



ARNPRIOR

Town of Arnprior

Committee of Adjustment Meeting

Date: Wednesday, April 30th, 2025

Time: 7:00 p.m.

**Location: Council Chambers, 2nd Floor, Town Hall
105 Elgin Street West, Arnprior**

1. Call to Order

2. Roll Call

3. Land Acknowledgement Statement

I would like to begin by acknowledging that the land on which we work, and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.

4. Adoption of Agenda (Additions/ Deletions)

5. Disclosures of Pecuniary Interest

6. Adoption of the Minutes of Previous Meeting(s)

a) [February 5, 2025 \(Page 1-8\)](#)

7. Presentations/ Delegations

8. Matters Tabled/ Deferred/ Unfinished Business

a) [A12/24 – 132 Mac Beattie Drive \(Page 9-22\)](#) – Minor variance application to allow pool equipment to be setback 0.2 m from the exterior side lot line whereas the by-law requires 1.5 m

9. New Business

a) [B5/24 – 258 Albert St \(Page 23-37\)](#) - Consent application to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 258 Albert Street.

- b) **B6/24 - Consent application to sever a parcel of land for the creation of a new vacant lot with frontage on Albert Street (Page 38-52).** This application together with B7/24 would result in a second vacant lot being created on Albert St.
- c) **B7/24 – 24 Ottawa St (Page 53-67)** - Consent application to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 24 Ottawa Street.
- d) **B1/25 — 8 Gardner St (Page 68-80)** – Consent application to sever a parcel of land for the creation of a new lot (severed lands) to sever an existing semi-detached into two lots.

10. Adjournment

Full Distribution: Committee of Adjustment



**Minutes of the Committee of Adjustment Meeting
February 5th, 2025
6:00 PM
Nick Smith Centre, Community Hall**

Committee and Staff Attendance

Committee Members Present:

Peter Anas, Committee Member
Dan Lynch, Committee Member
Ted Strike, Committee Member
Bradley Samuel, Committee Member

Town Staff Present:

Alix Jolicoeur, Secretary-Treasurer
Robin Paquette, CAO
Kaila Zamojski, Town Clerk
Kaitlyn Wendland, Client Services
Coordinator

Committee Members Absent:

Murray Chown, Chair

1. Call to Order

Chair Bradley Samuel called the Committee of Adjustment meeting to order at 6:02 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of the Committee being present except Murray Chown.

3. Land Acknowledgement

Chair Bradley Samuel asked everyone to take a moment to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on, by stating:

“I would like to begin by acknowledging that the land on which we work, and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.”

4. Adoption of the Agenda

Resolution

Moved by Dan Lynch

Seconded by Ted Strike

Be It Resolved That the agenda for the Committee of Adjustment Meeting dated Wednesday, February 5th, 2025 be adopted.

Resolution Carried

5. Disclosure of Pecuniary Interest

None

6. Adoption of the Minutes of the Previous Meeting(s)

Resolution

Moved by Ted Strike

Seconded by Dan Lynch

Be It Resolved That the minutes for the January 14th, 2025 Committee of Adjustment meeting be adopted.

Resolution Carried

7. Presentations/Delegations

None

8. Matters Tabled/Deferred/Unfinished Business

None

9. New Business

a) B8/24 – 398 John St. N. – Application for Consent

Chair Bradley Samuel asked staff to provide an overview of the application. Alix Jolicoeur, Secretary-Treasurer, provided an overview of the report highlighting the relevant sections of applicable provincial legislation, and Town of Arnprior Official Plan and Zoning by-law.

The Chair provided the applicant an opportunity to give an overview of their application. The applicant indicated that they agree with the conclusions of staff's report and would be happy to answer questions from the public.

The Chair asked for clarification about the 20m frontage on John Street and existing easements. The applicant indicated that the remaining parcel would be able to maintain their access through their lands should the easement agreement

with the neighbour ever change. The applicant indicated that the minimum lot frontage requirement would be maintained.

The Chair asked if the existing easement over 392 John St. N. is registered. The CAO noted that to her recollection, there is legal access through private ownership and Committee Member Peter Anas confirmed that the easement is registered.

The Chair opened the floor to public comments.

Russ Corbet (167 Dan Street)

- Have you considered running a plebiscite to protect the forest? Is there a precedent of halting development in its entirety? Need to protect the cultural and natural heritage of our community.

The Chair indicated that the Committee cannot consider items outside the scope of the current planning act framework and structure. The Chair restated that this forum is only about the severance application and not about the potential future development of the severed lands. Any future development would require an amendment to the Zoning By-Law and consultation.

The applicant agreed with the Chair's comments.

Kim Berry (40 Elgin Street East)

- Commented on the access to information and timing to access the information pertaining to the application. Important to have complete and clear information. Asked the committee how they could provide a comment on an application that is not complete and is inaccurate. Questioned why the application only put in a severance application and not a concurrent Zoning By-Law amendment. In her opinion, the information is not accurate at this time.

The applicant indicated that while planning applications can run concurrently, it is not atypical for them to run subsequently to each other.

Jean-Pierre Blais (421 Gillies Grove Road)

- Residence includes the "Gillies Grove House" and surrounding property of the NCC's Gillies Grove. Provided an overview of the old growth forest which is on his property and the subject lands. He opposed the application as there was insufficient information provided. Said the Committee is making a decision without providing pertinent information and studies required. Suggested the application is contrary to the Town's Official Plan. When the application is understood in conjunction with the potential future development of more than one home then it is not in compliance. Need to consider the Grove as not only being the lands owned by the NCC. The applicant and the developer need to make sure there will be no negative impact. Cultural heritage must be considered. Indicated that he was not consulted, even as a neighbour. Raised concerns about the easement for

access to his property he felt would be affected by the application including egress/access for his property for emergency vehicles.

The Chair asked for clarification about if there is a registered easement over both the severed and retained lands. Alix Jolicoeur, Secretary-Treasurer, indicated that this is an easement for municipal services, not specifically for access to property. This severance also would not affect any registered easements should there be any.

John Scott (326 Harrington Street)

- Opposes the severance request. Main concern is safety. Indicated that the applicant made it clear that this land will not be for a single home and will be for a range and mix of housing options. Concerns about the safety of kids given the number of schools in this area. Indicated that the Town has previously said that Ottawa Street is an area of concern.

David Joy (158 McGonigal Street)

- Dedicated to protecting Gillies Grove and emphasized the overwhelming public comment. Delivered a hard copy petition with over 1,200 signatures and have an online petition with over 4,000 signatures. This is the first step in permanently developing an irreplaceable natural space. Asked if the Committee considers public opinion.

Charlotte Leitch (138 Ottawa Street)

- Thanked staff and the applicant, learned a lot through this meeting. Provided an overview of her story. Gillies Grove is a feature that cements peoples' decision to move here. Wanted to accentuate the community value of this forest and its surrounding area. Grove was already saved in the 1990s. If kids could say anything about this development, they would say no. Need affordable housing options but still need to protect environment and nature.

Kimberly Armstrong (144 Ottawa Street)

- Represents those who use the community garden on Galilee property. Please do not develop this land and expand the garden even more.

Lacey Smith (51 Ottawa Street)

- Chair of the Save the Grove Again Committee. Spends many hours on the land with her family. Need to protect the old growth forests. Discussed the ecological importance of the proposed severed lands. Expressed concerns about the lack of Environmental Impact Assessment. Requested the Committee deny the application.

Jessica Hallam (132 Riverview Drive)

- Asked staff to repeat the statement that followed the recommendation, noting when a severance application is considered it is assessed at the

minimum usage. Highlighted that the applicant indicated that the proposed use of the land is for a range and mix of housing options. Asked is the Committee even considers the proposed future use when considering a severance application.

The Chair indicated that they do consider the proposed future use however the Committee can only make a decision based on the information in front of them and whether the lot is viable for minimum development.

Laurie Dougherty (20 Old Orchard Lane)

- Importance of looking at everything in a historical context. Suggested that Town does not have adequate facilities to support these types of public meetings. Asked if the PPS was looked at in a historical and cultural context and if the application could go back to staff.

The Chair indicated that the Committee does not direct staff, but that staff provide a recommendation, and the Committee makes a decision.

Joe Giamblanco (153 Charles Street)

- Asked clarifying questions about the subject land, lot size and number and size of structures on the property. Can the Town put stipulations that only one building can be built?

Staff responded that the zoning is currently Future Development and the only permitted uses on the property at this time are existing uses, any other uses/building requires a zoning by-law amendment.

Catherine Whalen (124 Charlotte Street North)

- Spoke of the multi-generational tradition of using the Grove. Walks there daily with her two children.

Lysanne Bullon (124 McLachlin Street South)

- Asked about stakeholder engagement and what responsibility the Town has to keep its residents informed, and what actions have been taken to inform residents. Was concerned that additional information was released hours prior to the meeting. Does the Committee consider public comments?

The Chair responded to indicate that under the Planning Act, sufficient notice was provided. The Committee does take public comments into consideration. Staff responded to indicate that further information was posted when it was received and was posted to maintain transparency – it was not a requirement to be shared.

Elena Prospero (45 Hill Road)

- Increasing run off and erosion every year. Currently a supply teacher at Walter Zadow teaching about soils and natural resources. Indicated need to acknowledge environmental problems.

Melissa Melanson (61 MacDonald Street South)

- Raised concerns about the increased traffic in the surrounding neighbourhood.

The Chair indicated that the Committee is not considering potential traffic impacts of future development at this time as the current application is for a single lot created by consent.

Sanda Stephens (20 Devlin Crescent)

- Does not understand why an Environmental Impact Study is not required at this time.

The Chair indicated that the Town has taken the position that one is not required at this time given that there is an area on the subject land outside of the buffer to environmental features. Any future development within the buffer of environmental features would require an Environmental Impact Study.

Richard White (71 Carss Street)

- Discussed access to the retained property, easements, and driveways.

Hal Leitch (138 Ottawa Street)

- Feels that the community at large is uninformed and unprepared. Staff recommendation seems to be based on policies that are not understood by the general public. Historical significance of the property and area. Indicate places where municipalities set aside land for bigger purposes.

Debbie Pierce (280 Harrington Street)

- Traffic problems every day. Old growth forests die from the inside out and future development would harm the forest.

Monty Schmidt (181 Elgin Street West)

- Moved to Canada 8 years ago and moved to Arnprior 4 years ago. The applicant has met the minimum of what is needed and asked if there is even wiggle room to turn down the application. Commented on the letter of the law versus the spirit of the law.

Mike Sobreira (51 Ottawa Street)

- Thanked the volunteers for their time and work and understands that people need to do their jobs. Confused that discussion about the severance does not include potential future development.

Brenda Johnson (52 Vancourtland Street South)

- Asked for clarification about what the 120m setback would include.

The Chair indicated that the setback would be from the significant woodland and watercourse.

Alex Leslie (123 Vancourtland Street North)

- Asked for clarification about the sale of the severed land and who had purchased it.

The Chair indicated that he has not seen any purchase or sale of the land and has not received any information on that.

Lavana Town (40 Hugh Street North)

- Asked about who owns the lands that are being severed.

The Chair indicated that the Galilee Mission Centre of Arnprior owns the land.

The Applicant provided closing comments and thanked the community for showing up for the meeting. They reemphasized that this application is just too severe the lands and this is not a future development application. Any future development would require zoning by-law amendments, plans, studies, and consultation.

Committee Member, County Councillor Dan Lynch proposed the following motion, which received no seconder and thus was not carried/ entertained.

Moved by Dan

That the application for consent B8/24 for 398 John Street North be approved with the following condition:

1. That a registered Plan of Survey in conformity with the draft plan of survey depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.

Further Discussion ensued among Committee Members resulting in the following motions:

Resolution

Moved by Peter Anas

Seconded by Ted Strike

That the Committee reserve their decision regarding application for consent B8/24 for 398 John Street North.

Resolution Carried

Committee Members passed the above motion to reserve their decision and meet in private to discuss all submission received and the application.

The public hearing ended at 9:18 PM, where the Chair noted to members of the public that the public hearing had ended. He further noted that the Committee would be deliberating on what had been submitted this evening, with a written decision to be made in the near future.

Committee Members moved into a private discussion on the application and submissions from 9:18 PM – 9:51 PM. A decision was drafted for review by the Committee.

10. Adjournment

Resolution

Moved by Dan Lynch

Seconded by Ted Strike

That the Committee of Adjustment meeting adjourn at 9:52 PM.

Resolution Carried



Town of Arnprior Committee of Adjustment Report

File Number: A12/24

Meeting Date: April 30, 2025

Report Author: Alix Jolicoeur, Manager of Community Services/Planner

Re: Application for Minor Variance for 132 Mac Beattie Dr

Application Overview:

Agent/Owner: Asta Wallace and Kevin Whalen

Location of Property: 132 Mac Beattie Drive, legally known as Lot 28 Plan 49M109

Purpose of Application

Variance from Section 6.4.11(c) of the Town of Arnprior Zoning By-law No. 6875-18, to allow pool equipment to be setback 0.2 m from the exterior side lot line whereas the by-law requires 1.5 m.

Background:

Official Plan: Low/Medium Density Residential Area

Zoning: Residential Three (R3)

Zone Provisions

The applicable provisions for a swimming pool are found in section 6.4.11 of the zoning by-law and require the following:

- a. "Outdoor swimming pools and hot tubs are permitted in the interior side, rear and exterior side yards, provided they are set back a minimum of 1.2 metres from the interior side and rear lot lines and 3.0 metres from the exterior side lot line, with the setback measured from the water's edge of the swimming pool or hot tub.
- b. The maximum height of a swimming pool or hot tub is 1.5 metres above grade.
- c. Swimming pool pumps, filters and heaters, are permitted in the interior side, rear and exterior side yards, provided they are set back a minimum of 0.6 metres from the interior side and rear lot lines and 1.5 metres from the exterior side lot line."

Context

The subject property is located within the Fairgrounds subdivision. The lot contains an existing detached dwelling on a corner lot.

In August 2023, the Building Department reviewed an application for a pool permit for an inground pool for the subject property. A pool permit was issued August 29, 2023. An engineering lot grading and drainage plan submitted showed the proposed pool equipment located 1.5 m from the exterior side lot line. The hand drawn site plan submitted showed the pool equipment at 0 m from the exterior side lot line. Building Department staff marked up the hand drawn site plan with a note in red pen identifying the pool equipment to be minimum 1.5 m from the property line and the permit was issued on this basis.

When the pool inspection was conducted, on June 11, 2024, Building Department staff noted that the pool equipment did not meet the minimum required 1.5 m to the exterior side lot line, and that in order to meet the provision in the zoning by-law the pool equipment would need to be relocated or, alternatively the applicant could apply for a minor variance to request a variance from the required 1.5 m setback for pool equipment from an exterior side lot line.

Minor variance application A10/24 was submitted by the applicant in July of 2024. The requested variance was to allow pool equipment to be 0 m from an exterior side lot line. A public meeting and hearing of the application by the Committee of Adjustment was held August 14, 2024. At the Committee of Adjustment hearing the applicant indicated that he had measured the distance between the pool heater and the exterior side lot line and that it was in fact 17 ¾" from the exterior side lot line. The Committee of Adjustment requested the decision be amended to reflect a setback of 0.45 m (17.7 inches). A variance to allow pool equipment 0.45 m from the exterior side lot line was approved by the Committee and no appeal was received.

To close the pool, permit application, Chief Building Official (CBO), Jacques Benoit, attended the property for an inspection on September 12, 2024. During the inspection Mr. Benoit noted that the pool equipment was 0.27 m (10 ¾") from the exterior side lot line. This was confirmed based on survey information upon return to the office. Based on this new information a new minor variance (A12/24) requesting permission for pool equipment to be located 0.45 m from the exterior side lot line is being presented.

Planning Analysis:

The pool meets applicable pool provisions 6.4.11 a) and b), however, the pool equipment was installed at as little as 0.27 m from the exterior side lot line where the by-law requires 1.5 m, and the previously approved minor variance permitted a setback of 0.45 m.

The applicant has applied for relief from the Zoning By-law in order to allow the pool equipment (heater and pool pump) to remain at 0.2 m from the exterior side lot line.

The purpose of the 1.5 m setback to the exterior side lot line is to ensure adequate space for any required maintenance to the pool equipment and/or fence, as required, without impeding in the municipal road allowance in case it is in active use in the future.

CSA Natural Gas and Propane Installation Code section B149.1.20 requires a minimum of:

- 18" (0.4572 m) of clearance from the side, rear and above pool heating equipment; and

- 48" (1.2192 m) clearance from the front of the unit.

According to the application the pool heating equipment is 17 ¾" m from the lot line and fence. It should be noted that the municipality does not apply or enforce CSA Natural Gas and Propane Installation Code as this falls under the Technical Standards and Safety Authority. It is our understanding that only the pool pump is 0.2 m from the exterior side lot line.

The required distance from the pool equipment to the dwelling, and more specifically to building openings, varies between 5' and 10' (between 1.524 m and 3.048 m) and is detailed further in the manufacturer specifications for the specific product. There are windows on the existing dwelling adjacent to the location where the pool equipment is installed. It is therefore possible, depending on the manufacturer's specifications, that it was not possible to meet manufacturer specifications for distance to building openings with a 1.5 m setback from the lot line at the original location proposed. Manufacturer specifications for the specific pool equipment installed were not provided as part of supporting materials with this application.

The Town Official Plan does not contain specific policies which apply to pool heaters and/or equipment.

Recommendation

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan?
- Does the application conform to the general intent and purpose of the Zoning By-law?
- Is the application desirable for the appropriate development of the lands in question?
- Is the application minor?

Does the application conform to the general intent and purpose of the Official Plan?

The Town Official Plan does not contain specific policies which apply to pool heaters and/or equipment.

Does the application conform to the general intent and purpose of the Zoning By-law?

The purpose of the 1.5 m setback to the exterior side lot line is to ensure adequate space for any required maintenance to the heater and/or fence, as required, without impeding in the municipal road allowance in case it is in active use in the future.

There is access to the pool equipment from 3 other sides, and it is not impeding the municipal road allowance, therefore, in the opinion of staff the requested variance meets the general intent and purpose of the zoning by-law.

Is the application desirable for the appropriate development of the lands in question?

The application allows for pool equipment to be located in compliance with setbacks from building openings as required by CSA and in an area that optimizes use of the rear yard and is therefore, in the opinion of staff desirable for the appropriate development of the land.

Is the application minor?

In the opinion of staff, the application is minor as it has negligible if any impact on neighboring properties and the municipal road allowance.

Previous/Concurrent Applications:

A10-2024 Minor variance approved to allow pool equipment to be located minimum 0.45 m to an exterior side lot line.

Comments:

No public comment was received.

Attachments:

1. Key Plan
2. A12/24 Public Hearing Notice
3. Official Plan and Zoning Maps
4. Hand drawn site plan with measurements from the CBO
5. Reasons for requesting relief submitted by the applicant

Attachment 1 - Key Plan:



Attachment 2 - A12/24 Public Hearing Notice



Committee of Adjustment for the Town of Arnprior

File No. A12/24

Notice of Public Hearing
Application for Minor Variance

In The Matter of Section 45, of the Planning Act, R.S.O. 1990; and
In The Matter of an application for minor variance, with respect to the following:

Take notice that the minor variance application will be heard by the Committee of Adjustment for the Town of Arnprior on **Wednesday, April 30th, 2025 at 7:00 p.m.** in Council Chambers at Town Hall, 105 Elgin Street West, Arnprior, ON.

Location of Property: 132 Mac Beattie Drive., Arnprior ON

Purpose and Effect of Minor Variance Application:

Permission is requested for variance from Section 6.4.11(c) of the Town of Arnprior Zoning By-law No. 6875-18, to allow pool equipment to be setback 0.2 m from the exterior side lot line whereas the by-law requires 1.5 m.

