

STAFF REPORT: Planning & Building Services Department



REPORT TO: Planning & Building Committee
DATE: June 6, 2011
REPORT NO.: PL.11.50
SUBJECT: Committee of Adjustment Decision -
Minor Variance Application No. A08-
2011 (Lot 46, Plan 1127 – Alta Plan of
Subdivision)
PREPARED BY: Bryan Pearce,
Planner I

A. Recommendations

THAT Council receive Planning Staff Report PL.11.50, “Committee of Adjustment Decision - Minor Variance Application No. A08-2011 (Lot 46, Plan 1127 – Alta Plan of Subdivision)”; and, that Council provide direction on an appeal of said decision.

B. Background

The purpose of this Report is to update Council on a decision of the Committee of Adjustment related to Minor Variance Application No. A08-2011, Lot 46, Plan 1127, Alta Plan of Subdivision, wherein the Committee granted said application and to seek direction from Council on an appeal of said decision.

The Committee of Adjustment Hearing was held on May 19, 2011 with the last date of appeal being June 8, 2011. The nature of the application was to develop an adjacent vacant lot for recreational purposes (swimming pool). Planning staff provided a planning opinion indicating that said minor variance application did not meet the 4 tests identified in the Planning Act for said application to be considered appropriate.

Attached to this Report is the Decision of the Committee of Adjustment, the Planning Staff Report that was submitted to the Committee of Adjustment for their consideration, and all public and agency comments received on the application.

Direction is sought from Council on their desire to appeal the subject decision.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report PL.11.50 is consistent and supports the following Strategic Plans Goals:

"1. Managing growth to ensure the ongoing health and prosperity of the community"

"5. Ensuring long-term financial sustainability"

"6. Providing a strong, well managed municipal government"

D. Environmental Impacts

The proposed development does not appear to generate any significant environmental impacts that can be regulated by the Town.

E. Financial Impact

The appeal fee to the Ontario Municipal Board is \$125.00. Costs associated with staff time, Planner and the Town's solicitor, would be approximately \$2,000.00 - \$3,000.00.

F. Attached

1. Decision of the Committee of Adjustment on Minor Variance Application No. A08-2011
2. Planning Staff Report PL.11.43 to Committee of Adjustment
3. Comments Received on Minor Variance Application No. A08-2011

Respectfully submitted,

Bryan Pearce, HBA, CPT
Planner I
32 Mill Street, PO Box 310
Thornbury, ON NOH 2PO
Phone: 519-599-3131 ext.269
Fax: 519-599-3018
bpearce@thebluemountains.ca

David Finbow
Director of Planning & Building Services Department
32 Mill Street, PO Box 310
Thornbury, ON NOH 2PO
Phone: 519-599-3131 ext.246
Fax: 519-599-6032
dfinbow@thebluemountains.ca



Town of The Blue Mountains

Box 310, 26 Bridge Street E., Thornbury, ON N0H 2P0

Tel: (519) 599-3131 • Fax: (519) 599-7723
info@thebluemountains.ca • www.thebluemountains.ca

May 20, 2011

Tina Passero
191 Pine Valley Dr.
VAUGHAN, ON L4L 2W5

Dear Ms. Passero:

**Re: Minor Variance #A08/2011
Lot 46, Plan 1127
Alta Road
Town of The Blue Mountains**

Please find attached a copy of the Committee of Adjustment's Decision pertaining to the above minor variance.

You will note that the last day for appeal is **4:30 pm** on **June 08, 2011.**

Should you have any questions or concerns, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in cursive script that reads "Lori Carscadden".

Lori Carscadden
Secretary/Treasurer
Committee of Adjustment

encl.

cc TOTBM Building & By-law Dept.)
TOTBM Engineering Dept.)
County Planning Dept.) via e-mail

Carolyn Lipton – resident

The Blue Mountains will be a progressive four season community, building on its agricultural and recreational features, offering a healthy and supportive lifestyle to a diverse range of residents, businesses and visitors.



