor variances requested.

Carried

Mayor Lacroix returned to his seat.

COA-20170822-04 Moved by: Councillor Perth
Seconded by: Councillor Moore

Whereas that the August 22, 2017 Committee of Adjustment meeting for the purpose of reviewing consent and minor variance application adjourn at 6:36 p.m.

Carried

Mayor

CAO/Clerk

6.1

Corporation of the Township of Dubreuilville Planning Report

Prepared for:	Shelley Casey, CAO/Clerk	Applicant Name:	Dubreuil Lumber Inc.
Prepared by:	Jaime Posen, MCIP RPP	Application Type:	Consent
Location:	21 rue des Pins	Report Date:	February 26, 2020

Recommendations

That Council:

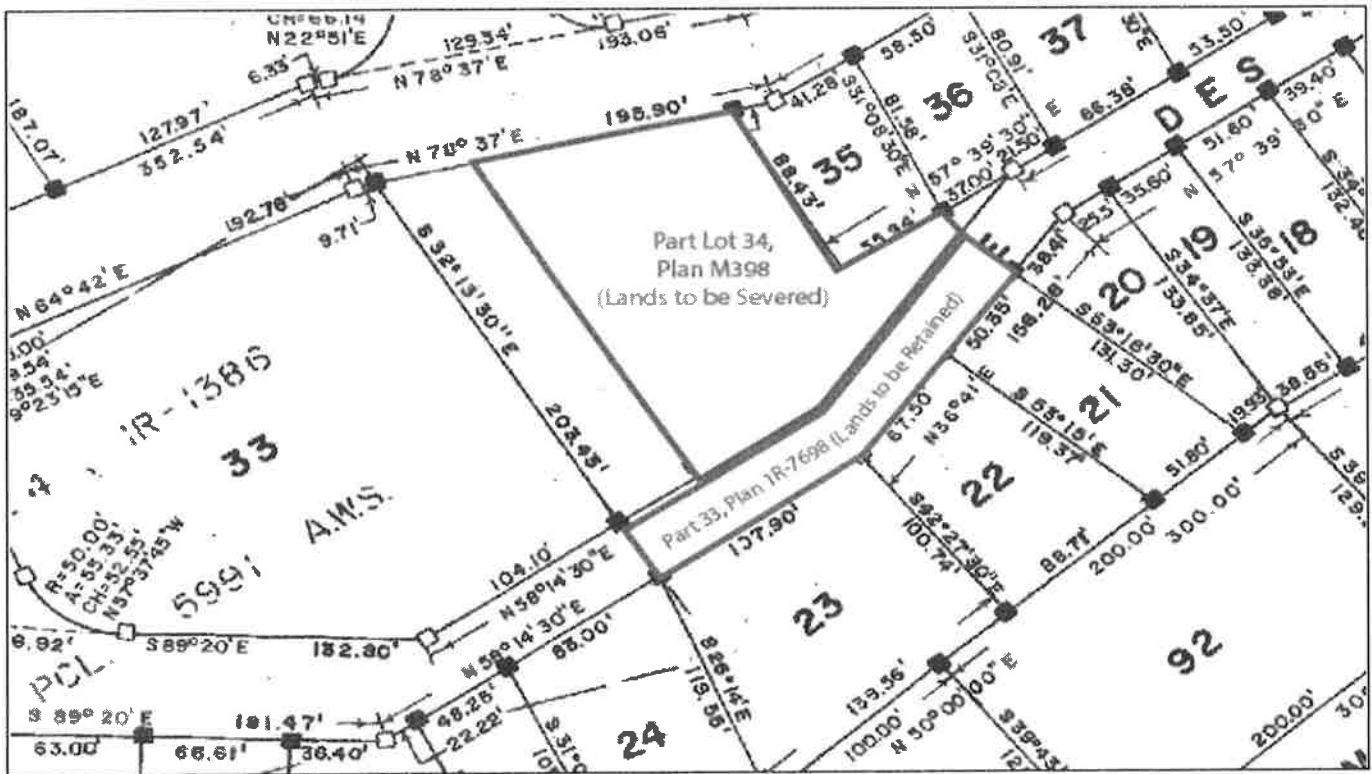
- / Approve the proposed Consent application to sever Part Lot 34, Plan M398 from Part 33, Plan 1R-7698; and
- / Condition the Consent approval on the conditions established in this report, as well as any other conditions deemed necessary by the Township.

Purpose

The purpose of the subject application is to sever the land parcel known municipally as 21 rue des Pins from Part 33, Plan 1R-7698 in the rear. The retained parcel in the rear formerly comprised part of the municipal right-of-way for rue des Épinettes.

Background

Dubreuil Lumber Inc. is the owner of 21 rue des Pins, which is composed of two parcels, as shown below:



The submitted Consent application proposes to sever Part Lot 34, Plan M398 (red) from Part 33, Plan 1R-7698 (green). After severance, the severed parcels will be eligible to be conveyed to a new owner.

The lands to be severed are currently developed with the existing Dubreuil Lumber Inc. office building, which is proposed to remain. The application is limited to the severance, and there are no proposals to redevelop the severed lands at this time.

The lands to be retained will continue to provide access to Lots 21, 22, and 23, Plan M398 to the south. As these lots are currently owned by Dubreuil Lumber Inc., no access easement is required at this time.

An application for Consent is required by the Planning Act in instances where land division is requested adjacent to Part Lots.