Official Plan: Low/Medium Density Residential Area
Zoning: Residential Three (R3)

A key plan is attached. Application A12/24 as well as additional related information, are available for inspection during regular office hours. For more information about this matter, contact the Secretary-Treasurer, Committee of Adjustment (613)-623-4231 ext. 1816, planning@arnprior.ca or 105 Elgin Street West, Arnprior, ON K7S 0A8

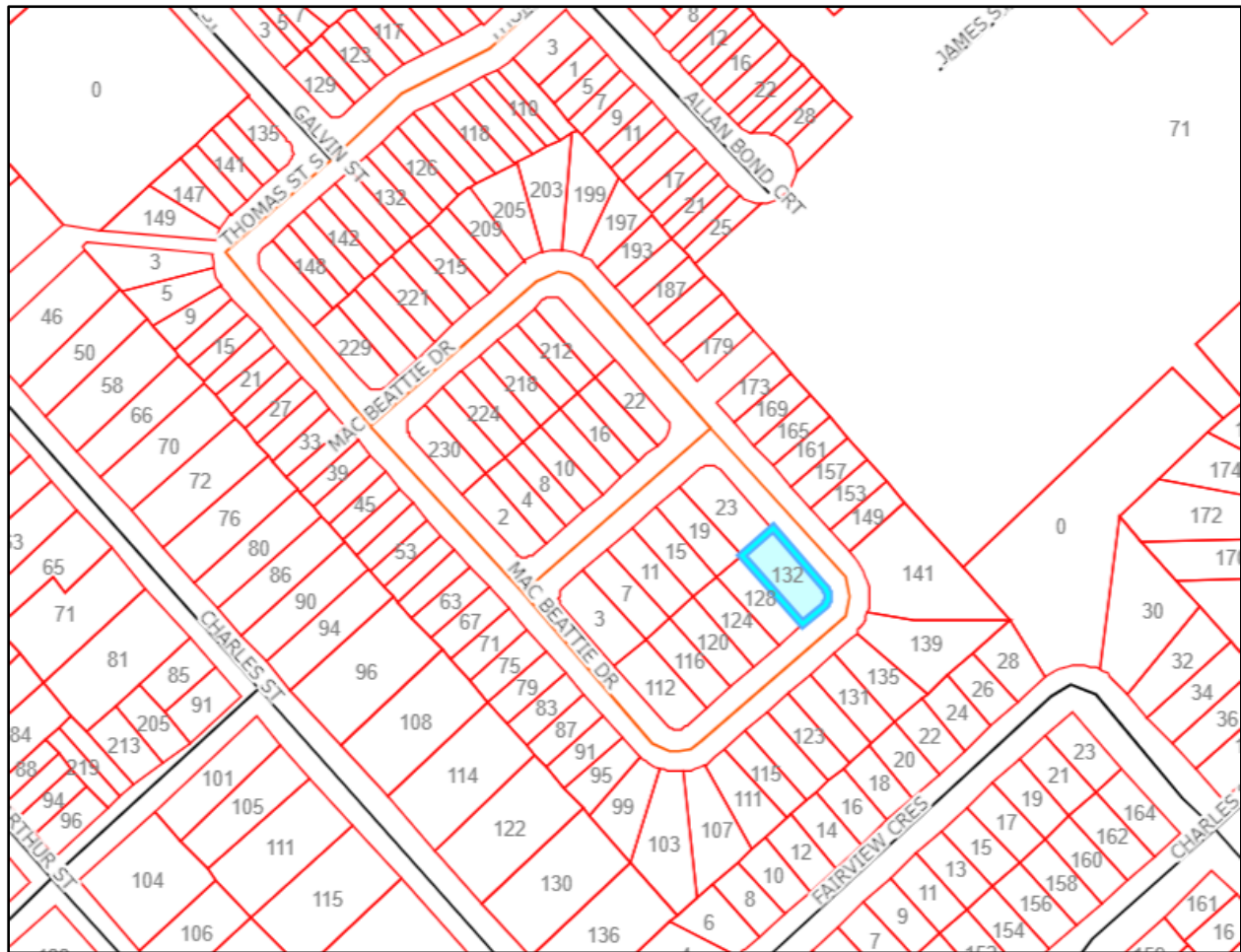
If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment at the address below. If you do not attend the hearing, it may proceed in your absence. If you wish to be notified of the decision of the Town of Arnprior Committee of Adjustment in respect of the proposed consent, you must make a written request to the Town of Arnprior Committee of Adjustment.

Dated this 1st day of April 2025.

Alix Jolicoeur

Secretary-Treasurer, Committee of Adjustment
(613)-623-4231 ext. 1816 or planning@arnprior.ca
Town of Arnprior
105 Elgin Street West
Arnprior, ON K7S 0A8

Key Plan:

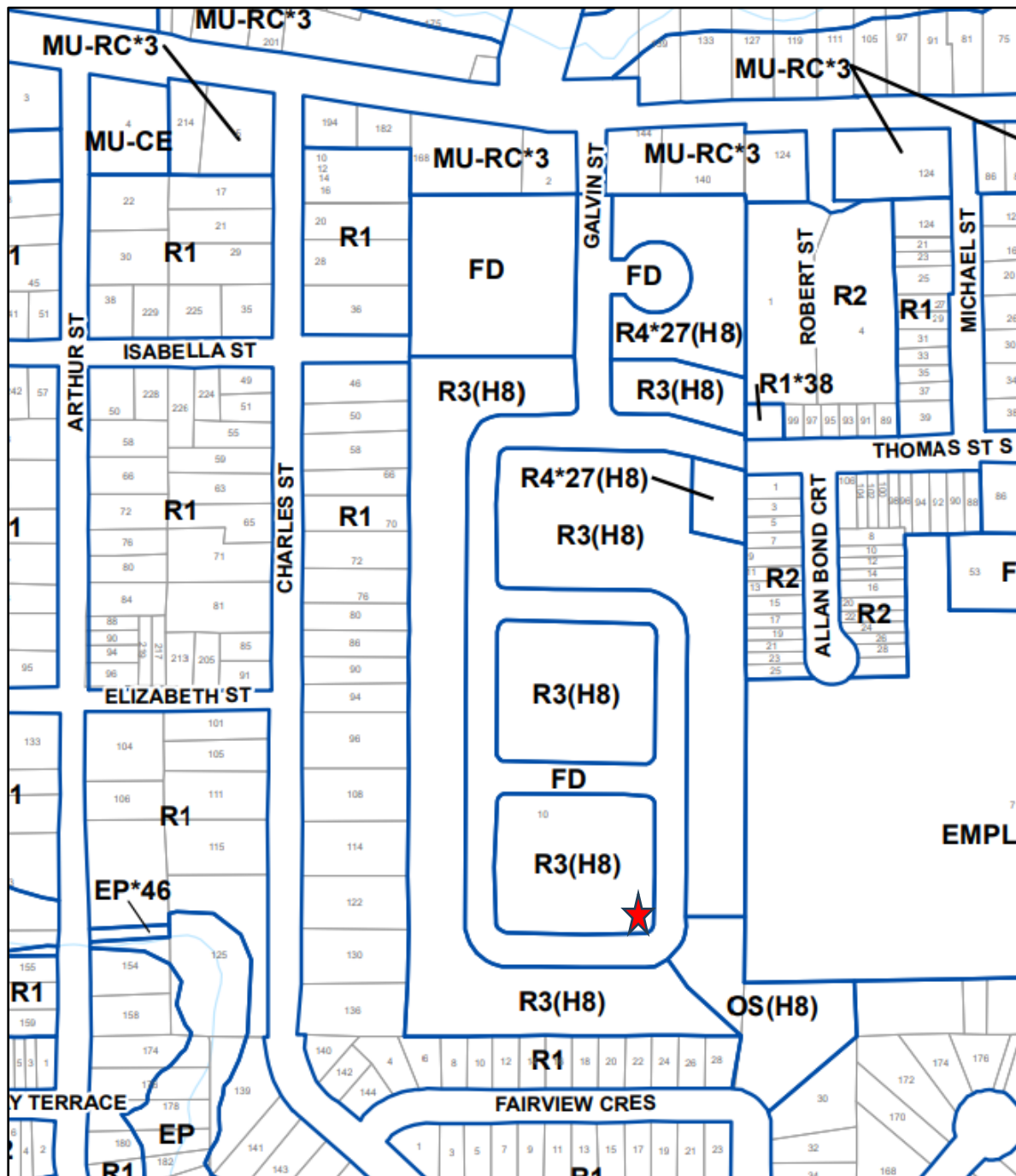


Attachment 3 - Official Plan and Zoning Maps

Official Plan Schedule A section showing the Official Plan designation of the subject and surrounding properties. The approximate location is shown with a star as the street/lot layout of this area is not yet reflected in the official plan map.

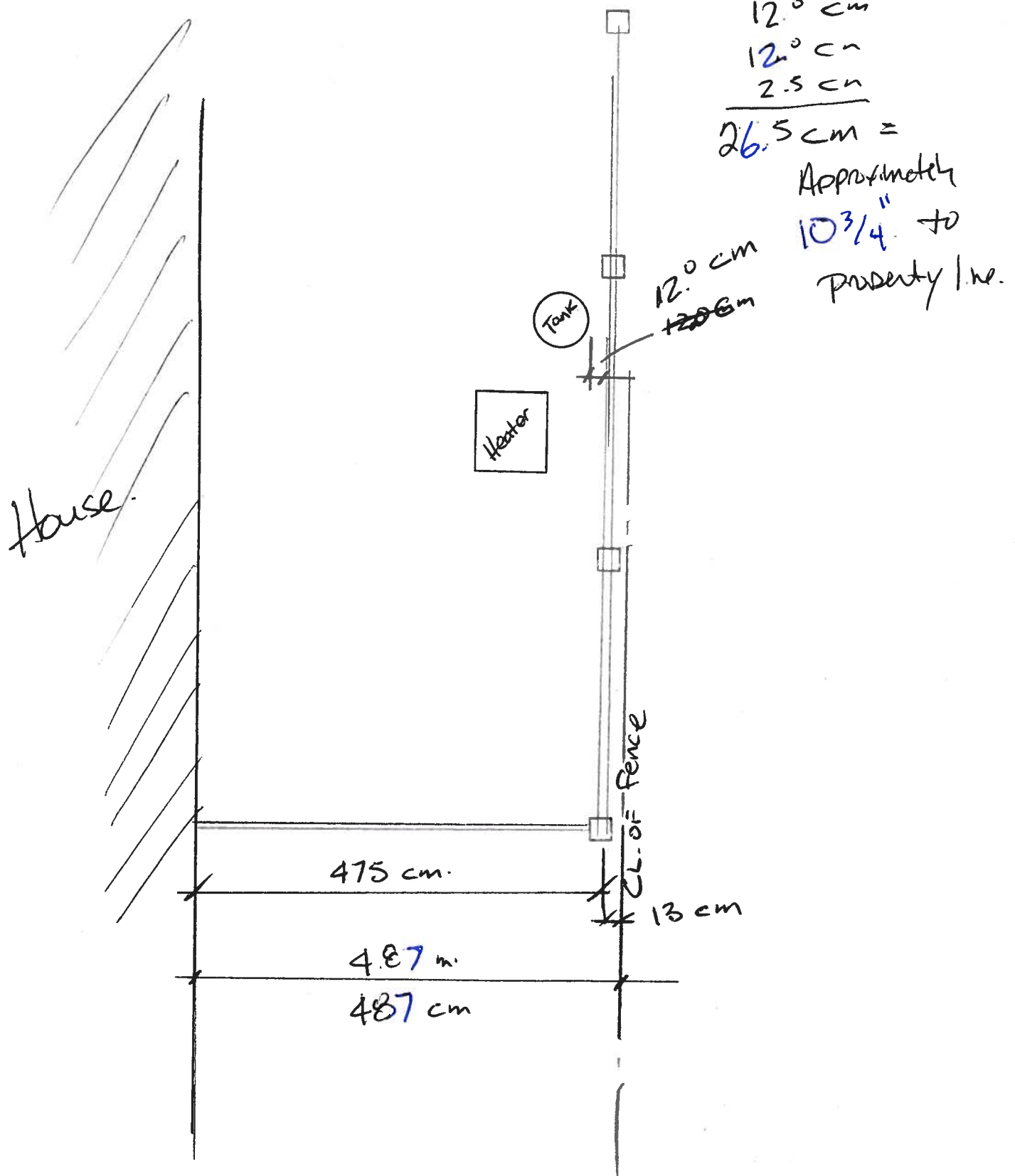


Zoning By-law Schedule A section showing the zoning of the subject and surrounding properties. The approximate location is shown with a star as the lot layout of this area is not yet reflected in the zoning base map.



Attachment 4 - Hand drawn site plan with measurements from the CBO

Fence Boards are
50 mm thick.
(5 cm)



Attachment 5 - Reasons for requesting relief submitted by the applicant

Please explain the reason(s) why the proposed use cannot comply with the provision(s) of the Zoning By-law (use a separate page if necessary)?

- Pool Installer ASSURED IT WAS THE BEST PLACE FOR EQUIPMENT.
- IF MOVED 5' INTO THE YARD PLUS THE 3' PAD IT WOULD BRING EQUIPMENT TO CLOSE TO THE HOUSE TO MEET CODE FOR GAS HEATER
- MOVING EQUIPMENT WOULD BE A HUGE COST
- EQUIPMENT IN THE MIDDLE OF THE SIDE YARD WOULD ALSO BE A SAFETY CONCERN. BLOCKS ACCESS TO AND FROM THE YARD.
- THE SIDE YARD IS ALSO FOR OUR DOG. PUTTING HEATER IN MIDDLE NOT SAFE.



Town of Arnprior Committee of Adjustment Report

File Number: B5/24

Meeting Date: April 30, 2025

Report Author: Alix Jolicoeur, Manager of Community Services/Planner

Re: Severance of 258 Albert, 24 Ottawa Street, and 269 John Street (currently one property) for the creation of a new lot containing the existing house at 258 Albert Street

Application Overview:

Owner: Grace St. Andrews United Church

Location of Property: 258 Albert Street, 24 Ottawa Street and 269 John Street, legally described as Plan 7 Lot 12, 14 & 39, Part of lot 10 and part of lot 35; and Plan 7 E part of lot 10, Arnprior, ON as shown in the key map in attachment 1.

Purpose of Application

The purpose of the application is to sever a parcel of land for the creation of a new lot with the existing house known as 258 Albert Street on it.

Background:

Official Plan: Established Residential Area

Zoning: Residential One (R1), and Institutional (I)

There are two concurrent applications for severance of the subject property (B6/24 and B7/24). The severances proposed by these applications are shown on the severance sketch in attachment 2.

Planning Analysis:

Provincial Planning Statement, 2024

The Provincial Policy Statement, 2024, requires that municipalities provide for an appropriate range and mix of housing options to meet projected needs of current and future residents by “permitting and facilitating all types of residential intensification including... development and introduction of new housing options within previously developed areas...” (2.2.1. b) 2.)

The proposed severance would allow for residential intensification within a previously developed area on existing municipal services.

The subject property is designated Established Residential Area. The Official Plan designation of the subject and surrounding properties is shown in appendix 4. The designation permits single-detached dwellings, semi-detached dwellings, and duplex dwellings.

Policies for established residential areas permit new lot creation subject to the following criteria:

- a) "The frontage of the new lot(s) is generally compatible with the average lot frontages on the same side of the street to maximize, to the greatest extent possible, the separation between new and existing dwellings;
- b) The trees and vegetation will be retained and enhanced where possible on the new lots and additional landscaping will be provided to integrate the proposed development with adjacent development and the existing neighbourhood;
- c) New driveways are sited to minimize tree loss;
- d) The width of new driveways are minimized; and,
- e) The orientation and sizing of the new lots do not have a negative impact on significant views and vistas that help define a residential neighbourhood."

The house at 258 Albert Street is existing and was previously on a separate lot of similar dimensions. In the opinion of the legal Counsel representing the application, the former 258 Albert Street lot was not created by consent and was automatically merged on title when it came under the same ownership. The proposed severed lot has the same frontage as the previous lot; however, the proposed depth of the severed lot is reduced by 3 m to support provision of parking on the retained lot containing Grace St. Andrews United Church (269 John Street).

In the opinion of staff, the proposed severance is consistent with the applicable Official Plan policies as:

- the proposed severed and retained lots maintain the same lot frontages as before the lots were merged on title,
- there is no removal of vegetation or new driveways proposed, and
- the proposed severance will have no impact to significant views or vistas.

Town of Arnprior Zoning By-law

The subject property is zoned a combination of Residential One (R1) and Institutional (I). The zoning of the subject and surrounding properties is shown in appendix 4.

Permitted uses in the Residential One zone include: single-detached dwelling, semi-detached dwelling, duplex dwelling, additional dwelling unit, home business, bed and breakfast establishment, childcare center, and home child care.

Applicable provisions for detached dwellings in the Residential One zone are outlined below for the proposed severed lot (258 Albert St. house):

Provision	Required	Provided
Minimum lot frontage (single-detached)	13.5 m	22.96 m
Minimum front yard	6.0 m	Greater than 6 m
Minimum interior side yard	1.5 m	4.93 m +
Minimum rear yard	6.0 m	9.94 m

Applicable provisions for buildings in the Institutional zone are outlined below for the proposed retained lot:

Provision	Required	Provided
Minimum lot frontage	15.0 m	34 m and 20 m on John Street (the John Street frontage alone is stated here as other frontages are affected by concurrent severance applications)
Minimum front yard	7.5 m	Existing legal non-conforming (unchanged by the proposed severance)
Minimum interior side yard	3.0 m	3.0 m +
Minimum exterior side yard	7.5 m	Existing legal non-conforming (unchanged by proposed severance)
Minimum rear yard	7.5 m	11.95 m +

The proposed severed and retained lot meet applicable provisions for the Residential One and Institutional zone where they are affected by the proposed severances. Some existing setback for the Grace St. Andrews Church are existing legal non-conforming. The proposed severance does not further increase the situation of non-compliance.

There is an area 3 m x 22.96 m wide at the rear of 258 Albert Street that is currently zoned Residential One that will remain part of the Grace St. Andrews Church property which is zoned Institutional. Staff recommend that a condition of severance approval be that this portion of property be rezoned from Residential One to Institutional ensure the retained lot has zoning consistent with the current and future use.

There is a shed located partially on the proposed severed and retained lots. Staff recommend as a condition of consent approval that the shed must be removed or relocated in conformity with applicable setbacks for an accessory structure.