Committee of Adjustment

**NOTICE OF RIGHT TO APPEAL
ON MINOR VARIANCE DECISION**

Planning Act, R.S.O. 1990, c.P. 13, Sec. 45, S.S. (10) and (12)

Town of The Blue Mountains Committee of Adjustment

RE, an application by

Tina Passero

TAKE NOTICE that the enclosed is a certified copy of the decision of the above mentioned committee in the matter of an application pursuant to *The Planning Act, R.S.O. 1990*.

THE LAST DATE FOR FILING AN APPEAL IS JUNE 8, 2011 BY 4:30 PM.

THE DECISION OF THE COMMITTEE MAY BE APPEALED to the Ontario Municipal Board by serving personally on or sending by registered mail to the **Secretary-Treasurer** of the Committee a prescribed **Appellant Form** setting out the objection to the decision and the reasons in support of the objection accompanied by a **CERTIFIED CHEQUE OR MONEY ORDER**, made payable to the Minister of Finance, of the fee prescribed by the Ontario Municipal Board under the Ontario Municipal Board Act as payable on an appeal from a Committee of Adjustment to the Board.

AMOUNT OF FEE payable on appeal is **\$125.00**, made payable to the Minister of Finance. Each related variance appeal is \$25.00.

ON AN APPEAL to the Ontario Municipal Board, except where all appeals are withdrawn, a hearing will be held of which notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee and to such other persons and in such manner as the Ontario Municipal Board may determine.

IF NO NOTICE OF APPEAL IS GIVEN within twenty days of granting of the decision, the decision of the Committee is final and binding, and the Secretary-Treasurer is required to notify the Applicant and to file a certified copy of the decision with the Clerk of the Municipality.

**TOWN OF THE BLUE MOUNTAINS
COMMITTEE OF ADJUSTMENT
DECISION**



In the matter of application for Minor Variance File No. **A08-2011** to consider a variance to the former Township of Collingwood Zoning By-law, being By-law No. 83-40, as amended

DATE OF HEARING: May 19, 2011
OWNER/APPLICANT: Tina Passero
AGENT: Andrew Pascuzzo, D.C. Slade Consultants Inc.
PROPERTY LOCATION: Lot 46, Plan 1127

PURPOSE OF APPLICATION:

The purpose of this variance is to consider a request by the applicant to construct an in-ground pool with associated pool cabana on the vacant subject property. It should be noted that the owner/applicant also has deeded title of Lot 47, Plan 1127 (175 Alta Road) with an existing residence on the lands. The proposed accessory use in-ground pool with associated pool cabana would be built without the main building (the single detached dwelling) on the subject property.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, or in the case of a change in a use of property which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of Section 45(2) of the *Planning Act*, **CONCUR** in the following decision and reason(s) for decision

DECISION:

THAT the Committee of Adjustment GRANT Minor Variance Application No. A08-2011 in order to permit the construction of a maximum 37.0 square metre surface area in-ground pool with associated 9.0 square metre foot print area single storey pool cabana, to be located a minimum distance of 37.8 metres from the front lot line (43.3 metres for the associated pool cabana), 6.3 metres from the westerly interior lot line (2.4 metres for the associated pool cabana), 8.1 metres from the easterly interior lot line (16.2 metres for the associated pool cabana), and 9.7 metres from the rear lot line (8.2 metres for the associated pool cabana) on the subject property.

CONDITIONS AND REASONS FOR DECISION:

See Attached Schedule "A"

Handwritten signature of Robert B. Waind in blue ink.

Robert B. Waind
- Chairperson -

Handwritten signature of Bill Remus in black ink.

Bill Remus

David Morgan

Date of Decision: May 19, 2011

*** THE LAST DATE FOR FILING AN APPEAL TO THE DECISION IS JUNE 8, 2011 ***

CERTIFICATION

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Lori Carscadden, Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Handwritten signature of Lori Carscadden in black ink.

Signature of Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment
26 Bridge Street East, Thornbury, Ont., N0H 2P0

Dated: May 20, 2011

**TOWN OF THE BLUE MOUNTAINS
COMMITTEE OF ADJUSTMENT
DECISION**



- SCHEDULE A -

CONDITIONS:

1. THAT appropriate screening at the rear at least eight evergreens at least five feet in height, it being understood that the applicant intends to construct a new home within five years.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance, contrary to the Planning Staff Report PL.11.43.

