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The land affected by this application is described as Lot 69, Plan 410 (220 Bay Street East)".

Secretary/Treasurer stated that the Public Hearing Notice was circulated in accordance with the *Planning Act*. The Notice was provided to the Owners Agent and was posted on the subject property.

Comments were received from the following:

Grey County Planning and Development Dept. – second floor addition is outside of the hazard land designation and will not decrease the 30 metre setback from Georgian Bay; no concerns;

Grey Sauble Conservation Authority – property is within the 100 year flood line of Georgian Bay; proposed additions are generally located outside the estimated hazard area; a permit is required prior to construction and/or site alterations on the subject property; generally have no concerns;

TOTBM Engineering Dept. – as there are two entrances, one entrance is to be removed as the lot doesn't meet the required minimum frontage of 45 metres, or the owner needs to obtain an entrance permit;

TOTBM Planning Dept. – recommends approval.

Glen Sibbett, Agent for the Owner, was in attendance.

It was noted that the elevation at the upper level of the break wall is above the 100 year floodline.

With regard to the Town's Engineering & Public Works comments pertaining to the two entrances, Mr. Sibbett will speak to the Owner and have this rectified.

Bryan Pearce, Town Planner, gave a brief review of the proposal.

No other members of the public were in attendance to speak either in favour of or in opposition to the application. Chairman Waind then closed the Public Hearing portion of the Meeting.

Moved by: David Morgan
TO adopt Planning Staff Report #PL.14.42".

Seconded by: Bill Remus
Carried.

Moved by: David Morgan
DECISION:

Seconded by: Bill Remus

"THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A06-2014 in order to permit the construction of a maximum 39.8 square metre (428 square foot) foot print area two-storey addition to the existing two-storey single detached residential dwelling (increasing the total floor area of the dwelling from 230 square metres to 300.6 square metres) to be located a minimum distance of 1.20 metres from the westerly interior side lot line on the subject property.

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CONDITION(S):

1. That the proposed additions to the existing single detached residential dwelling be constructed substantially in accordance with the drawings date stamped received by the Town on March 24, 2014, as further attached to Planning Staff Report PL.14.42.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance, as noted in the Planning Staff Report PL.14.42". Carried.

D. Correspondence: none

E. New and Unfinished Business:

1. Reminder of the upcoming 2014 OACA Conference (May 25th- 28th inclus) – Blue Mountain Resorts.
2. Bryan Pearce, Town Planner, noted that as of April 30, 2014 the Province will be releasing a new Provincial Policy Statement (PPS).

F. Next Meeting Date: May 15, 2014

G. Adjournment

Moved by: David Morgan Seconded by: Bill Remus
THAT this Committee of Adjustment meeting now be adjourned. Carried.