Planning Evaluation of Consent Application B5/24

Concern:	Yes	No
Appropriateness of Consent Process:		
More than one or two lots being created – Official Plan section E1.3 requires plan of subdivision only when more than 5 lots are being created. The proposed concurrent applications will result in the creation of 1 retained lot, 3 new lots and one orphaned parcel (shown as severed lands on the severance sketch in attachment 2) which will essentially represent an additional new lot. The consent process is appropriate for the number of lots being created, particularly considering one of the proposed severed lots was previously an existing separate lot.	X	
New municipal road will be required		X
Further severances intended – beyond the proposed concurrent applications		X
Past consent or subdivision applications have been processed for this site		X
Consent activity in area has been reviewed	X	
Conformity with Policy and Land Use Controls:		
“Consistent With” matters of Provincial Interest	X	
Conforms to the Official Plan and any adjacent development (OP Designation <u>Established Residential Area</u>)	X	
Complies with existing or proposed Zoning By-law (Zoning Residential One and Institutional)	X	
If it does not comply, is a rezoning is required?	X	
If it does not comply, is a minor variance is required?		
Evaluation of Site and Surrounding Area:		
Site is suitable for proposed use	X	
Road access is adequate	X	
Dimensions and shape of lot are appropriate	X	
Consideration given to natural resources and flood control	X	
Utilities and municipal services adequate	X	
School sites adequate	X	
Any land proposed for public purposes? If yes, extent:		X

Concern:	Yes	No
Consideration given to physical layout as it relates to energy conservation		N/A
Long Term Impact of Approval (Cumulative Effect of Many Consents):		
Affect on municipal servicing costs (additional roads, snow plowing, garbage collections) and local rates of taxation		X
Negative influence on how surrounding land can or cannot be used (create remnant parcels of inappropriate size for future use)		X
Affect on safety and efficiency of road systems		X
Affect on future use of area's natural resources (will resources be available for use now and in the future)		X
Affect attractiveness of landscape (can it be enhanced with site planning, landscaping, buffers, etc.)		X
Are conditions required?		
Parkland Dedication: parkland and/or cash-in-lieu of parkland is not required as the dwelling pre-dates the parkland conveyance by-law and the proposed severed lot was previously existing.		X
Road Widening		X
Drainage Plan		X
Site Plan		X
Other: Survey plan Shed removal or relocation	X	

Previous/Concurrent Applications:

B6/24 - Consent application to sever a parcel of land for the creation of a new vacant lot with frontage on Albert Street. This application together with B7/24 would result in a second vacant lot being created on Albert St.

B7/24 – 24 Ottawa St - Consent application to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 24 Ottawa Street.

Comments:

No comments received

Recommended Conditions:

1. That a registered Plan of Survey in conformity with the site plan depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.
2. That a zoning by-law amendment application for the area of land currently zoned Residential One that will form part of the retained lot be approved to amend the zoning from Residential One to Institutional.
3. That the existing shed that is currently located partially on both the retained and severed lots be removed from the subject properties or relocated in conformance with applicable setbacks for an accessory structure.

Attachments:

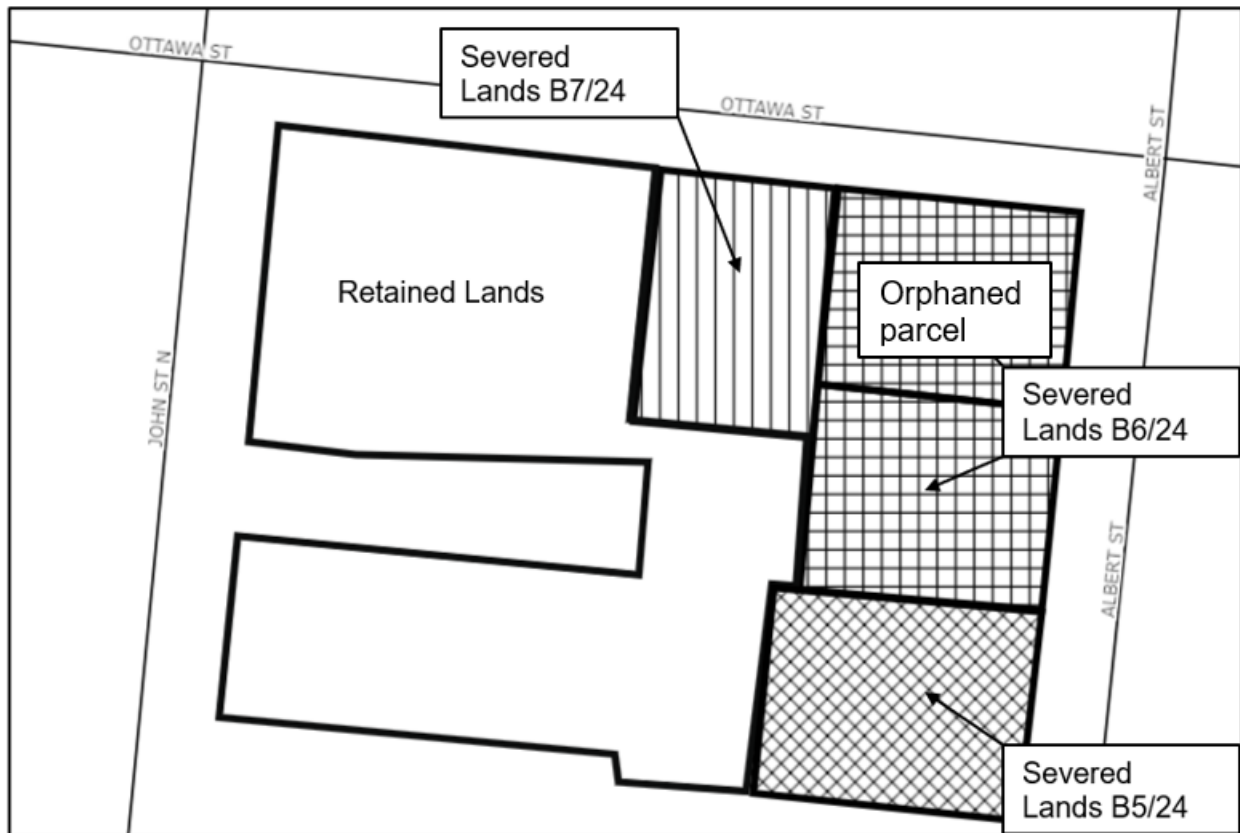
1. Key Plan
2. Severance sketch
3. B5/24 Notice of Public Hearing
4. Official Plan and Zoning Maps
5. Plan of survey with existing buildings

1. Key Plan:

Subject property shown in blue



2. Severance Sketch



3. B5/24 Notice of Public Hearing



Committee of Adjustment for the Town of Arnprior

File Numbers: B5/24; B6/24; & B7/24

Notice of Public Hearing
Application for Consent

In The Matter of Section 53, Chapter P.13 of the Planning Act, R.S.O. 1990; and
In The Matter of an application for consent, with respect to the following:

Location of Property: 24 Ottawa St., 258 Albert St., and 269 and 257 John St. N., legally described as Plan 7, Lot 12, 14 and 39, Part of lot 10 and part of lot 35, Arnprior, ON and Plan 7 E Part of Lot 10, Arnprior, ON.

Purpose and Effect of Consent Applications:

B5/24 - The purpose of the application is to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 258 Albert Street.

B6/24 - The purpose of the application is to sever two parcels of land for the creation of two new vacant lots with frontage on Albert Street.

B7/24 - The purpose of the application is to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 24 Ottawa Street.

Take notice that the consent application will be heard by the Committee of Adjustment for the Town of Arnprior on **Wednesday, April 30th, 2025 at 7:00 p.m.** in Council Chambers at Town Hall, 105 Elgin Street West, Arnprior, ON.

A key plan is attached. Additional information and materials regarding this application are available for inspection during regular office hours at Town Hall, 105 Elgin Street West, Arnprior.

You are entitled to attend this Public Hearing in person to express your views about the application or you may be represented by Counsel for this purpose. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment at the address below. If you do not attend the hearing, it may proceed in your absence.

If a person or public body has the ability to appeal the decision of Corporation of the Town of Arnprior in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Corporation of the Town of Arnprior before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of Corporation of the Town of Arnprior in respect of the proposed consent, you must make a written request to the Corporation of the Town of Arnprior at Town of Arnprior 105 Elgin Street W., Arnprior, ON K7S 0A8

Dated this 8th day of April 2025.

Alix Jolicoeur

Secretary-Treasurer, Committee of Adjustment

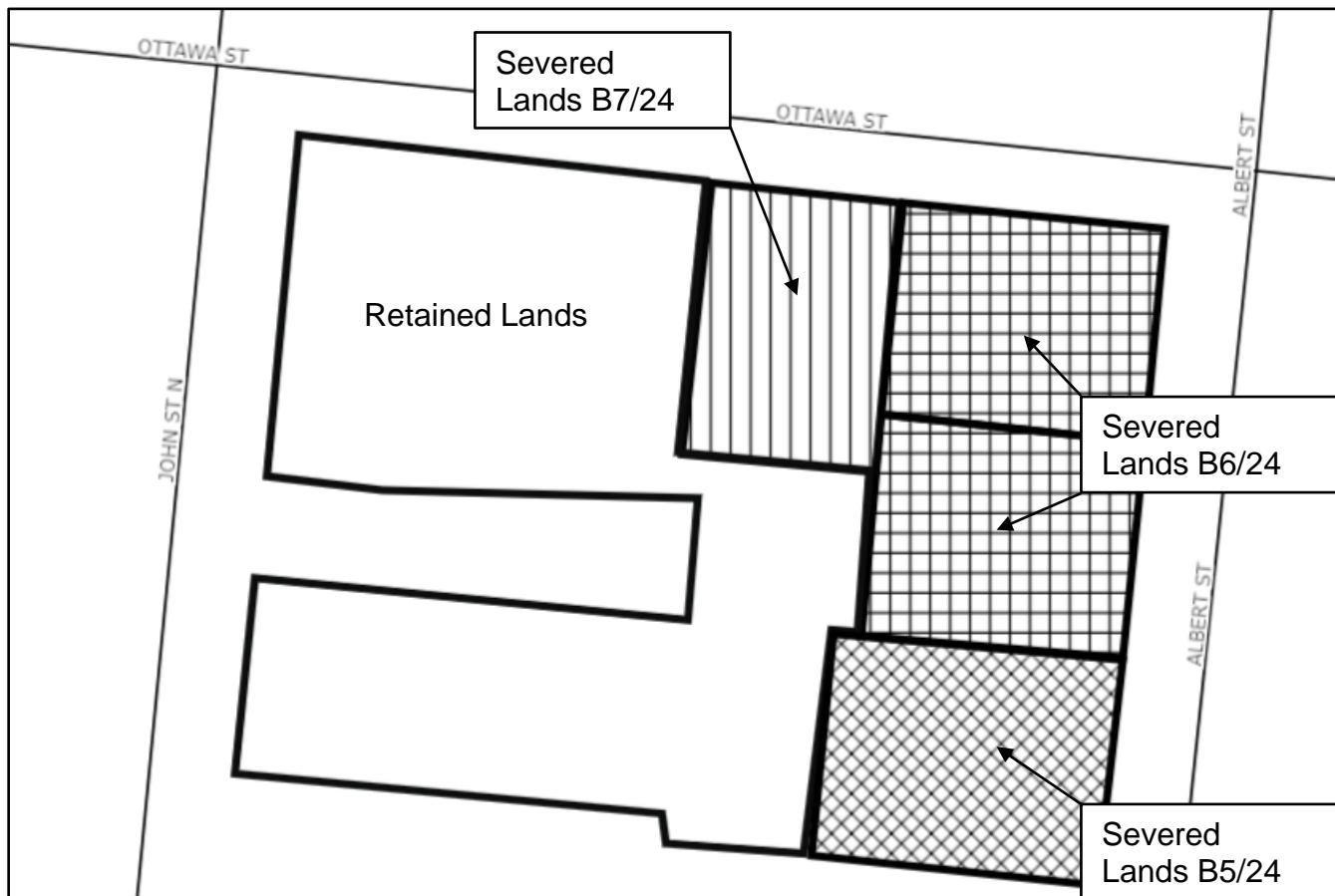
(613)-623-4231 or planning@arnprior.ca

Town of Arnprior

105 Elgin Street West

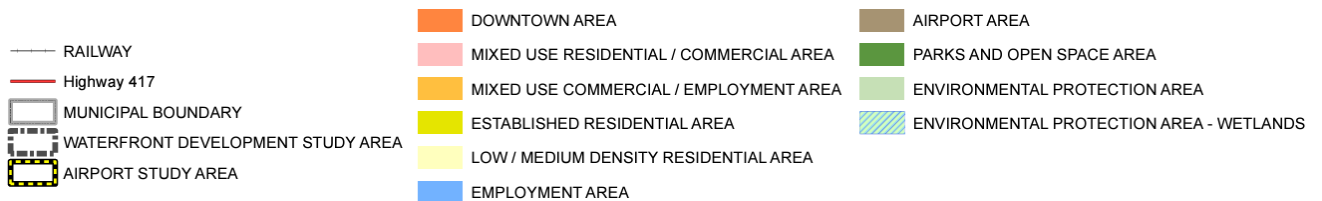
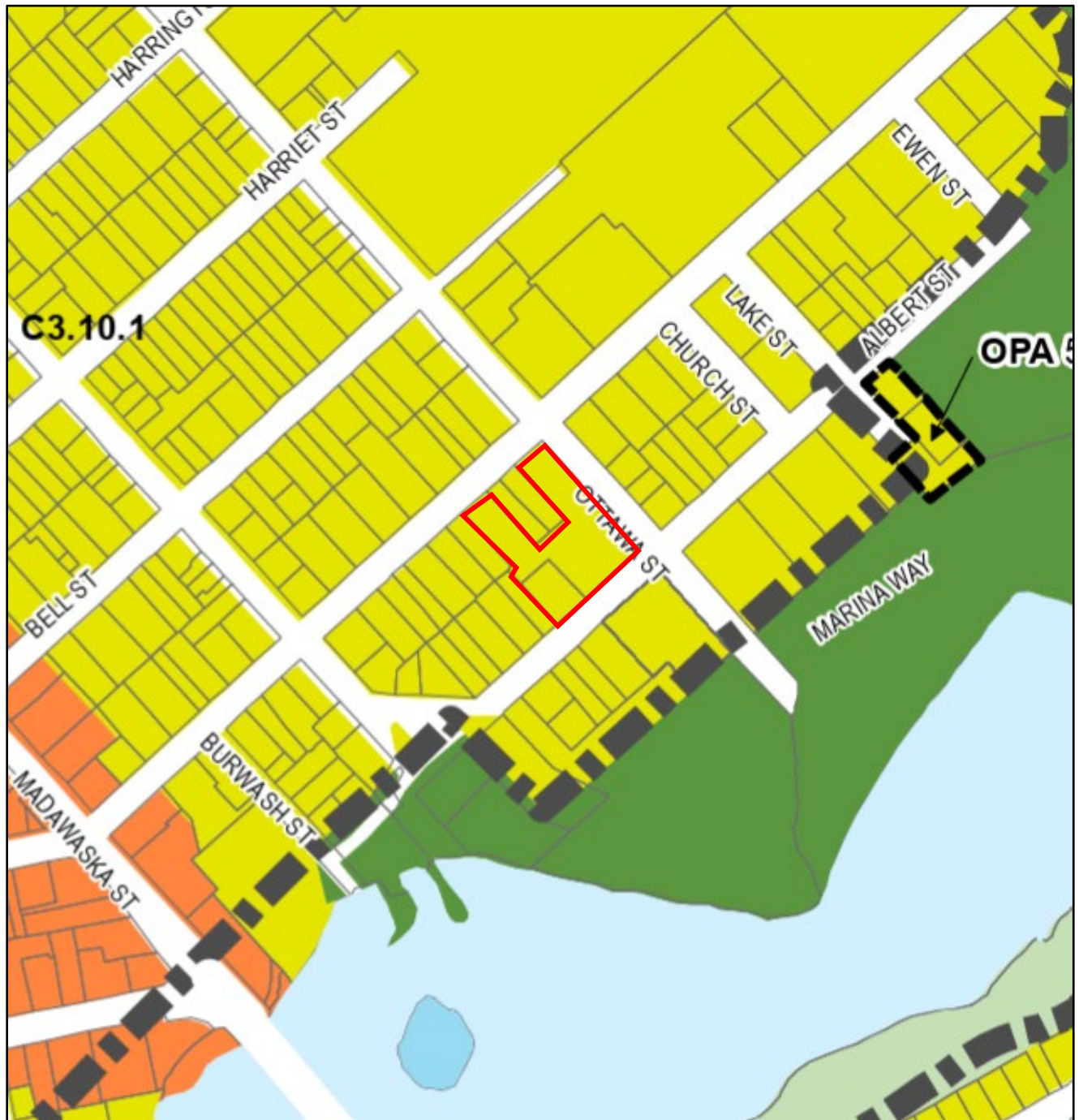
Arnprior, ON K7S 0A8

Key Plan:

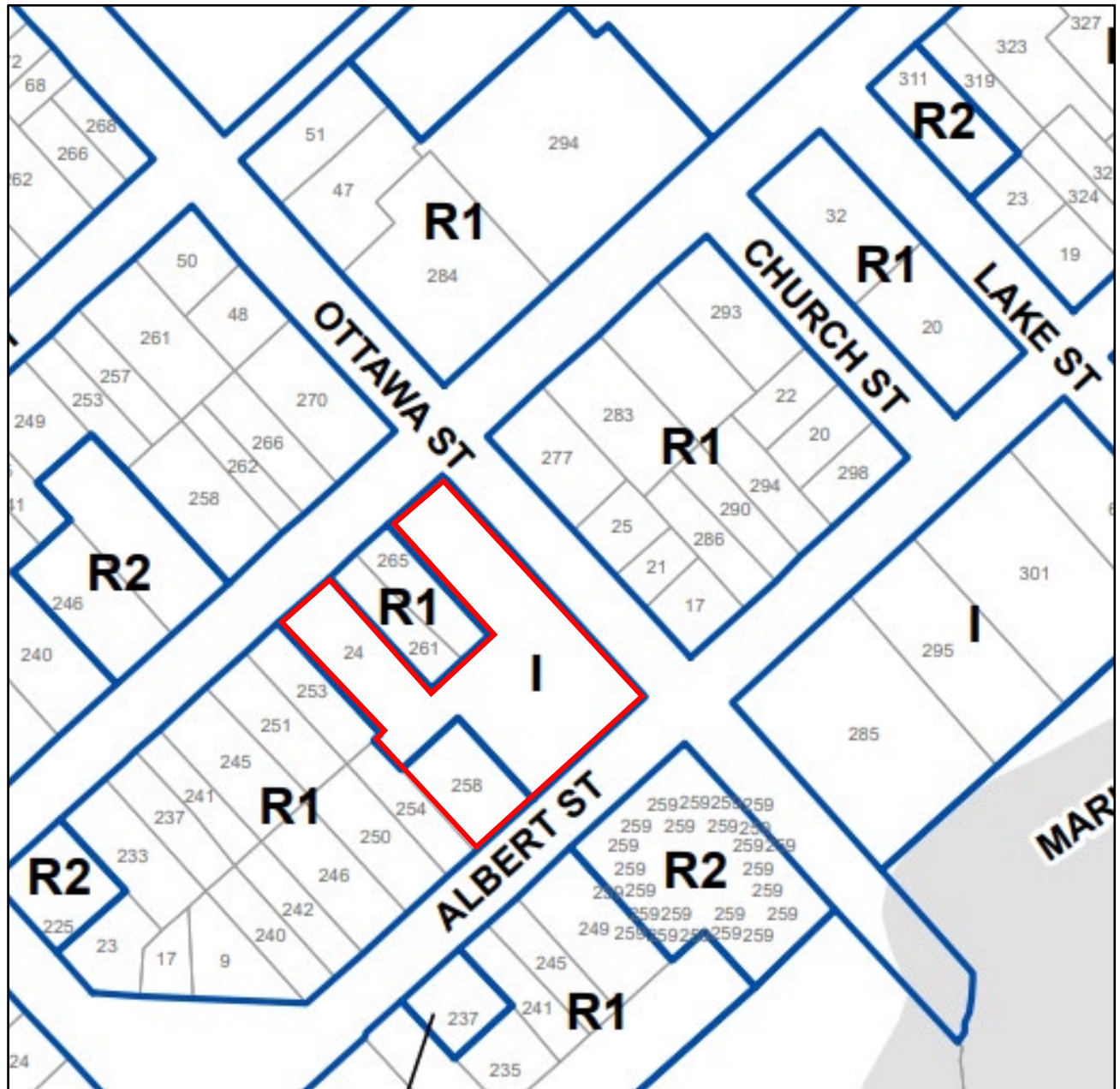


4. Official Plan and Zoning Maps

Official Plan Schedule A section showing the Official Plan designation of the subject and surrounding properties. The subject property is outlined in red.