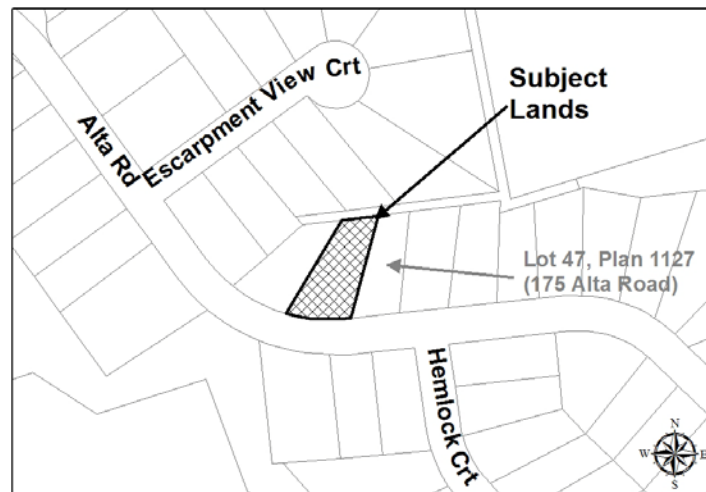
ground pool with associated 9.0 square metre foot print area single storey pool cabana, as they are of the opinion that there is not enough room to build a pool in the backyard of the existing house at/on 175 Alta Road, as it is occupied by a deck, patio, hot tub, outdoor fireplace, setbacks, and landscaped privacy screening.

The Owner is Tina Passero, who has authorized Andrew Pascuzzo of D.C. Slade Consultants Inc to act on his behalf on this planning application.

The surrounding uses include:

- To the north is Block 68 of the subdivision, followed by existing developed residential lots fronting onto Escarpment View Court within the subdivision;
- To the south is the road allowance of Alta Road, followed by existing developed residential lots fronting onto Alta Road and Hemlock Court within the subdivision;
- To the east is existing developed residential lot, also owned by the owner/applicant; and
- To the west is existing developed residential lots within the subdivision.

B3. Location



B4. Planning Comments

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act* and be consistent with the Provincial Policy Statement (PPS-2005). Within the Town of The Blue Mountains they must also make decisions that conform to the County of Grey Official Plan and Town of The Blue Mountains Official Plan; and make decisions that represent good land use planning.

Provincial Interest – Legislation, Policy, Guidelines

This proposal supports Section 1.1.3 of the PPS which states that “*settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted*”, as the subject lands are within the Craigleith Urban Area, a designated settlement area within the Town.

County of Grey Official Plan

All development must conform to the purposes and policies of the County of Grey Official Plan.

The subject lands are designated as Escarpment Recreation Area within the County of Grey Official Plan. Section 2.5.2(2) states that “*Local Official Plans and/or Secondary Plans shall provide detailed land use policies and development criteria in these areas that are not in conflict with the provisions of the Niagara Escarpment Plan*”; and Planning Staff note that the applicable provisions of the Town’s Official Plan, noted later in this Report, do not conflict with the Niagara Escarpment Plan (NEP).

Therefore it is Planning Staff’s opinion that the proposal does not conflict with the County Official Plan.

Four Tests for Minor Variance

As set out in Section 45 of the *Planning Act*, the Committee of Adjustment may authorize a minor variance from the provisions of a Zoning By-law where, in their opinion an application meets the four tests as set out in said Section.

General Intent and Purpose of the Official Plan is Maintained

The subject lands are designated Residential Infilling (RI) within the Town of The Blue Mountains Official Plan. The purpose of the Residential Infilling designation is to recognize existing residential plans of subdivision which have been registered and other existing residential areas which have been substantially developed.

