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STAFF REPORT: Planning & Building Services Department



REPORT TO: Committee of the Whole
MEETING DATE: February 03, 2014
REPORT NO.: PL.14.01
SUBJECT: Committee of Adjustment 2013 Annual Report
PREPARED BY: Lori Carscadden, Secretary-Treasurer, Committee of Adjustment

A. Recommendations

THAT Council receive Report No. PL.14.01, "Committee of Adjustment 2013 Annual Report" for information purposes.

B. Background

1. Since the Committee of Adjustment was established in September 2004, the Committee has received 204 minor variance applications, 9 of which were withdrawn prior to proceeding to a Hearing.
2. The current Committee was appointed by Council in 2011 for a term commiserate with the term of Council with the following members:

David Morgan
 Robert B. Waind
 Bill Remus

At present, Robert B. Waind is Chairperson for the Committee. This position rotates on an annual basis, if the Committee so desires.

3. Committee support is provided by Bryan Pearce, MCIP, RPP, Planner and Lori Carscadden, Secretary-Treasurer.
4. As Council is likely aware, minor variance applications are circulated internally and externally and when comments and/or recommended conditions are received they are forwarded to the Committee for their consideration.
5. Town Planning comments and recommendations are provided to the Committee on each application by Planning Services.

6. The following table is a breakdown of the total number of minor variance applications received and the status from 2008 and 2013.

| Year | # of Appns | Granted | Denied | Withdrawn | Comments |
|------|------------|--------------------------------------|------------------------------------|-----------|--|
| 2008 | 17 | 16 | 0 | 2 | Large % of the applications were for relief of either the front, side or rear yards. A few had issues with lot coverage, a condition of consent and one height request for a garage. NOTE: 2 of the 17 applications were appealed to the Board. In one instance the Bd. Ruled in favour of the applicant and the second instance the applicant chose not to proceed with the application. |
| 2009 | 17 | 16 | 0 | 1 | Large % of the applications were for relief of either the front, side or rear yards. A few had issues with lot coverage. |
| 2010 | 11 | 11 | 0 | 0 | Large % of the applications were for relief of either the front, side or rear yards. A few had issues with lot coverage. One application was for a variance to a fence. |
| 2011 | 19 | 16 (-1=15) See commen ts | 2 (+1=3) see commen ts | 1 | Large % of the applications were for relief of either the front, side or rear yards. A few had issues with lot coverage. One application was granted by the Committee but the Town appealed it to the OMB which in turn was in favour of the Town. Therefore, only 15 were granted & 3 denied. |
| 2012 | 21 | 20 | 0 | 1 | Large % of the applications were for relief of either the front, side or rear yards. A few had issues with lot coverage. One application was appealed to the OMB which was granted by the Board. |
| 2013 | 21 | 17 | 1 | 1 | Large % of the applications were for relief of either the front, side or rear yards. A few had issues with lot coverage. |

7. Application revenues collected from 2008 to 2013 as well as the related Member Compensation are reflected below:

| Year | Revenue | Costs | Member Expenses (memberships, travel, meals, accomdn., conferences/workshops) |
|------|-------------|-------------------------------|--|
| 2008 | \$12,300.00 | \$1,935.00 | \$5,721.97 |
| 2009 | \$14,600.00 | \$2,415.00 | \$2,926.00 |
| 2010 | \$11,700.00 | \$8,694.00 (Budget \$9,850) | \$5,163.00 (budget \$4,250) |
| 2011 | \$15,488.00 | \$15,820.00 (Budget \$17,365) | \$3,601.00 (budget \$4,250) |
| 2012 | \$17,869.00 | \$16,703.00 (Budget \$17,410) | \$4,047.00 (budget \$4,250) |
| 2013 | \$19,785.00 | \$15,700 (Budget \$17,375) | \$4,229.00 |

NOTES: (i) A portion of Town staff salaries and benefits were allocated for the first time in 2010.

(ii) 2013 Expenditures are unaudited.

8. Committee member Robert B. Waind currently sits on the "*Board of Directors of the Ontario Association of Committees of Adjustment & Consent Authorities OACA*".
9. The Towns' Committee of Adjustment had the opportunity to participate in the OACA Conference, May 26th-29th, inclusive in Richmond Hill wherein all three Committee members, and Town Planner Bryan Pearce, attended.

The OACA Seminar was held on September 20th at the Horseshoe Valley Resort, however no members of the Committee or Town staff were in attendance.

It should be noted that OACA membership and Conference and Seminar fees for Robert Waind are covered through the Association.

10. The 2014 OACA Conference is being hosted by The Town of The Blue Mountains at the Blue Mountains Conference Centre, from May 25th-28th, inclusive. Some Town Planning Staff will be involved in assisting and attending this Conference during this period of time.

C. The Blue Mountains' Strategic Plan

- #4 *Supporting the development of social and recreational programs to meet the broad range of needs in the community.*
- #6 *Providing a strong, well managed municipal government.*

D. Environmental Impacts

N/A

E. Budget Impact

Staff are satisfied that the revenues collected address the direct and indirect costs of the Committee.

F. Attachments

N/A

Respectfully submitted,

David Finbow
Director, Planning & Building Services