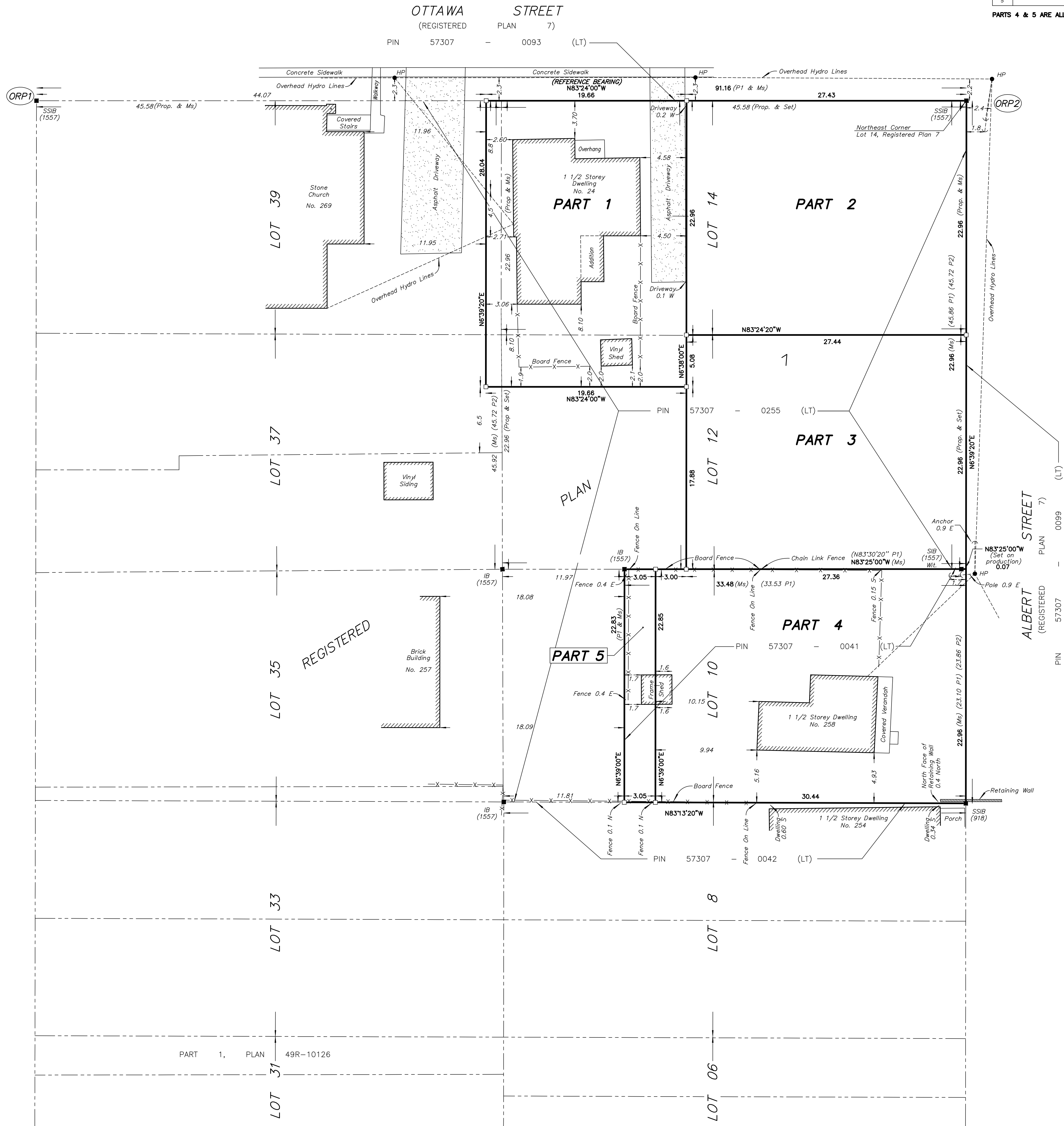


Zoning By-law Schedule A section showing the zoning of the subject and surrounding properties. The subject property is outlined in red.



5. Plan of survey with existing buildings

JOHN STREET NORTH
(JOHN STREET, REGISTERED PLAN 7)



PART 1, PLAN 49R-10126

SCHEDULE			
PART	LOT	REG'D. PLAN	PIN
1	Pl. 12, 14, 37 & 39, ON ALBERT STREET	7	Pl. 57307-0255 (LT)
2	Pl. 14, ON ALBERT STREET		Pl. 57307-0041 (LT)
3	Pl. 12, ON ALBERT STREET		Pl. 57307-0041 (LT)
4	Pl. 10, ON ALBERT STREET		Pl. 57307-0041 (LT)
5	Pl. 10, ON ALBERT STREET		Pl. 57307-0041 (LT)

PARTS 4 & 5 ARE ALL OF PIN 57307-0041 (LT)

PLAN 49R –
RECEIVED AND DEPOSITED
(date)
Representative for LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF RENFREW (No. 49)
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT
DATE: FEBRUARY 20, 2025
ADAM KASPRZAK
PLAN OF SURVEY
OF PART OF
LOTS 10, 12, 14, 37 & 39
ON ALBERT STREET
REGISTERED PLAN 7
TOWN OF ARNPRIOR
COUNTY OF RENFREW
SCALE 1 : 200
ADAM KASPRZAK SURVEYING LTD.

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM RTK GNSS OBSERVATIONS
ON ORP1 AND ORP2, HAVING A RESULTANT BEARING OF
N83°24'00"W, UTM ZONE 18 (75° WEST LONGITUDE) NAD 83 (CSRS)
(1997).
FOR BEARING COMPARISONS, THE ASTRONOMIC BEARINGS ON
UNDERLYING PLANS WERE ROTATED AS FOLLOWS:
P1 0°02'20" COUNTER-CLOCKWISE
METRIC NOTE:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCE NOTE:
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A
COMBINED SCALE FACTOR OF 0.999728.
NOTE:
SSIB PLANTED DUE TO INSUFFICIENT OVERBURDEN.
INTEGRATION DATA:
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS
OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP)
SERVICE, UTM ZONE 18 NAD 83 (CSRS) (1997).
POINT ID NORTHING EASTING
ORP1 5 032 518.70 394 225.20
ORP2 5 032 508.22 394 315.75
COORDINATE VALUES ARE TO RURAL ACCURACY PER
SEC. 14 (2) OF O. REG. 216/10 AND CANNOT, IN
THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND (If Applicable)
IB – IRON BAR
SIB – STANDARD IRON BAR
SSIB – SHORT STANDARD IRON BAR
RB – ROCK BAR
CP – CONCRETE PIN
■ – MONUMENT FOUND
□ – MONUMENT SET
WT – WITNESS
(OU) – ORIGIN UNKNOWN
(MS) – MEASURED
(ORP) – OBSERVED REFERENCE POINT
(918) – GIBSON, SURY & ROWE LTD.
(1557) – SURY, ROWE & KASPRZAK LTD.
(P1) – SURVEYOR'S REAL PROPERTY REPORT BY SURY, ROWE
& KASPRZAK LTD. (REF. 168-94), DATED FEBRUARY
2, 1995, ON FILE IN THIS OFFICE
(P2) – REGISTERED PLAN 7
● – HYDRO POLE
- - - - - ANCHOR
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 24th, 2024.
DATE: FEBRUARY 20, 2025
ADAM KASPRZAK
ONTARIO LAND SURVEYOR
AOLS PLAN SUBMISSION FORM
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM
NUMBER #####.
AK ADAM KASPRZAK SURVEYING LTD.
ONTARIO LAND SURVEYORS
29 BRIDGE ST., P.O. BOX 633
RENFREW ONTARIO K7V 4E7
PHONE (613) 432-3048
SCALE: 1 : 200 REF: 24-2222 D
FILE No :



Town of Arnprior Committee of Adjustment Report

File Number: B6/24

Meeting Date: April 30, 2025

Report Author: Alix Jolicoeur, Manager of Community Services/Planner

Re: Consent application to sever a parcel of land for the creation of a new vacant lot. This application together with B7/24 would result in a second vacant lot being created on Albert St.

Application Overview:

Owner: Grace St. Andrews United Church

Location of Property: 258 Albert Street, 24 Ottawa Street and 269 John Street, legally described as Plan 7 Lot 12, 14 & 39, Part of lot 10 and part of lot 35; and Plan 7 E part of lot 10, Arnprior, ON as shown in the key map in attachment 1.

Purpose of Application

The purpose of the application is to sever a parcel of land for the creation of a new vacant lot with frontage on Albert Street. If this application and application B7/24 are both approved and finalized the orphaned parcel at the corner of Albert Street and Ottawa Street would become a new lot.

Background:

Official Plan: Established Residential Area

Zoning: Residential One (R1), and Institutional (I)

There are two concurrent applications for severance of the subject property (B5/24 and B7/24). The severances proposed by these applications are shown on the severance sketch in attachment 2.

Planning Analysis:

Provincial Planning Statement, 2024

The Provincial Policy Statement, 2024, requires that municipalities provide for an appropriate range and mix of housing options to meet projected needs of current and future residents by “permitting and facilitating all types of residential intensification including... development and introduction of new housing options within previously developed areas...” (2.2.1. b) 2.)

The proposed severance would allow for residential intensification within a previously developed area on existing municipal services.

Town of Arnprior Official Plan

The subject property is designated Established Residential Area. The Official Plan designation of the subject and surrounding properties is shown in appendix 4. The designation permits single-detached dwellings, semi-detached dwellings, and duplex dwellings.

Policies for established residential areas permit new lot creation subject to the following criteria:

- a) "The frontage of the new lot(s) is generally compatible with the average lot frontages on the same side of the street to maximize, to the greatest extent possible, the separation between new and existing dwellings;
- b) The trees and vegetation will be retained and enhanced where possible on the new lots and additional landscaping will be provided to integrate the proposed development with adjacent development and the existing neighbourhood;
- c) New driveways are sited to minimize tree loss;
- d) The width of new driveways are minimized; and,
- e) The orientation and sizing of the new lots do not have a negative impact on significant views and vistas that help define a residential neighbourhood."

The frontages along this area of Albert Street are variable with frontages ranging from 11.4 m to approximately 23 m.

The proposed new lot and resulting orphaned parcel would have frontages of 22.96 m, which is consistent with the larger lots along this section of Albert Street. In the opinion of staff, the larger than minimum required lot frontages allow for more flexibility for future location of dwellings and driveways on each lot to maintain existing trees to the extent possible and the proposed severance does not negatively impact significant views or vistas.

Town of Arnprior Zoning By-law

The subject property is zoned a combination of Residential One (R1) and Institutional (I). The zoning of the subject and surrounding properties is shown in appendix 4.

Permitted uses in the Residential One zone include: single-detached dwelling, semi-detached dwelling, duplex dwelling, additional dwelling unit, home business, bed and breakfast establishment, childcare center, and home child care.

Applicable provisions for detached dwellings in the Residential One zone are outlined below for the proposed severed lot and orphaned parcel

Provision	Required	Provided
Minimum lot frontage (single-detached)	13.5 m	22.96 m
Minimum front yard	6.0 m	
Minimum interior side yard	1.5 m	
Minimum rear yard	6.0 m	

Applicable provisions for buildings in the Institutional zone are outlined below for the proposed retained lot:

Provision	Required	Provided
Minimum lot frontage	15.0 m	34 m and 20 m on John Street (the John Street frontage alone is stated here as other frontages are affected by concurrent severance applications)
Minimum front yard	7.5 m	Existing legal non-conforming (unchanged by the proposed severance)
Minimum interior side yard	3.0 m	3.0 m +
Minimum exterior side yard	7.5 m	Existing legal non-conforming (unchanged by proposed severance)
Minimum rear yard	7.5 m	11.95 m +

The proposed severed and orphaned parcel are currently zoned Institutional. Staff recommend that a condition of severance approval be that severed and orphaned parcel be rezoned from Institutional to Residential One to permit future residential development as proposed.

The proposed severed lot, orphaned parcel and retained lot meet applicable provisions for the Residential One and Institutional zone based on the zoning by-law amendment recommended by staff as a condition of severance approval. Some existing setbacks for the Grace St. Andrews Church are existing legal non-conforming. The proposed severance does not further increase the situation of non-compliance.

Planning Evaluation of Consent Application B6/24

Concern:	Yes	No
Appropriateness of Consent Process:		
More than one or two lots being created – Official Plan section E1.3 requires plan of subdivision only when more than 5 lots are being created. The proposed concurrent applications will result in the creation of 1 retained lot, 3 new lots and one orphaned parcel (shown as severed lands on the severance sketch in attachment 2) which will essentially represent an additional new lot. The consent process is appropriate for the number of lots being created, particularly considering one of the proposed severed lots was previously an existing separate lot.	X	
New municipal road will be required		X
Further severances intended – beyond the proposed concurrent applications		X
Past consent or subdivision applications have been processed for this site		X
Consent activity in area has been reviewed	X	
Conformity with Policy and Land Use Controls:		
“Consistent With” matters of Provincial Interest	X	
Conforms to the Official Plan and any adjacent development (OP Designation <u>Established Residential Area</u>)	X	
Complies with existing or proposed Zoning By-law (Zoning Residential One and Institutional)	X	
If it does not comply, is a rezoning is required? Institutional to Residential One	X	
If it does not comply, is a minor variance is required?		
Evaluation of Site and Surrounding Area:		
Site is suitable for proposed use	X	
Road access is adequate	X	
Dimensions and shape of lot are appropriate	X	
Consideration given to natural resources and flood control	X	
Utilities and municipal services adequate	X	
School sites adequate	X	
Any land proposed for public purposes? If yes, extent:		X

Concern:	Yes	No
Consideration given to physical layout as it relates to energy conservation		N/A
Long Term Impact of Approval (Cumulative Effect of Many Consents):		
Affect on municipal servicing costs (additional roads, snow plowing, garbage collections) and local rates of taxation		X
Negative influence on how surrounding land can or cannot be used (create remnant parcels of inappropriate size for future use)		X
Affect on safety and efficiency of road systems		X
Affect on future use of area's natural resources (will resources be available for use now and in the future)		X
Affect attractiveness of landscape (can it be enhanced with site planning, landscaping, buffers, etc.)		X
Are conditions required?		
Parkland Dedication: cash-in-lieu of parkland is required for the severed lot for the value of 5% of the severed lot	X	
Road Widening		X
Drainage Plan		X
Site Plan		X
Other: Survey plan Zoning By-law amendment	X	

Previous/Concurrent Applications:

B5/24 - 258 Albert St - Consent application to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 258 Albert Street.

B7/24 – 24 Ottawa St - Consent application to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 24 Ottawa Street.

Comments:

No comments received

Recommended Conditions:

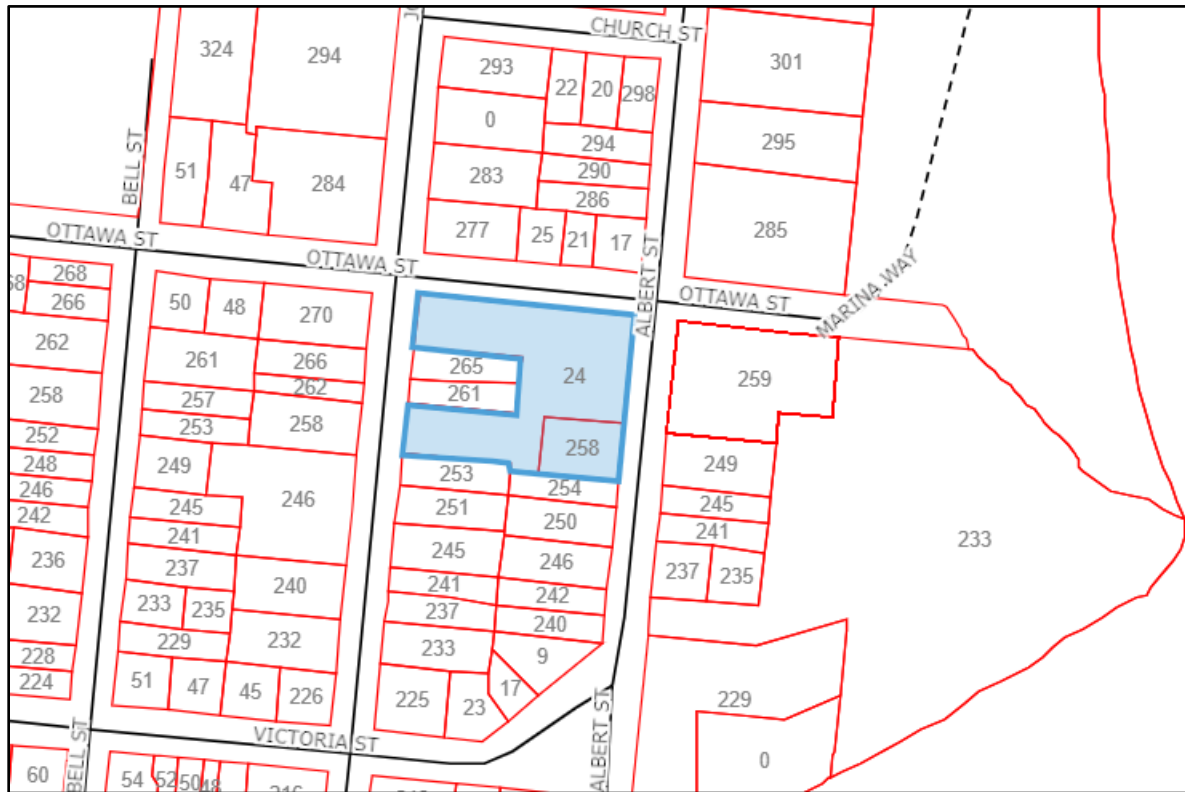
1. That a registered Plan of Survey in conformity with the site plan depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.
2. That a zoning by-law amendment application for the severed lot and orphaned parcel be approved to amend the zoning from Institutional to Residential One and that the appeal period has ended with no appeals, or all appeals have been resolved.
3. That the value of 5% of the severed lands be conveyed to the Town of Arnprior as cash-in-lieu of parkland in accordance with by-law 7531-24, as amended.
- 4.