Section 4.12 states that all buildings and structures erected shall be in general harmony with existing dwellings. Planning Staff note that the proponent wishes to construct an in-ground pool and associated pool cabana first, and then secondly construct a house on the subject lands. It is Planning Staff’s opinion that this proposal is not in keeping with the general harmony within the plan of subdivision being that a single detached dwelling is to be the primary use of the lot, not the proposal of in-ground pool and associated pool cabana which would serve as a secondary use to the adjacent lot to the east, also owned by the proponent.

The general development policies under Section 3 of the Official Plan address accessory uses under Section 3.5, as detailed as follows:

- (1) Uses which are naturally and normally incidental to, subordinate to or exclusively devoted to a principle use shall generally be permitted as accessory uses in conjunction with that primary use. For residential purposes, such uses may generally include a garage, storage shed, swimming pool, tennis court, deck, boat house, and similar uses.*

(2) Accessory buildings and structures shall generally be restricted to the rear or side yard of a lot and should be limited in size, where appropriate, so that they clearly appear secondary to the primary use...

It is Planning Staff's opinion that the variance requested is not consistent with the general intent and purpose of Section 3.5 as the primary and principal use of the registered residential lot shall be the dwelling prior to the establishment of accessory use of the proposed in-ground pool and associated cabana. It may visually appear to be in the side yard of the existing dwelling located on 175 Alta Road (adjacent lot to the east), the proponent's residence, but this is a separate lot of record.

General Intent and Purpose of the Zoning By-law is Maintained

The subject lands are zoned Residential Third Density Exception 111 (R3-111) within the Township of Collingwood Zoning By-law 83-40. Permitted uses within the Residential Third Density Exception 111 (R3-111) Zone include a single detached dwelling, home occupation, as well as uses, buildings and structures accessory to the dwelling. Exception 111 provisions require greater setbacks – with a minimum interior side yard setback of 4 metres on one side and a minimum front yard setback of 9 metres.

Section 5.2 of the Zoning By-law contains provisions for accessory uses with it being noted that Section 5.2(x) requires that accessory uses not be constructed prior to the main building (the single detached dwelling). The intent of this provision is to require a lot to have a main use, as permitted in the zone category prior to establishing an accessory use to that main use.

In this instance, the proponent also owns the abutting registered residential lot to the east under separated deeded title with an existing residence. It is the intent of the plan of subdivision that each lot be developed with a main use being a single detached dwelling; and that accessory uses can be developed in conjunction with the main use or thereafter. As further demonstrated from Official Plan policies, the accessory uses shall generally be limited to the side or rear yards of the main use to ensure the limited prominence of the accessory use, as further demonstrated under Section 5.2(ii), (iii) and (iv) of the Zoning By-law with respect to setbacks from lot lines and the street.

Therefore, it is Planning Staff's opinion that the requested variance does not maintain the general and intent and purpose of the Zoning By-law.

Minor in Nature

It is Planning Staff's opinion that the requested variance is not minor in nature. The general intent is for a registered residential lot to have a main and principal use being a dwelling. The subject property would still have the ability to develop a sizable dwelling in front of the development proposal, but in the issue is that the prominence of the use and it would be the main and principal use since no dwelling is proposed at this time.

Desirable for the Appropriate Development or Use of the Land

As noted previously in this Report, it is Planning Staff's opinion that the proposal is not consistent with the policy direction of the Official Plan and is not in keeping with the neighbouring lands, being residential dwellings. Given this, it is Planning Staff's opinion that the proposal is not desirable or appropriate development or use of the land.

B5. Additional Comments

Based on the site visit conducted on the May 12, 2011, the placard was posted as required under the *Planning Act*.

Upon the site visit, Planning Staff noted that the proponent's associated deck projecting off of the west face of the dwelling on Lot 47 is over the westerly interior lot line and impacting the subject lands. This is not consistent with the Town Permit approved drawings and Planning Staff has made the Town's Chief Building Official aware of the matter.

In rendering a decision on this application, the Committee should review comments from the applicable Agencies, Town Departments and/or the Public as this report is not intended to capture these comments.

C. Conclusion

Based on the foregoing, it is the opinion of Planning Staff that the relief to permit an accessory use in-ground pool and associated pool cabana to be built prior to the main use/building does not maintain the general intent and purpose of the Official Plan or Zoning By-law, is not minor in nature and is not desirable development and use of the subject lands.