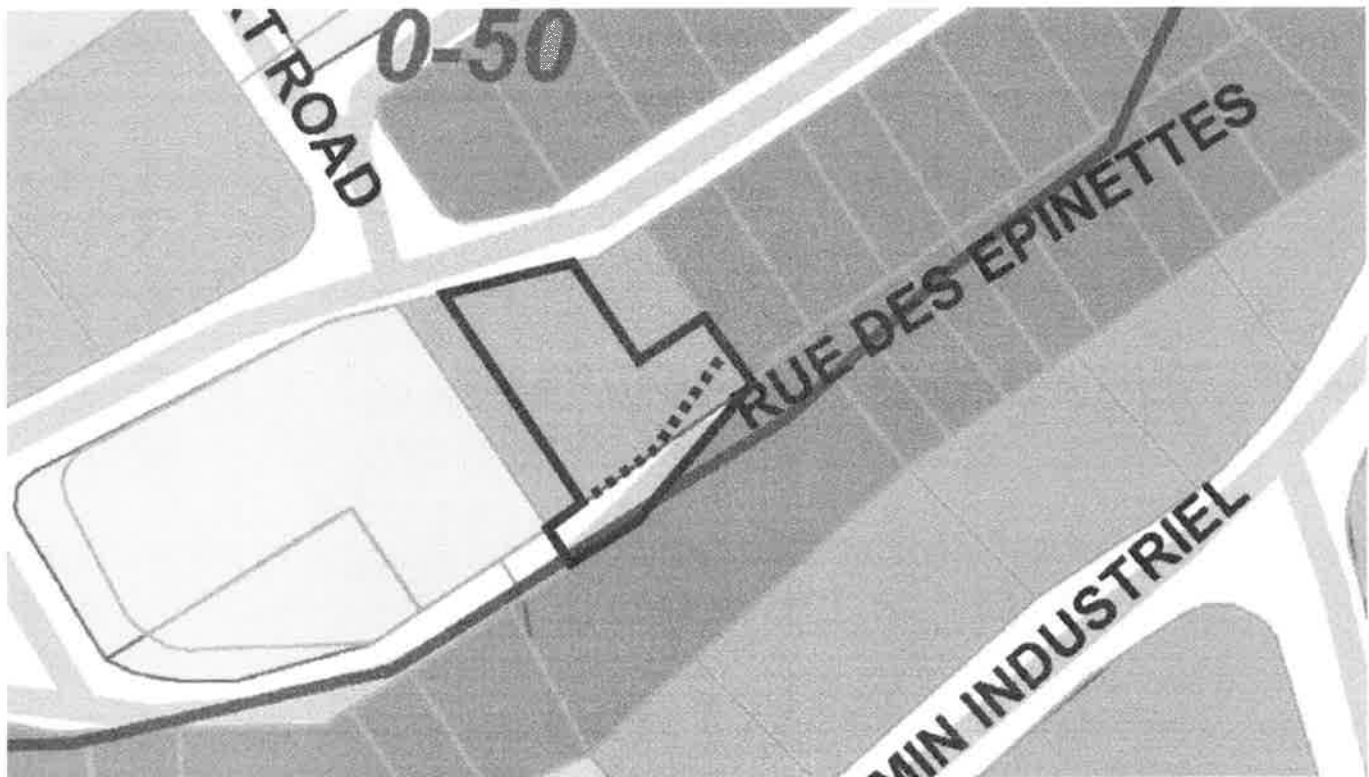
Circulation Comments

The Consent application has been circulated to property owners within 60 metres of the subject property and to Township departments. No comments have been received to date.

Policy and Regulatory Framework

Township of Dubreuilville Official Plan (2015-27)

The Township of Dubreuilville Official Plan contains goals, objectives, and policies that guide development in the community. All policies must be consistent with the Planning Act, Provincial Policy Statement (2014), the Growth Plan for Northern Ontario (2011), and all other applicable laws and policy directions.



The subject lands are designated as “Commercial Area” on Schedule A of the Official Plan. The Commercial Area designation permits a full range of commercial uses, and limited residential development. The policies of the designation require appropriate lot sizes for land uses, which must be serviced with municipal water and sewage services. Lots must have frontage on and direct access onto a public road. Other policies for the designation contain direction for development of buildings, which are not proposed at this time.

Section 12.6.5 states that existing transportation corridors for road and rail will be protected from land use activities which may interfere with the function and safe operation of these corridors.

Section 14.8 permits Consents to be granted for land division purposes.

Township of Dubreuilville Zoning By-law (2015-44)

The parcel to be severed are zoned “General Commercial (C1)” in the Zoning By-law. Office uses are permitted in the zone. The lands to be retained are generally not zoned, as they were originally intended as a road right-of-way. A small portion of the retained lands are zoned General Commercial.



The proposed lots are evaluated against the applicable zoning provisions in the table below:

Provision	Zoning By-law Requirement	Lot to be Severed	Lot to be Retained
Minimum Lot Area	920 m ²	~2,300 m ²	~485 m ²
Minimum Lot Frontage	20 m	38 m	~9 m

Section 4.29 of the Zoning By-law states that zoning provisions shall not limit the ability to construct public infrastructure.

Planning Recommendation

It is our professional planning opinion that the proposed Consent application is consistent with the Provincial Policy Statement (2014), conforms to the Township of Dubreuilville Official Plan (2016) and complies with the Township of Dubreuilville Zoning By-law (2015).

The land is suitable for the intended purpose. We therefore recommend that Council/Committee of Adjustment approve the Application, subject to the conditions set herein and any other conditions as deemed necessary by the Township of Dubreuilville.

It is recommended that the approval of the consent application be subject to the following conditions:

1. That the Owner demonstrate, to the satisfaction of the Township, that the existing building on the lot to be severed meets the applicable zoning provisions, including setbacks. In the event that any provisions are unmet, the Owner must obtain approval of a Minor Variance from Council / Committee of Adjustment.

The above conditions must be fulfilled before the lots can be registered, and before any building permits may be issued. In accordance with the Planning Act, any approval for Consent will lapse one year from the date of the Decision.

Fotenn Consultants Inc.