Attachments:

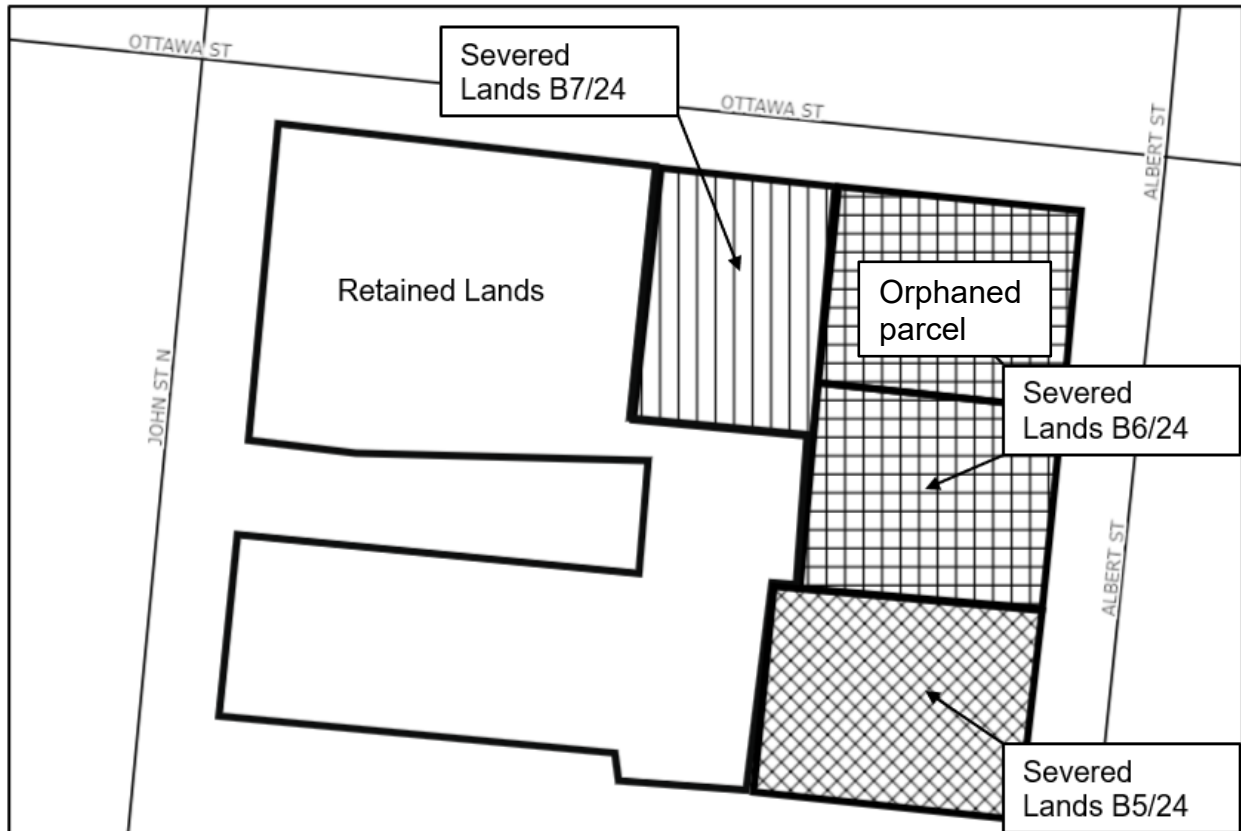
1. Key Plan
2. Severance sketch
3. B6/24 Notice of Public Hearing
4. Official Plan and Zoning Maps
5. Plan of survey with existing buildings

1. Key Plan:

Subject property shown in blue



2. Severance Sketch



3. B6/24 Notice of Public Hearing



Committee of Adjustment for the Town of Arnprior

File Numbers: B5/24; B6/24; & B7/24

Notice of Public Hearing
Application for Consent

In The Matter of Section 53, Chapter P.13 of the Planning Act, R.S.O. 1990; and
In The Matter of an application for consent, with respect to the following:

Location of Property: 24 Ottawa St., 258 Albert St., and 269 and 257 John St. N., legally described as Plan 7, Lot 12, 14 and 39, Part of lot 10 and part of lot 35, Arnprior, ON and Plan 7 E Part of Lot 10, Arnprior, ON.

Purpose and Effect of Consent Applications:

B5/24 - The purpose of the application is to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 258 Albert Street.

B6/24 - The purpose of the application is to sever two parcels of land for the creation of two new vacant lots with frontage on Albert Street.

B7/24 - The purpose of the application is to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 24 Ottawa Street.

Take notice that the consent application will be heard by the Committee of Adjustment for the Town of Arnprior on **Wednesday, April 30th, 2025 at 7:00 p.m.** in Council Chambers at Town Hall, 105 Elgin Street West, Arnprior, ON.

A key plan is attached. Additional information and materials regarding this application are available for inspection during regular office hours at Town Hall, 105 Elgin Street West, Arnprior.

You are entitled to attend this Public Hearing in person to express your views about the application or you may be represented by Counsel for this purpose. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment at the address below. If you do not attend the hearing, it may proceed in your absence.

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Dated this 8th day of April 2025.

Alix Jolicoeur

Secretary-Treasurer, Committee of Adjustment

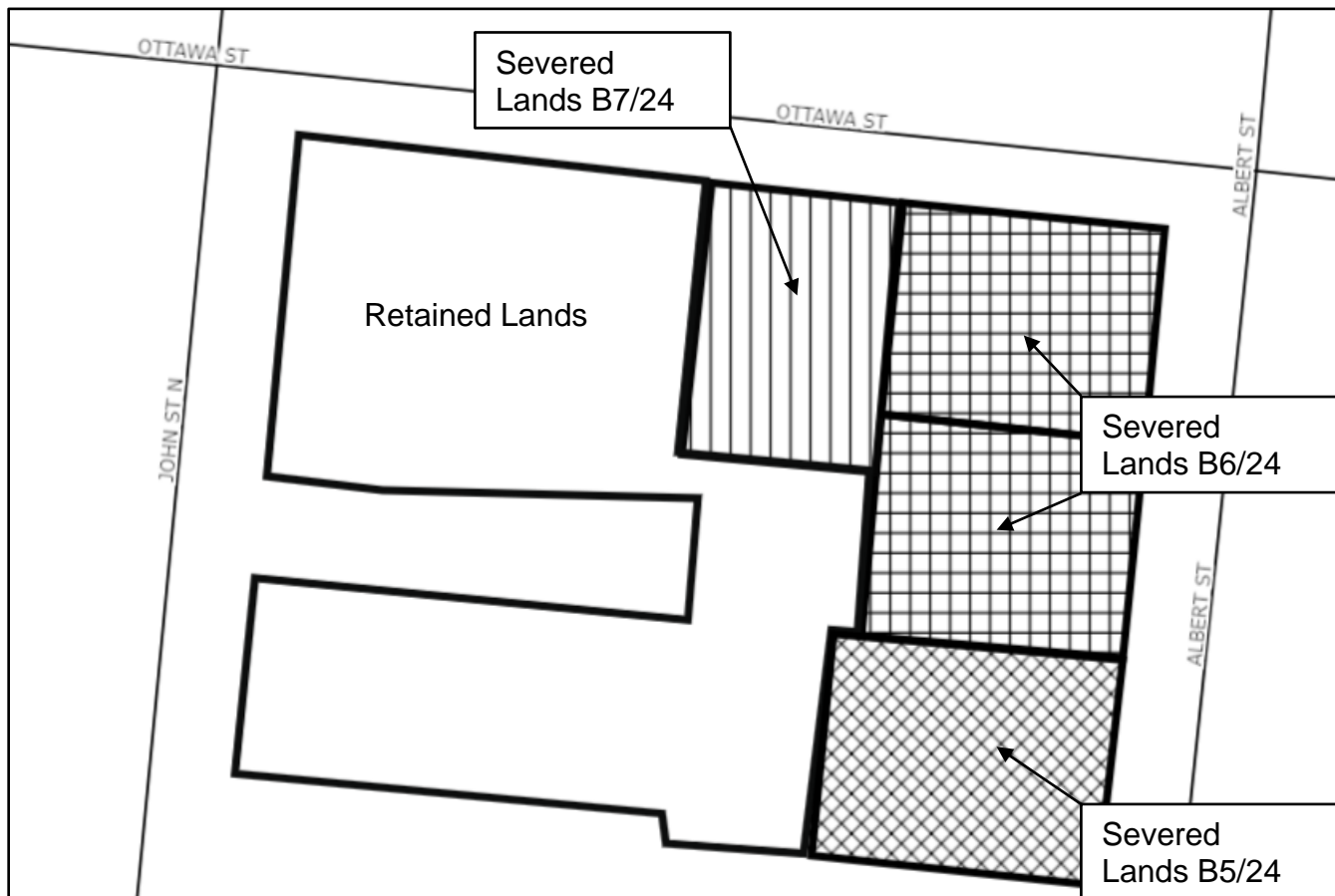
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Town of Arnprior

105 Elgin Street West

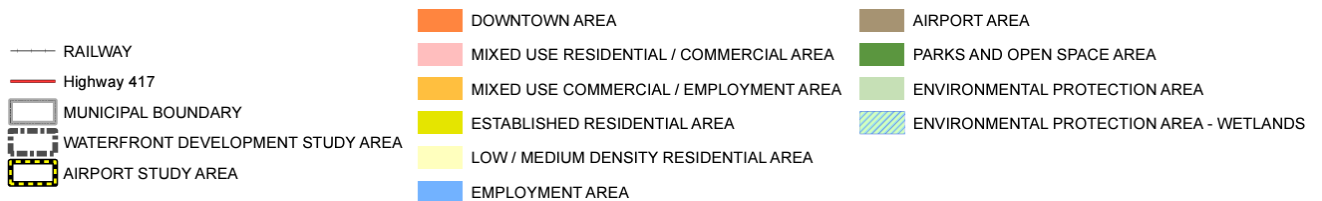
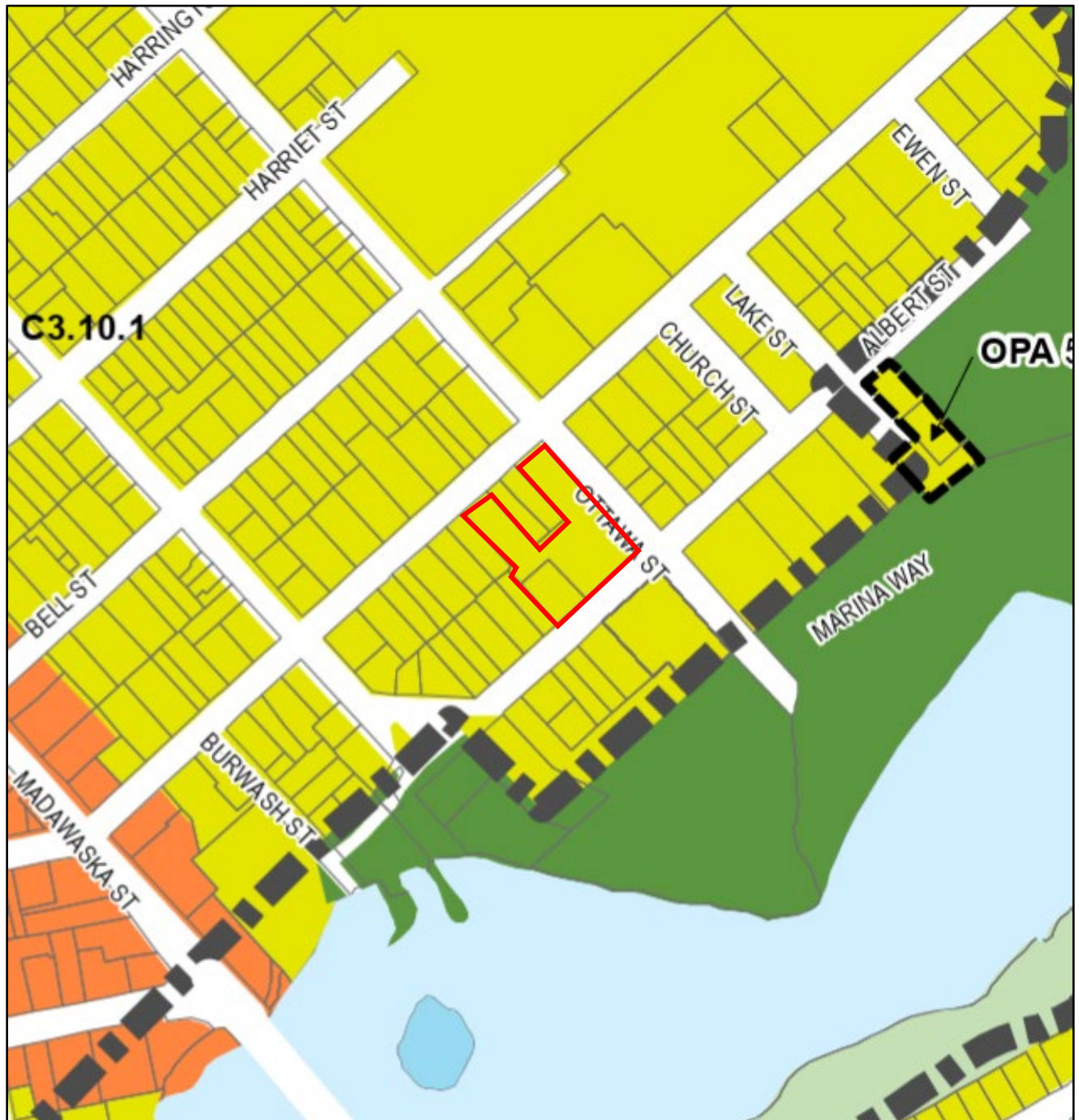
Arnprior, ON K7S 0A8

Key Plan:

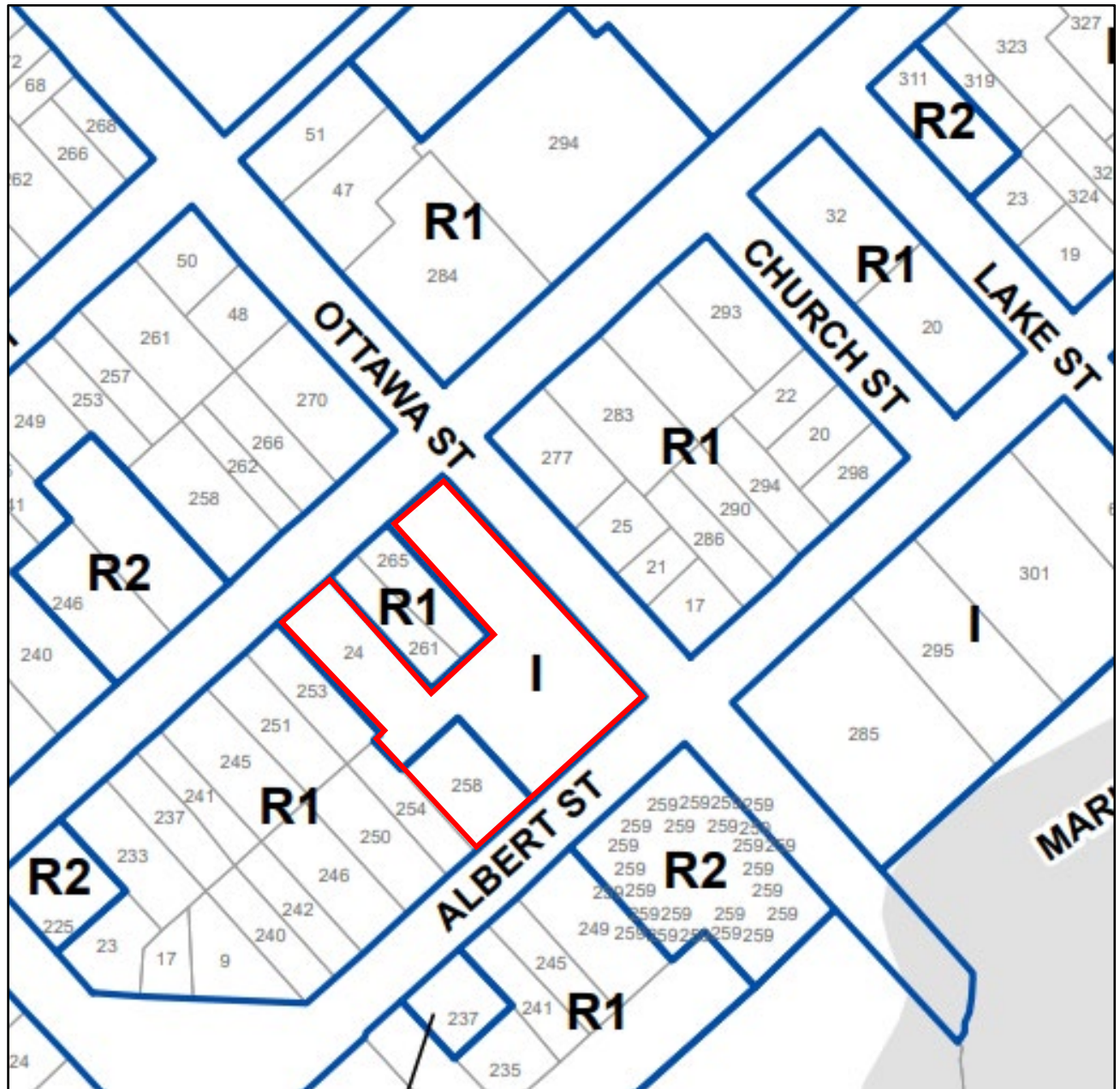


4. Official Plan and Zoning Maps

Official Plan Schedule A section showing the Official Plan designation of the subject and surrounding properties. The subject property is outlined in red.

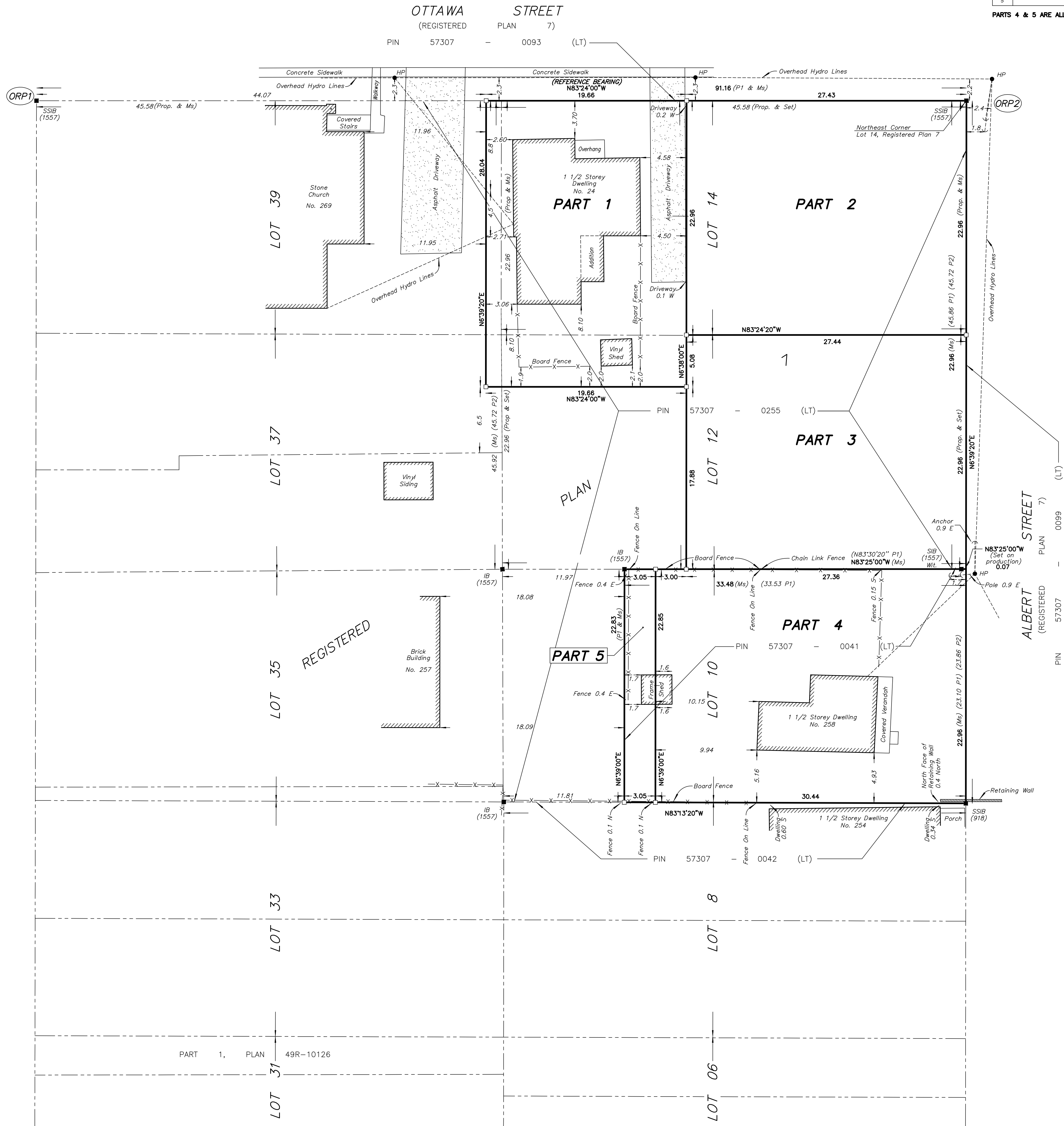


Zoning By-law Schedule A section showing the zoning of the subject and surrounding properties. The subject property is outlined in red.



