



Minutes

Committee of Adjustment

Meeting Date: August 17, 2016
Meeting Time: 4:00 pm
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury
Prepared by Lori Carscadden – COA Secretary/Treasurer

A. Call to Order

Chairman Waind called the meeting to Order with the following members in attendance, being David Morgan and Bill Remus, as was Secretary/Treasurer Lori Carscadden who read aloud the Fire Evacuation Notice. Town Planner Denise Whaley was absent from the meeting.

Approval of Agenda: Moved by: David Morgan Seconded by: Bill Remus
"THAT the Agenda of August 17, 2016 be approved". Carried

Declaration of Pecuniary Interest: none

B. Adoption of Previous Minutes

Moved by: Bill Remus Seconded by: David Morgan
"THAT the Minutes of July 20, 2016, be adopted". Carried

C. Public Meeting – 4:00 p.m.

C.1 Application No: A14-2016
 Owner/Applicant: Alison & Derek Brodie
 Location: Lot 10, Plan 778
 Civic Address: 128 Teskey Drive

Chairman Waind read aloud the applications purpose and effect of the variance which would be to place a 60 square metre (646 square foot) garage in the front yard on the lot. Zoning By-law 83-40 does not permit accessory structures in a front yard, except in very limited circumstances, for example, for shoreline properties. The applicant has applied for zoning relief through this minor variance application, for the location of the garage.

If this application is approved, it will permit a garage in a front yard, with a front yard setback of approximately 10.36m (34ft), where section 5.2 (iii) does not allow accessory uses, buildings or structures to be built closer to the street than the main building. The main building, a house, is setback approximately 56.38m (184.97ft) from the front lot line.

The Secretary/Treasurer stated that the Public Hearing Notice was circulated in accordance with the *Planning Act* by pre-paid first class mail. The Notice was provided to the Owner/Applicant to be posted on the subject lands.

Comments were received from the following:

Grey County Planning Department – the proposal appears to be within the “Significant Woodlands” area and comments should be received from the Grey Sauble Conservation Authority (GSCA); provided positive comments are received from the GSCA the County would have no further concerns;

Grey Sauble Conservation Authority – the proposal is not regulated under Ontario Regulation 151/06 and as such a permit is not required; no objection provided that the existing drainage patterns on the subject lands be maintained;

Lands and Resources (Historic Saugeen Metis) – no objection

Daniel Dosen on behalf of his father John Dosen – 130 Teskey Drive – no objections

TOTBM Community Services – no comments

TOTBM Infrastructure and Public Works – no comments

E-mail from TOTBM Roads Department – requested clarification that the garage would not need a separate driveway as properties are only allowed one driveway; therefore the garage doors would need to face towards the East. Confirmation from Alison & Derek Brodie, Owners/Applicants, it was stated that the garage would only have one access to the street through their existing driveway.

TOTBM Planning Department – this proposal is considered minor in nature and desirable for the development and use of the lands as it will allow the additional storage needed and the reuse of an existing structure; the proposal meets the four tests of the Planning Act and Town staff would recommend support of the application.

It was questioned as to how far back from the road to the property line the garage would be with Derek Brodie, the Owner/Applicant, replying that the measurement would be 10.36 metres (34 feet) being well within the R3 Zone requirement of 7.5 metres (24.6 feet).

As there were no other persons in attendance to speak in favour of or in opposition to the variance, Chairman Waind closed the Public Hearing portion of the meeting.

Motion to adopt the Planning Staff Report #PDS.16.110

Moved by: David Morgan

Seconded by: Bill Remus

Carried.

Motion:

Moved by: David Morgan

Seconded by: Bill Remus

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A14-2016 to allow a garage in the front yard.

CONDITIONS:

1. That the development be constructed in a manner substantially in accordance with the attached drawings.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance of s.45. (1) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS.16.110”. Carried

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

D. Correspondence – none

E. New and Unfinished Business

E.1 Upcoming OACA Seminar on September 23, 2016 in Orangeville – The only Committee member who will attend is Chairperson Robert B. Waind.

F. Next Meeting Date – September 21, 2016

G. Adjournment

Moved by: Bill Remus

THAT this Committee of Adjustment meeting now be adjourned. Carried.