5. Plan of survey with existing buildings

JOHN STREET NORTH
(JOHN STREET, REGISTERED PLAN 7)



PART 1, PLAN 49R-10126

SCHEDULE			
PART	LOT	REG'D. PLAN	PIN
1	Pl. 12, 14, 37 & 39, ON ALBERT STREET	7	Pl. 57307-0255 (LT)
2	Pl. 14, ON ALBERT STREET		Pl. 57307-0041 (LT)
3	Pl. 12, ON ALBERT STREET		Pl. 57307-0041 (LT)
4	Pl. 10, ON ALBERT STREET		Pl. 57307-0041 (LT)
5	Pl. 10, ON ALBERT STREET		70 sq. m.

PARTS 4 & 5 ARE ALL OF PIN 57307-0041 (LT)

PLAN 49R -

RECEIVED AND DEPOSITED

(date)

Representative for LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF RENFREW (No. 49)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT

DATE: FEBRUARY 20, 2025

ADAM KASPRZAK

PLAN OF SURVEY
OF PART OF
LOTS 10, 12, 14, 37 & 39
ON ALBERT STREET
REGISTERED PLAN 7
TOWN OF ARNPRIOR
COUNTY OF RENFREW
SCALE 1 : 200

ADAM KASPRZAK SURVEYING LTD.

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM RTK GNSS OBSERVATIONS
ON ORP1 AND ORP2, HAVING A RESULTANT BEARING OF
N83°24'00"W, UTM ZONE 18 (75° WEST LONGITUDE) NAD 83 (CSRS)
(1997).

FOR BEARING COMPARISONS, THE ASTRONOMIC BEARINGS ON
UNDERLYING PLANS WERE ROTATED AS FOLLOWS:

P1 0°02'20" COUNTER-CLOCKWISE

METRIC NOTE:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCE NOTE:

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A
COMBINED SCALE FACTOR OF 0.999728.

NOTE:

SSIB PLANTED DUE TO INSUFFICIENT OVERBURDEN.

INTEGRATION DATA:

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 18 NAD 83 (CSRS) (1997).			
POINT ID	NORTHING	EASTING	
ORP1	5 032 518.70	394 225.20	
ORP2	5 032 508.22	394 315.75	

COORDINATE VALUES ARE TO RURAL ACCURACY PER
SEC. 14 (2) OF O. REG. 216/10 AND CANNOT, IN
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OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND (If Applicable)

IB	IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
RB	ROCK BAR
CP	CONCRETE PIN
■	MONUMENT FOUND
□	MONUMENT SET
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(OU)	ORIGIN UNKNOWN
(MS)	MEASURED
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(918)	GIBSON, SURY & ROWE LTD.
(1557)	SURY, ROWE & KASPRZAK LTD.
(P1)	SURVEYOR'S REAL PROPERTY REPORT BY SURY, ROWE & KASPRZAK LTD. (REF. 168-94), DATED FEBRUARY 2, 1995, ON FILE IN THIS OFFICE
(P2)	REGISTERED PLAN 7
●	HYDRO POLE
—	ANCHOR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 24th, 2024.

DATE: FEBRUARY 20, 2025

ADAM KASPRZAK
ONTARIO LAND SURVEYOR

AOLS PLAN SUBMISSION FORM

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM
NUMBER #####.

AK ADAM KASPRZAK SURVEYING LTD.
ONTARIO LAND SURVEYORS
29 BRIDGE ST., P.O. BOX 633
RENFREW ONTARIO K7V 4E7
PHONE (613) 432-3048

SCALE: 1 : 200 REF: 24-2222 D

FILE No :



Town of Arnprior Committee of Adjustment Report

File Number: B7/24

Meeting Date: April 30, 2025

Report Author: Alix Jolicoeur, Manager of Community Services/Planner

Re: Consent application to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 24 Ottawa Street. This application together with B6/24 would result in a vacant lot being created at the corner of Albert St. and Ottawa St.

Application Overview:

Owner: Grace St. Andrews United Church

Location of Property: 258 Albert Street, 24 Ottawa Street and 269 John Street, legally described as Plan 7 Lot 12, 14 & 39, Part of lot 10 and part of lot 35; and Plan 7 E part of lot 10, Arnprior, ON as shown in the key map in attachment 1.

Purpose of Application

The purpose of the application is to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 24 Ottawa Street. If this application and application B6/24 are both approved and finalized the orphaned parcel at the corner of Albert Street and Ottawa Street would become a new lot.

Background:

Official Plan: Established Residential Area

Zoning: Residential One (R1), and Institutional (I)

There are two concurrent applications for severance of the subject property (B5/24 and B6/24). The severances proposed by these applications are shown on the severance sketch in attachment 2.

Planning Analysis:

Provincial Planning Statement, 2024

The Provincial Policy Statement, 2024, requires that municipalities provide for an appropriate range and mix of housing options to meet projected needs of current and future residents by “permitting and facilitating all types of residential intensification including... development and introduction of new housing options within previously developed areas...” (2.2.1. b) 2.)

The proposed severance would allow for residential intensification within a previously developed area on existing municipal services.

Town of Arnprior Official Plan

The subject property is designated Established Residential Area. The Official Plan designation of the subject and surrounding properties is shown in appendix 4. The designation permits single-detached dwellings, semi-detached dwellings, and duplex dwellings.

Policies for established residential areas permit new lot creation subject to the following criteria:

- a) "The frontage of the new lot(s) is generally compatible with the average lot frontages on the same side of the street to maximize, to the greatest extent possible, the separation between new and existing dwellings;
- b) The trees and vegetation will be retained and enhanced where possible on the new lots and additional landscaping will be provided to integrate the proposed development with adjacent development and the existing neighbourhood;
- c) New driveways are sited to minimize tree loss;
- d) The width of new driveways are minimized; and,
- e) The orientation and sizing of the new lots do not have a negative impact on significant views and vistas that help define a residential neighbourhood."

There is currently only one frontage along this side of the block of Ottawa Street (between Albert Street and John St. N.) being the subject property. Staff have therefore looked at the size of frontages on the other side of the street to consider compatibility. The frontages on the opposite side of Ottawa Street range from 12.2 m to 21.9 m. There is a lot with 38.1 m of frontage on Ottawa Street, 277 John Street North, which treats Ottawa Street as its exterior side yard. For the purposes of establishing compatibility this property has been excluded since its front yard is on John Street North. The average lot frontage on the opposite side of Ottawa Street within the same block is 17.76 m. The proposed severed lot would have 19.66 m of frontage. This is within the range of frontages seen on the opposite side of Ottawa Street and greater than the average.

A new driveway is proposed for 24 Ottawa Street to the east of the existing dwelling, no existing tree would be impacted, though it would require removal of 2 shrubs. The proposed new driveway would be 4.5 m or less.

Existing views and vistas would not be impacted as the proposed severance is for an existing home.

The resulting orphaned parcel would have frontages of 22.96 m on Albert Street, which is consistent with the larger lots along this section of Albert Street. In the opinion of staff, the larger than minimum required lot frontage allows for more flexibility for future location of dwellings and driveways on the orphaned parcel to maintain existing trees to the extent possible and the proposed severance does not negatively impact significant views or vistas.

Town of Arnprior Zoning By-law

The subject property is zoned a combination of Residential One (R1) and Institutional (I). The zoning of the subject and surrounding properties is shown in appendix 4.

Permitted uses in the Residential One zone include: single-detached dwelling, semi-detached dwelling, duplex dwelling, additional dwelling unit, home business, bed and breakfast establishment, childcare center, and home child care.

The proposed severed lot containing 24 Ottawa Street is compared to the provisions of the Residential One zone below. 24 Ottawa is currently zoned Institutional; however, staff are recommending rezoning of the severed and orphaned parcel from Institutional to Residential One be required as a condition of severance

Provision	Required	Provided
Minimum lot frontage (single-detached)	13.5 m	19.66 m
Minimum front yard	6.0 m	3.70 m (existing legal non-conforming)
Minimum interior side yard	1.5 m	2.60 m +
Minimum rear yard	6.0 m	8.10 m

Applicable provisions for buildings in the Institutional zone are outlined below for the proposed retained lot:

Provision	Required	Provided
Minimum lot frontage	15.0 m	34 m and 20 m on John Street (the John Street frontage alone is stated here as other frontages are affected by concurrent severance applications)
Minimum front yard	7.5 m	Existing legal non-conforming (unchanged by the proposed severance)
Minimum interior side yard	3.0 m	3.0 m +
Minimum exterior side yard	7.5 m	Existing legal non-conforming (unchanged by proposed severance)
Minimum rear yard	7.5 m	11.95 m +

The proposed severed and orphaned parcel are currently zoned Institutional. Staff recommend that a condition of severance approval be that severed and orphaned parcel be rezoned from Institutional to Residential One to permit future residential development as proposed and reflect the current and proposed continued use of the severed parcel for a single-detached dwelling.

The proposed severed lot, orphaned parcel and retained lot meet applicable provisions for the Residential One and Institutional zone based on the zoning by-law amendment recommended by staff as a condition of severance approval. Some existing setbacks for the Grace St. Andrews Church and 24 Ottawa Street are existing legal non-conforming. The proposed severance does not further increase the situation of non-compliance.

Planning Evaluation of Consent Application B7/24

Concern:	Yes	No
Appropriateness of Consent Process:		
More than one or two lots being created – Official Plan section E1.3 requires plan of subdivision only when more than 5 lots are being created. The proposed concurrent applications will result in the creation of 1 retained lot, 3 new lots and one orphaned parcel (shown as severed lands on the severance sketch in attachment 2) which will essentially represent an additional new lot. The consent process is appropriate for the number of lots being created, particularly considering one of the proposed severed lots was previously an existing separate lot.	X	
New municipal road will be required		X
Further severances intended – beyond the proposed concurrent applications		X
Past consent or subdivision applications have been processed for this site		X
Consent activity in area has been reviewed	X	
Conformity with Policy and Land Use Controls:		
“Consistent With” matters of Provincial Interest	X	
Conforms to the Official Plan and any adjacent development (OP Designation <u>Established Residential Area</u>)	X	
Complies with existing or proposed Zoning By-law (Zoning Residential One and Institutional)	X	
If it does not comply, is a rezoning is required? Institutional to Residential One	X	
If it does not comply, is a minor variance is required?		
Evaluation of Site and Surrounding Area:		
Site is suitable for proposed use	X	
Road access is adequate	X	
Dimensions and shape of lot are appropriate	X	
Consideration given to natural resources and flood control	X	
Utilities and municipal services adequate	X	
School sites adequate	X	
Any land proposed for public purposes? If yes, extent:		X

Concern:	Yes	No
Consideration given to physical layout as it relates to energy conservation		N/A
Long Term Impact of Approval (Cumulative Effect of Many Consents):		
Affect on municipal servicing costs (additional roads, snow plowing, garbage collections) and local rates of taxation		X
Negative influence on how surrounding land can or cannot be used (create remnant parcels of inappropriate size for future use)		X
Affect on safety and efficiency of road systems		X
Affect on future use of area's natural resources (will resources be available for use now and in the future)		X
Affect attractiveness of landscape (can it be enhanced with site planning, landscaping, buffers, etc.)		X
Are conditions required?		
Parkland Dedication: cash-in-lieu of parkland is not required for the proposed consent as the dwelling is existing pre-dates the parkland conveyance by-law		X
Road Widening		X
Drainage Plan		X
Site Plan		X
Other: Survey plan Zoning By-law amendment	X	

Previous/Concurrent Applications:

B5/24 - 258 Albert St - Consent application to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 258 Albert Street.

B6/24 – Consent application to sever a parcel of land for the creation of a new vacant lot with frontage on Albert Street. This application together with B7/24 would result in a second vacant lot being created on Albert St.

Comments:

No comments received

Recommended Conditions:

1. That a registered Plan of Survey in conformity with the site plan depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.
2. That a zoning by-law amendment application for the severed lot and orphaned parcel be approved to amend the zoning from Institutional to Residential One and that the appeal period has ended with no appeals, or all appeals have been resolved.

Attachments:

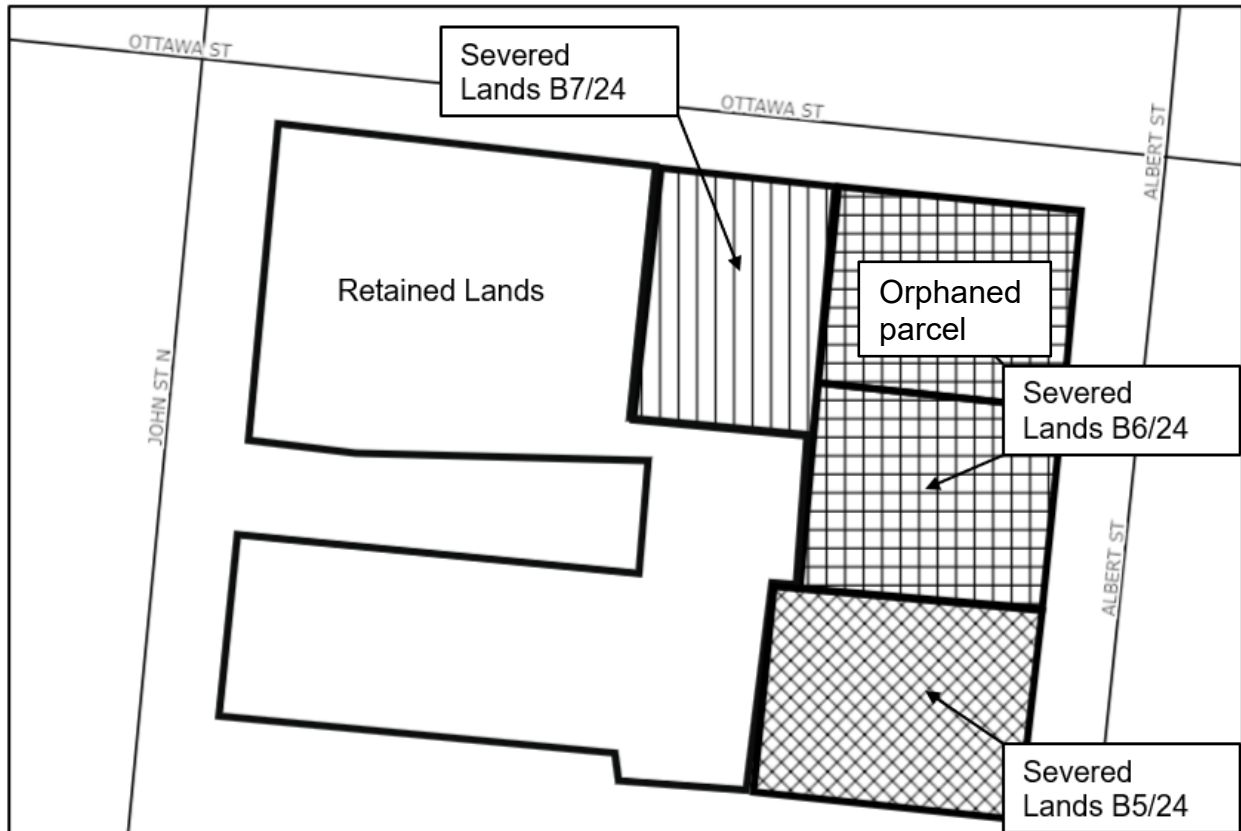
1. Key Plan
2. Severance sketch
3. B7/24 Notice of Public Hearing
4. Official Plan and Zoning Maps
5. Plan of survey with existing buildings

1. Key Plan:

Subject property shown in blue



2. Severance Sketch



3. B7/24 Notice of Public Hearing



Committee of Adjustment for the Town of Arnprior

File Numbers: B5/24; B6/24; & B7/24

Notice of Public Hearing
Application for Consent

In The Matter of Section 53, Chapter P.13 of the Planning Act, R.S.O. 1990; and
In The Matter of an application for consent, with respect to the following:

Location of Property: 24 Ottawa St., 258 Albert St., and 269 and 257 John St. N., legally described as Plan 7, Lot 12, 14 and 39, Part of lot 10 and part of lot 35, Arnprior, ON and Plan 7 E Part of Lot 10, Arnprior, ON.

Purpose and Effect of Consent Applications:

B5/24 - The purpose of the application is to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 258 Albert Street.

B6/24 - The purpose of the application is to sever two parcels of land for the creation of two new vacant lots with frontage on Albert Street.

B7/24 - The purpose of the application is to sever a parcel of land for the creation of a new lot containing the existing single-detached dwelling at 24 Ottawa Street.

Take notice that the consent application will be heard by the Committee of Adjustment for the Town of Arnprior on **Wednesday, April 30th, 2025 at 7:00 p.m.** in Council Chambers at Town Hall, 105 Elgin Street West, Arnprior, ON.

A key plan is attached. Additional information and materials regarding this application are available for inspection during regular office hours at Town Hall, 105 Elgin Street West, Arnprior.

You are entitled to attend this Public Hearing in person to express your views about the application or you may be represented by Counsel for this purpose. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment at the address below. If you do not attend the hearing, it may proceed in your absence.

If a person or public body has the ability to appeal the decision of Corporation of the Town of Arnprior in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Corporation of the Town of Arnprior before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of Corporation of the Town of Arnprior in respect of the proposed consent, you must make a written request to the Corporation of the Town of Arnprior at Town of Arnprior 105 Elgin Street W., Arnprior, ON K7S 0A8

Dated this 8th day of April 2025.

Alix Jolicoeur

Secretary-Treasurer, Committee of Adjustment

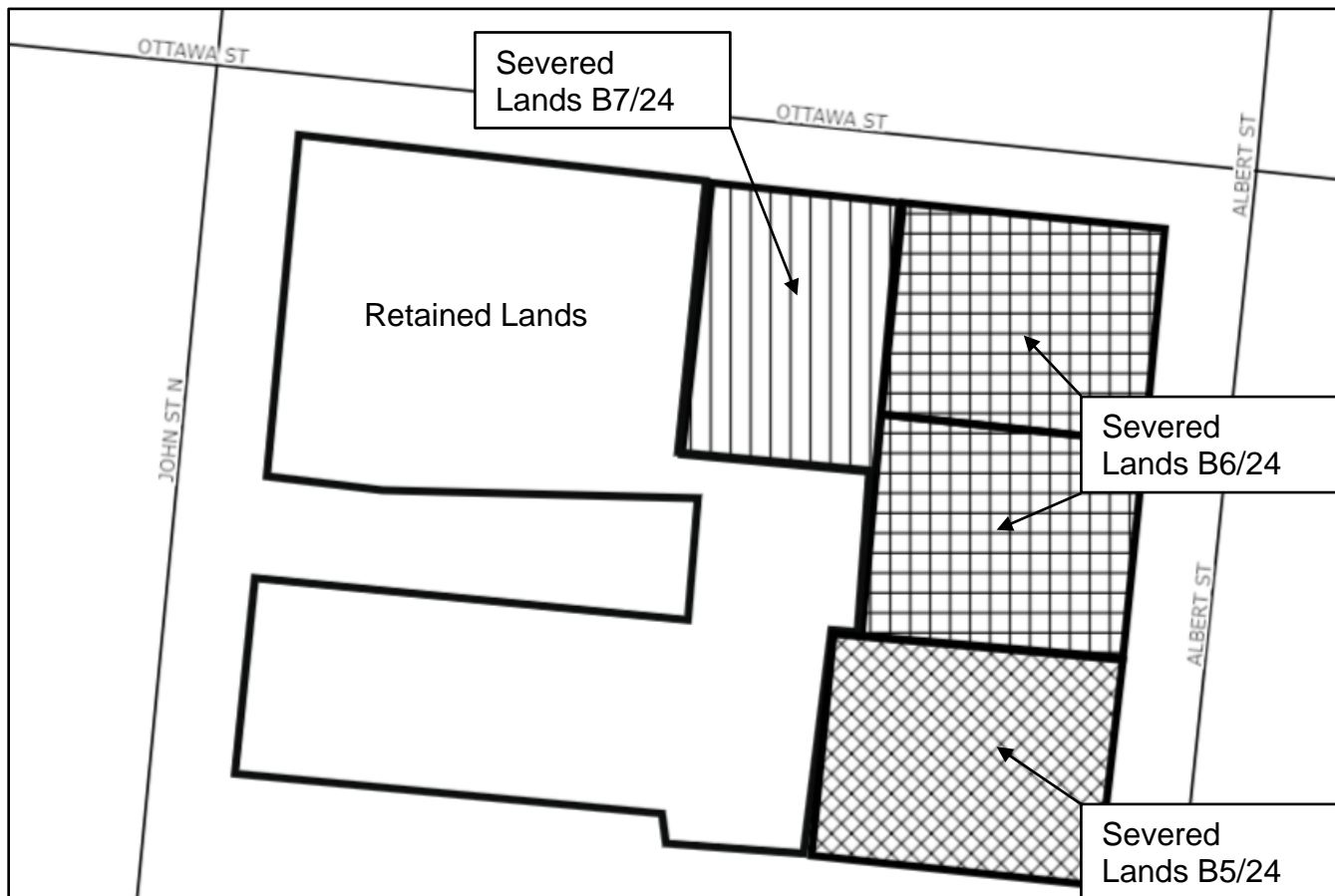
(613)-623-4231 or planning@arnprior.ca

Town of Arnprior

105 Elgin Street West

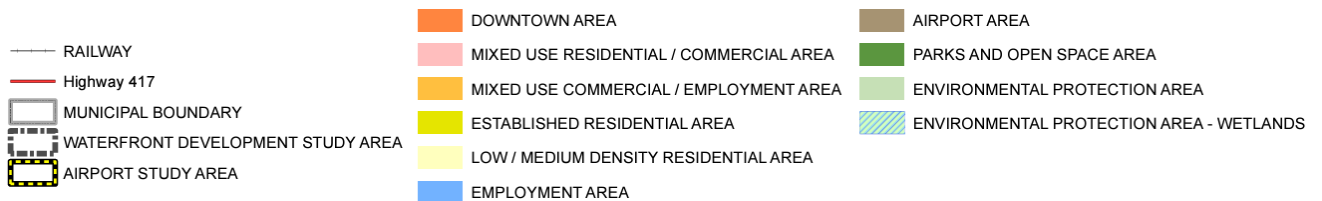
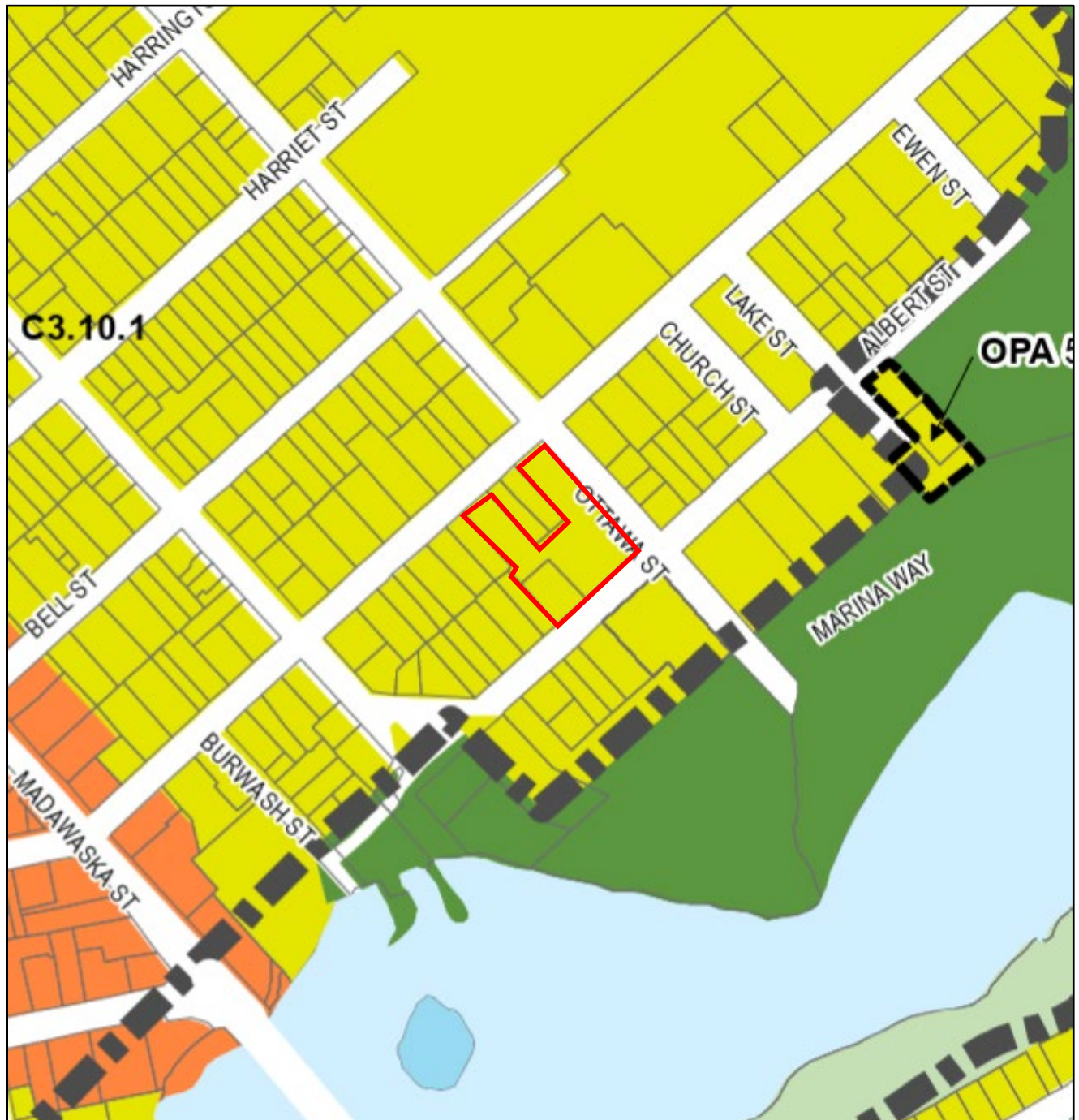
Arnprior, ON K7S 0A8

Key Plan:

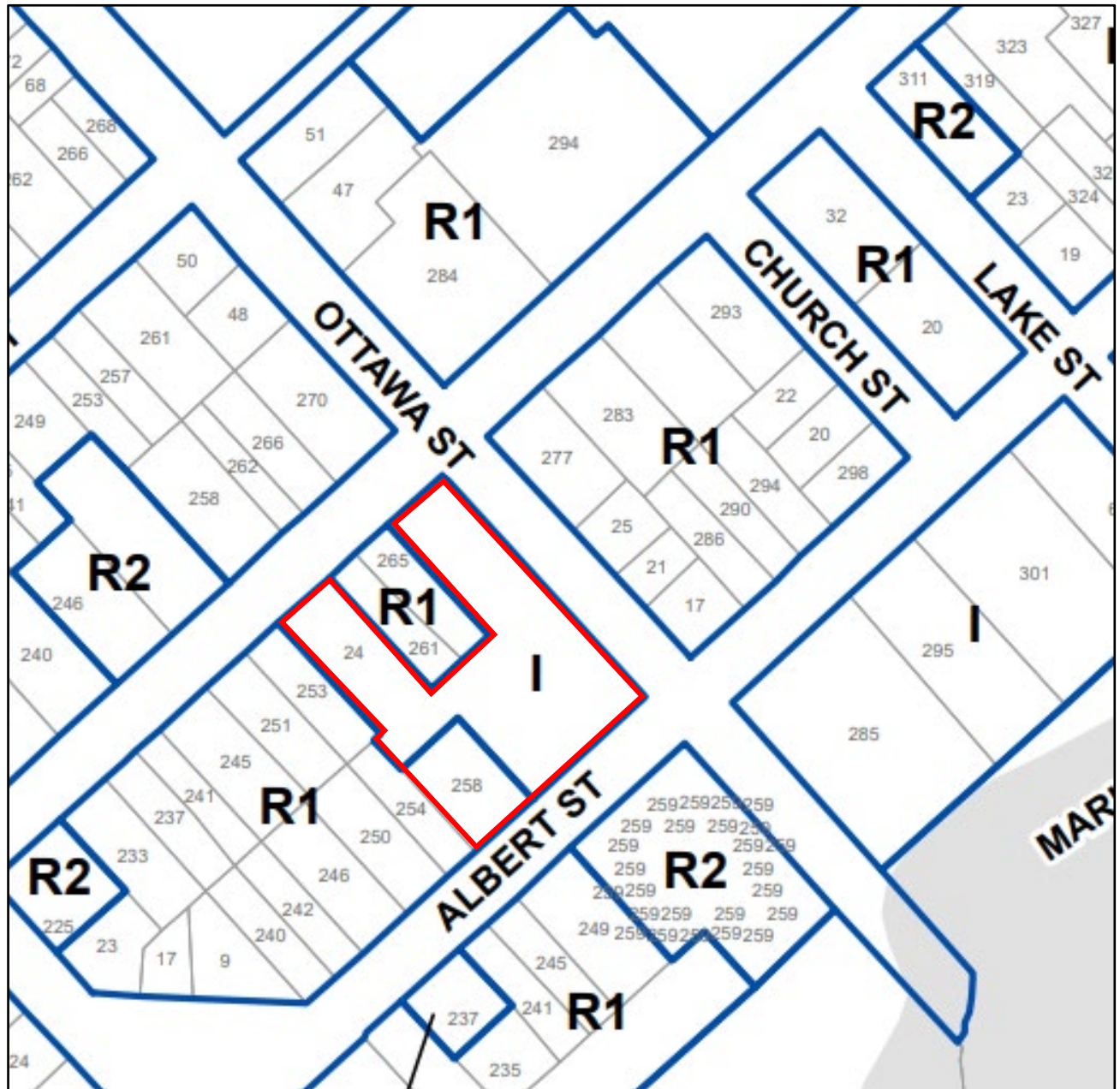


4. Official Plan and Zoning Maps

Official Plan Schedule A section showing the Official Plan designation of the subject and surrounding properties. The subject property is outlined in red.

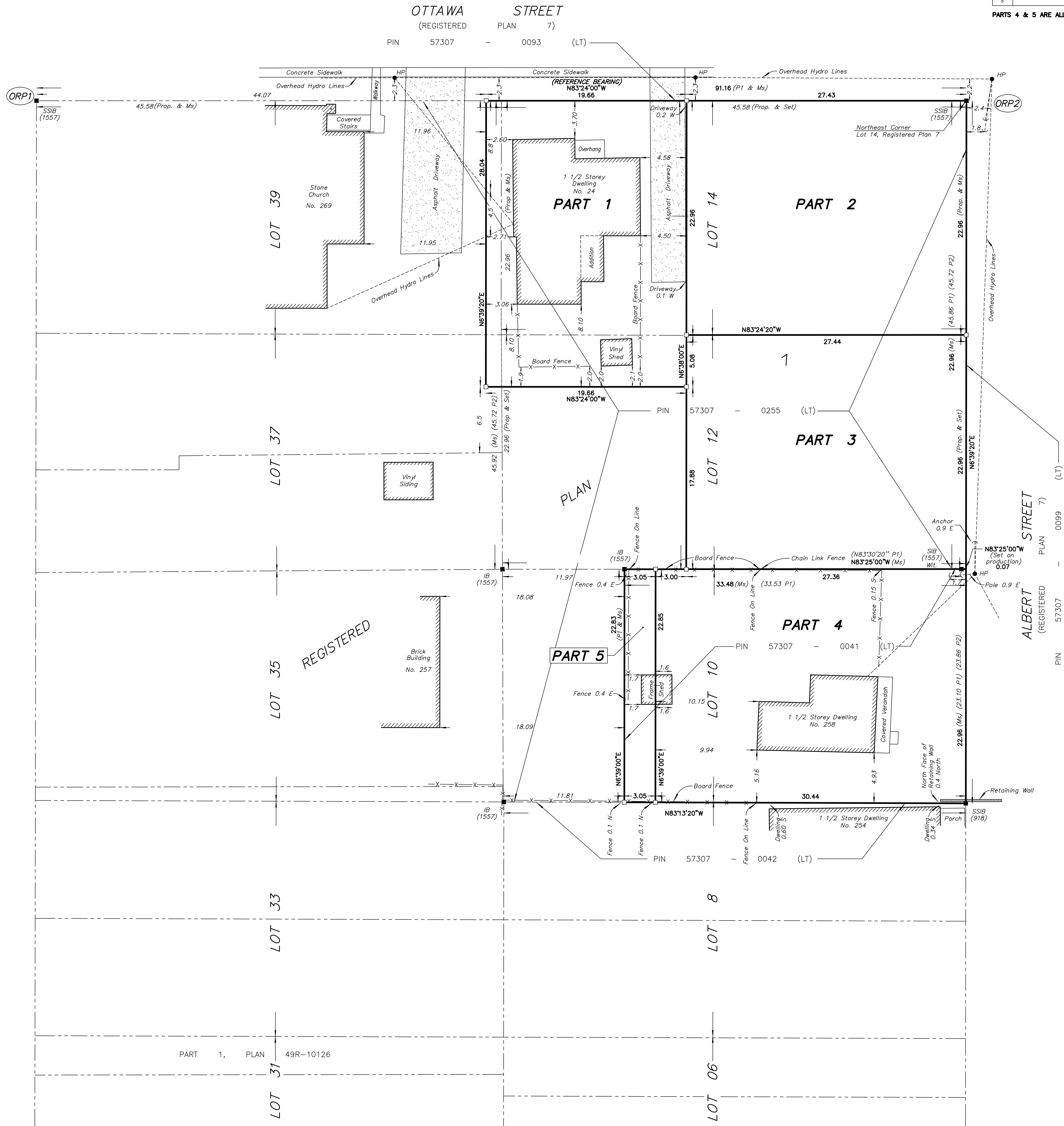


Zoning By-law Schedule A section showing the zoning of the subject and surrounding properties. The subject property is outlined in red.



5. Plan of survey with existing buildings

JOHN STREET NORTH
(JOHN STREET, REGISTERED PLAN 7)



PART 1, PLAN 49R-10126

SCHEDULE			
PART	LOT	REG'D. PLAN	PIN
1	Pl. 12, 14, 37 & 39, ON ALBERT STREET	7	Pl. 57307-0255 (LT)
2	Pl. 14, ON ALBERT STREET		Pl. 57307-0041 (LT)
3	Pl. 12, ON ALBERT STREET		Pl. 57307-0041 (LT)
4	Pl. 10, ON ALBERT STREET		Pl. 57307-0041 (LT)
5	Pl. 10, ON ALBERT STREET		70 sq. m.

PARTS 4 & 5 ARE ALL OF PIN 57307-0041 (LT)

PLAN 49R -

RECEIVED AND DEPOSITED

(date)

Representative for LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF RENFREW (No. 49)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT

DATE: FEBRUARY 20, 2025

ADAM KASPRZAK

PLAN OF SURVEY
OF PART OF
LOTS 10, 12, 14, 37 & 39
ON ALBERT STREET
REGISTERED PLAN 7
TOWN OF ARNPRIOR
COUNTY OF RENFREW
SCALE 1 : 200

ADAM KASPRZAK SURVEYING LTD.

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM RTK GNSS OBSERVATIONS
ON ORP1 AND ORP2, HAVING A RESULTANT BEARING OF
N83°24'00"W, UTM ZONE 18 (75° WEST LONGITUDE) NAD 83 (CSRS)
(1997).

FOR BEARING COMPARISONS, THE ASTRONOMIC BEARINGS ON
UNDERLYING PLANS WERE ROTATED AS FOLLOWS:

P1 0°02'20" COUNTER-CLOCKWISE

METRIC NOTE:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCE NOTE:

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A
COMBINED SCALE FACTOR OF 0.999728.

NOTE:

SSIB PLANTED DUE TO INSUFFICIENT OVERBURDEN.

INTEGRATION DATA:

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 18 NAD 83 (CSRS) (1997).			
POINT ID	NORTHING	EASTING	
ORP1	5 032 518.70	394 225.20	
ORP2	5 032 508.22	394 315.75	

COORDINATE VALUES ARE TO RURAL ACCURACY PER
SEC. 14 (2) OF O. REG. 216/10 AND CANNOT, IN
THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND (If Applicable)

IB	IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
RB	ROCK BAR
CP	CONCRETE PIN
■	MONUMENT FOUND
□	MONUMENT SET
WT	WITNESS
(OU)	ORIGIN UNKNOWN
(MS)	MEASURED
(ORP)	OBSERVED REFERENCE POINT
(918)	GIBSON, SURY & ROWE LTD.
(1557)	SURY, ROWE & KASPRZAK LTD.
(P1)	SURVEYOR'S REAL PROPERTY REPORT BY SURY, ROWE & KASPRZAK LTD. (REF. 168-94), DATED FEBRUARY 2, 1995, ON FILE IN THIS OFFICE
(P2)	REGISTERED PLAN 7
●	HYDRO POLE
—	ANCHOR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 24th, 2024.

DATE: FEBRUARY 20, 2025

ADAM KASPRZAK
ONTARIO LAND SURVEYOR

AOLS PLAN SUBMISSION FORM

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM
NUMBER #####.

AK ADAM KASPRZAK SURVEYING LTD.
ONTARIO LAND SURVEYORS
29 BRIDGE ST., P.O. BOX 633
RENFREW ONTARIO K7V 4E7
PHONE (613) 432-3048

SCALE: 1 : 200 REF: 24-2222 D

FILE No :



Town of Arnprior Committee of Adjustment Report

File Number: B1/25

Meeting Date: April 30, 2025

Report Author: Alix Jolicoeur, Manager of Community Services/Planner

Re: Severance of 8 Gardner St for the creation of a new lot

Application Overview:

Owner: Richcon Homes Inc.

Location of Property: 8 Gardner St., legally described as Plan 553 Lot 9, Arnprior, ON

Purpose of Application

The purpose of the application is to sever a parcel of land for the creation of a new lot to sever an existing semi-detached into two lots.

Background:

Official Plan: Established Residential Area

Zoning: Residential One (R1)

Planning Analysis:

Provincial Planning Statement, 2024

The Provincial Policy Statement, 2024, requires that municipalities provide for an appropriate range and mix of housing options to meet projected needs of current and future residents by “permitting and facilitating all types of residential intensification including... development and introduction of new housing options within previously developed areas...” (2.2.1. b) 2.)

The proposed severance would allow for residential intensification within a previously developed area on existing municipal services.

Town of Arnprior Official Plan

The subject property is designated Established Residential Area. The designation permits single-detached dwellings, semi-detached dwellings, and duplex dwellings.

Policies for established residential areas permit new lot creation subject to the following criteria:

- a) "The frontage of the new lot(s) is generally compatible with the average lot frontages on the same side of the street to maximize, to the greatest extent possible, the separation between new and existing dwellings;
- b) The trees and vegetation will be retained and enhanced where possible on the new lots and additional landscaping will be provided to integrate the proposed development with adjacent development and the existing neighbourhood;
- c) New driveways are sited to minimize tree loss;
- d) The width of new driveways are minimized; and,
- e) The orientation and sizing of the new lots do not have a negative impact on significant views and vistas that help define a residential neighbourhood."

The existing lot was previously used for a single detached dwelling. The single- detached dwelling was demolished following a fire and a semi-detached dwelling was built on the subject property as permitted by the Residential One zoning.

The semi-detached dwelling conforms to the minimum lot frontage and setbacks for a semi-detached in the Residential One Zone. The proposed severance would result in a new lot; however, it would have no impact on the compatibility of the neighbourhood as the semi-detached dwelling is existing.

Town of Arnprior Zoning By-law

The subject property is zoned Residential One (R1).

Permitted uses in the Residential One zone include: single-detached dwelling, semi-detached dwelling, duplex dwelling, additional dwelling unit, home business, bed and breakfast establishment, childcare center, and home child care.

Applicable provisions for semi-detached dwellings in the Residential One zone are outlined below:

Provision	Required	Provided
Minimum lot frontage (semi-detached)	16.0 m or 8.0 m if separate lots	18.6 m or 9.3 m if separate lots
Minimum front yard	6.0 m	6.0 m
Minimum interior side yard	1.5 m	1.53 m
Minimum rear yard	6.0 m	6.0 m

The severed and retained lots would have dimensions of 9.3 m x 30.5 m. The proposed severed and retained lot meet applicable provisions for the R1 zone for semi-detached dwellings.

Planning Evaluation of Consent Application B1/25

Concern:	Yes	No
Appropriateness of Consent Process:		
More than one or two lots being created		X
New municipal road will be required		X
Further severances intended		X
Past consent or subdivision applications have been processed for this site (1988 – subdivision)	X	
Consent activity in area has been reviewed	X	
Conformity with Policy and Land Use Controls:		
“Consistent With” matters of Provincial Interest	X	
Conforms to the Official Plan and any adjacent development (OP Designation <u>Established Residential Area</u>)	X	
Complies with existing or proposed Zoning By-law (Zoning Residential One)	X	
If it does not comply, is a rezoning is required?	N/A	
If it does not comply, is a minor variance is required?	N/A	
Evaluation of Site and Surrounding Area:		
Site is suitable for proposed use	X	
Road access is adequate	X	
Dimensions and shape of lot are appropriate	X	
Consideration given to natural resources and flood control	X	
Utilities and municipal services adequate	X	
School sites adequate	X	
Any land proposed for public purposes? If yes, extent: cash-in-lieu of parkland		X
Consideration given to physical layout as it relates to energy conservation		N/A
Long Term Impact of Approval (Cumulative Effect of Many Consents):		

Concern:	Yes	No
Affect on municipal servicing costs (additional roads, snow plowing, garbage collections) and local rates of taxation		X
Negative influence on how surrounding land can or cannot be used (create remnant parcels of inappropriate size for future use)		X
Affect on safety and efficiency of road systems		X
Affect on future use of area's natural resources (will resources be available for use now and in the future)		X
Affect attractiveness of landscape (can it be enhanced with site planning, landscaping, buffers, etc.)		X
Are conditions required?		
Parkland Dedication: cash-in-lieu of parkland	X	
Road Widening		X
Drainage Plan		X
Site Plan		X
Other: Survey plan	X	

Previous/Concurrent Applications:

None

Comments:

Peter Shum, 5 Smolkin Street, Arnprior – received by email April 23, 2025

"I received a Notice of Public Hearing for April 30, 2025 on a severance application of 8 Gardner Street. I likely will be unavailable to attend but I would like to submit to you my opposition to the proposed severance. The proposed duplexes at 8 Gardner Street are inconsistent with the single family homes environment of our three streets (Smolkin, Gardner and Maple) in this neighbourhood."



Recommended Conditions:

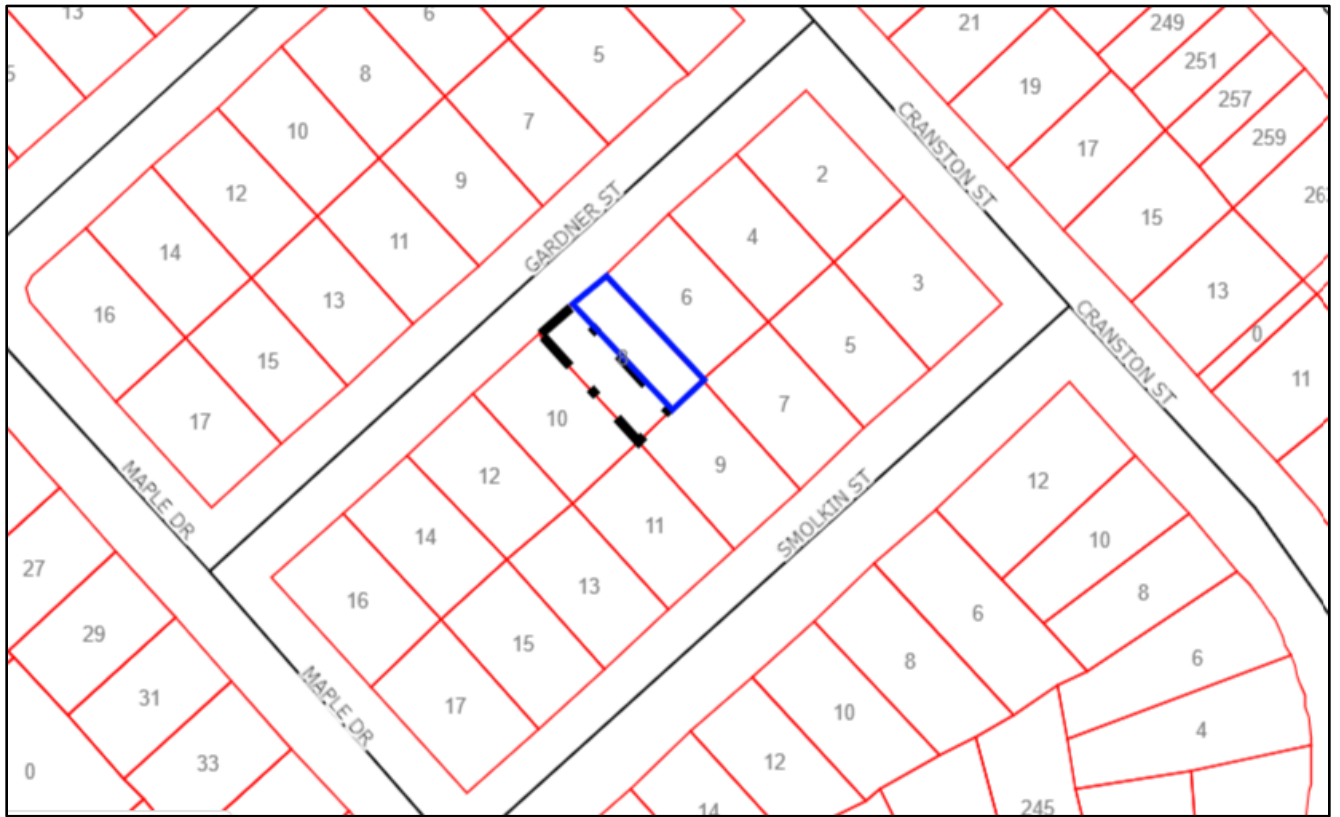
1. That the value of 5% of the severed lands be conveyed to the Town of Arnprior as cash-in-lieu of parkland in accordance with by-law 7531-24, as amended.
2. That a registered Plan of Survey in conformity with the site plan depicting the severed lands be supplied to the Secretary-Treasurer of the Committee of Adjustment.

Attachments:

1. Key Plan
2. B1/25 Notice of Public Hearing
3. Official Plan and Zoning Maps
4. Plan of survey showing the proposed consent

1. Key Plan:

-  Proposed lands to be severed
-  Proposed lands to be retained



2. B1/25 Notice of Public Hearing



Committee of Adjustment for the Town of Arnprior

File No. B1/25

Notice of Public Hearing
Application for Consent

In The Matter of Section 53, Chapter P.13 of the Planning Act, R.S.O. 1990; and
In The Matter of an application for consent, with respect to the following:

Location of Property: 8 Gardner St., legally described as Plan 553 Lot 9, Arnprior, ON

Purpose and Effect of Consent Application:

The purpose of the application is to sever a parcel of land for the creation of a new lot (severed lands) to sever an existing semi-detached into two lots.

Take notice that the consent application will be heard by the Committee of Adjustment for the Town of Arnprior on **Wednesday, April 30th, 2025 at 7:00 p.m.** in Council Chambers at Town Hall, 105 Elgin Street West, Arnprior, ON.

A key plan is attached. Additional information and materials regarding this application are available for inspection during regular office hours at Town Hall, 105 Elgin Street West, Arnprior.

You are entitled to attend this Public Hearing in person to express your views about the application or you may be represented by Counsel for this purpose. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment at the address below. If you do not attend the hearing, it may proceed in your absence.

If a person or public body has the ability to appeal the decision of Corporation of the Town of Arnprior in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Corporation of the Town of Arnprior before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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Dated this 1st day of April 2025.

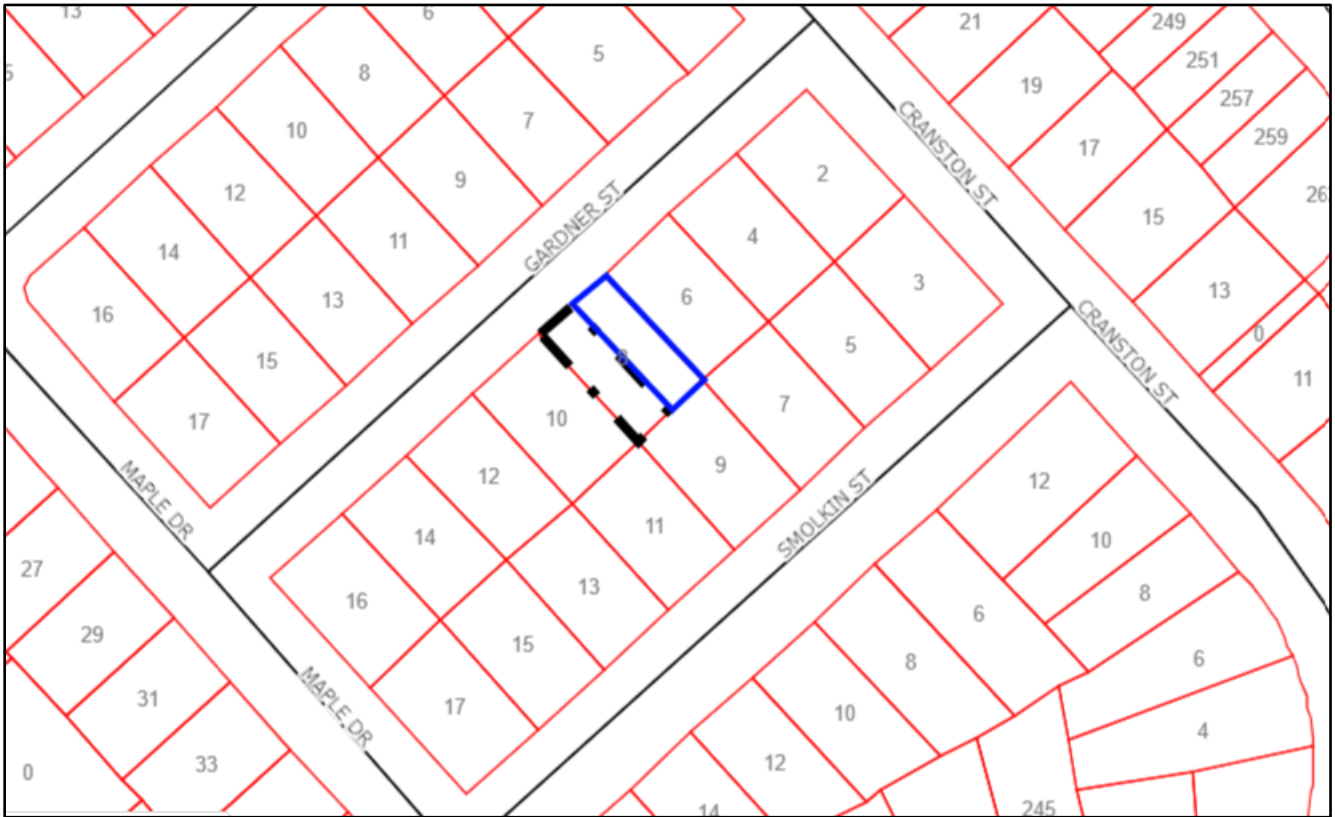
Alix Jolicoeur

Secretary-Treasurer, Committee of Adjustment
(613)-623-4231 or planning@arnprior.ca
Town of Arnprior
105 Elgin Street West
Arnprior, ON K7S 0A8

Key Plan:

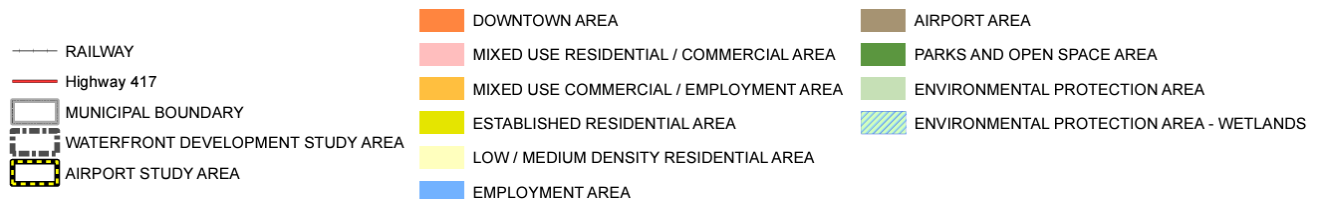
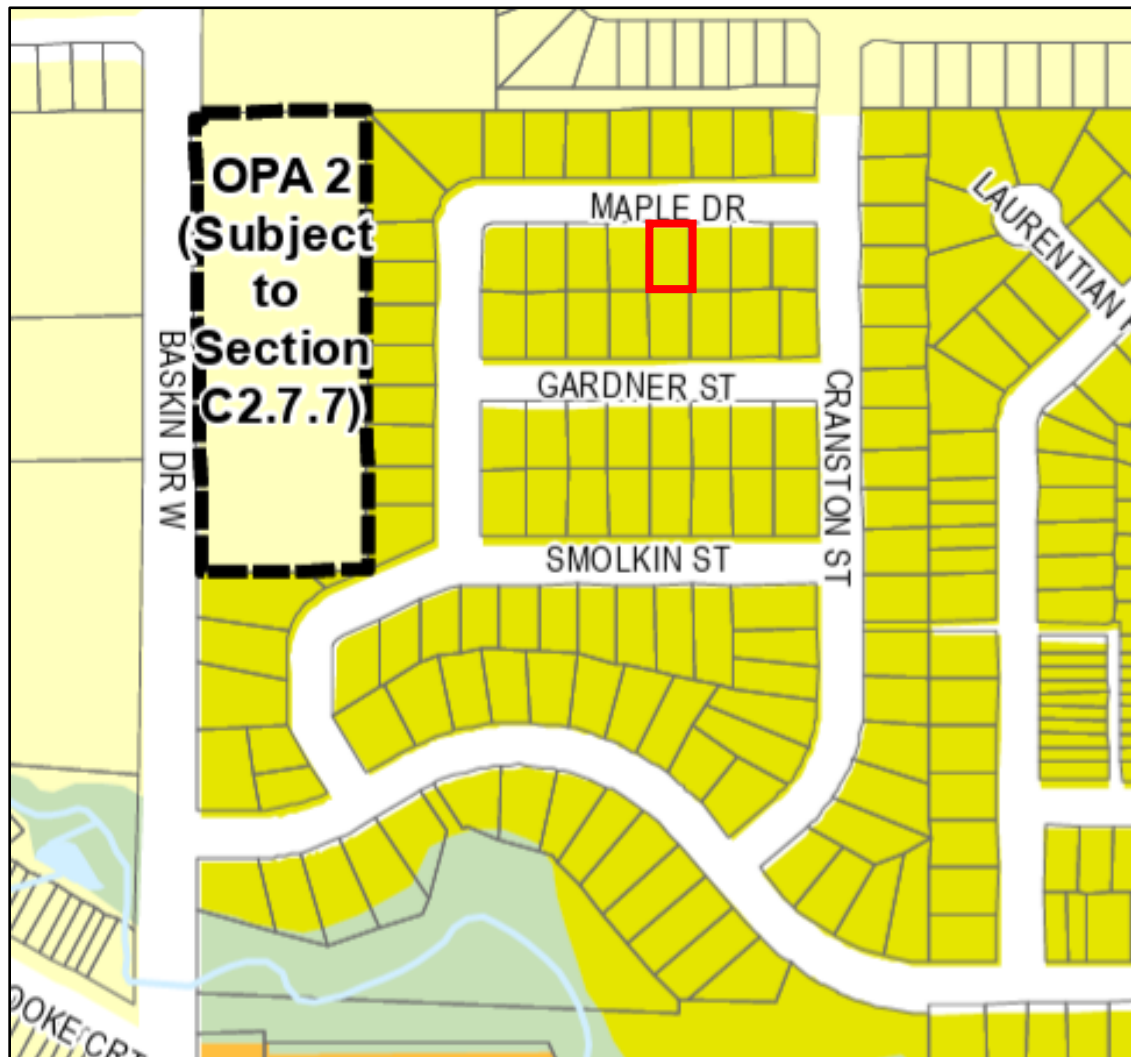
 Proposed lands to be severed

 Proposed lands to be retained



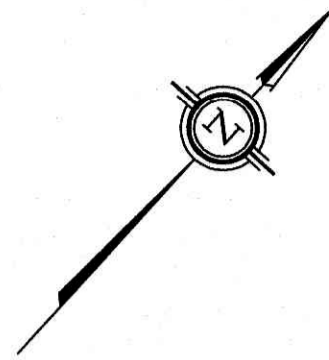
3. Official Plan and Zoning Maps

Official Plan Schedule A section showing the Official Plan designation of the subject and surrounding properties. The subject property is outlined in red.



[illegible]

4. Plan of survey showing the proposed consent



Notes & Legend

□	"	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
Mess.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	"	Registered Plan 553
(P2)	"	(857) Plan dated March 22, 1989
(P3)	"	(857) Plan dated June 15, 1989 (Lot 9)
(P4)	"	(857) Plan dated November 11, 1989
(P5)	"	(857) Plan dated June 15, 1989 (Lots 6 and 7)
(P6)	"	(AOG) Plan dated July 12, 2024
Fdn.	"	Foundation
BF	"	Board Fence
RWB	"	Retaining Wall - Concrete Block
RWT	"	Retaining Wall - Timber
C/L	"	Centreline
EFN	"	East Face Noted
SFN	"	South Face Noted
⌵	"	Gate

SCHEDULE

PART	LOT	PLAN	PIN
1	ALL OF 9	553	ALL OF 57323-0038
2			

PLAN OF SURVEY OF

LOT 9 REGISTERED PLAN 553 TOWN OF ARNPRIOR COUNTY OF RENFREW

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150



The intended plot size of the plan is 762 mm in width by 457 mm in height when plotted at a scale of 1:150.

Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
- The survey was completed on the 4th day of March, 2025.

MMM DD YYYY
Date

T. Hartwick
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-97746

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999885.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on points A and B, shown hereon, having a bearing of N47°40'00"E and are referred to the Central Meridian of MTM Zone 9 NAD-83 (CSRS) (2010).

For bearing comparisons, a rotation of 0°01'00" counter-clockwise was applied to bearings on plans P1, P2, P3 and P4.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations and are referred to the Central Meridian of MTM Zone 9 NAD-83 (CSRS) (2010).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

Point A Northing 5032030.32 Easting 314926.14
Point B Northing 5032132.62 Easting 315038.44

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



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