D. Attachment(s)

1. Site Plan, submitted to the Town on April 21, 2011

Respectfully submitted,

Bryan Pearce, HBA, CPT
Planner I
26 Bridge Street, PO Box 310
Thornbury, ON NOH 2PO
Phone: 519-599-3131 ext.269
Fax: 519-599-3018
bpearce@thebluemountains.ca

David Finbow
Director of Planning and Building Services Department
26 Bridge Street, PO Box 310
Thornbury, ON NOH 2PO
Phone: 519-599-3131 ext.246
Fax: 519-599-6032
dfinbow@thebluemountains.ca



**CORPORATION OF THE COUNTY OF GREY
PLANNING & DEVELOPMENT DEPARTMENT**

Randy Scherzer, Director
595 9th Avenue East
Owen Sound ON N4K 3E3

(519) 376-2205
1-800-567-GREY
Fax: (519) 376-7970
randy.scherzer@grey.ca

RECEIVED

MAY 13 2011

May 13, 2011

Mrs. Lori Carscadden, Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
26 Bridge Street
THORNBURY, Ontario N0H 2P0

TOWN OF THE BLUE MOUNTAINS
PLANNING & BUILDING SERVICES
PER _____

FAKED
13 05 11

**Re: Minor Variance Application A08.2011
Lot 46, Plan 1127
Town of The Blue Mountains (Geographic Township of Collingwood)
Owner: Tina Passero
Agent: Andrew Pascuzzo, D.C. Slade Consultants**

Dear Mrs. Carscadden:

We have had the opportunity to review the above-noted minor variance application in relation to the County of Grey Official Plan (OP) and offer the following comments.

The purpose of the subject variance is to consider a request by the applicant to construct an in-ground pool with associated pool cabana on the vacant subject property. It should be noted that the owner/applicant also has deeded title of Lot 47, Plan 1127 (175 Alta Road) with an existing residence on the lands. The proposed accessory use in-ground pool with associated pool cabana would be built without the main building (the single detached dwelling) on the subject property.

The effect of this variance is to permit the construction of a maximum 37 m² surface area in-ground pool with associated 9.0 m² foot print area single storey pool cabana, to be located a minimum distance of 37.8 metres from the front lot line (43.3 m for the associated pool cabana), 6.3 m from the westerly interior lot line (2.4 m for the associated pool cabana), and 9.7 m from the rear lot line (8.2 m for the associated pool cabana). It should be noted that the lands are zone residential Third Density Exception 111 (R3-111) in the geographic Township of Collingwood Zoning By-law No. 83-40; and that section 5.2 (x) of the By-law requires that accessory uses shall not be constructed prior to the main building (the single detached dwelling).

Under Schedule 'A' of the OP the subject properties are designated as 'Escarpment Recreation Area'. In Section 2.5.2 (2) of the OP it states that, 'Local Official plans and/or Secondary Plans shall provide details land use policies and development criteria in these areas that are not in conflict with the provisions of the Niagara Escarpment Plan.'

There is an identified Area of Natural and Scientific Interest (ANSI), the Blue Mountain Slopes, adjacent to the property. Section 2.8.5 (4) of the OP allows for development and site alteration on these lands and their adjacent lands (50 metres), provided it is demonstrated by an

Town of The Blue Mountains
A08.2011 Passero
Page 2

acceptable Environmental Impact Study (EIS), prepared by a qualified individual, that there will be no negative impacts on the natural features or on the ecological function for which the area is identified. In this regard, the proposed development appears to be outside this area

Of a general planning nature County planning staff do not support applications that allow for an accessory use prior to a primary use. In this case it has been indicated in the application that a proposed dwelling (primary use) will be constructed at a later date, after the construction of the pool and cabana (accessory use). The County would be able to support the application if the building permit for the house was issued. It has also been indicated in the application that the pool and cabana will be associated with the neighbouring property, if the applicants do not wish to get a building permit for the proposed house, then they could merge the lots on title so that the pool and cabana would be accessory to the existing dwelling on the neighbouring lot.

Should the applicant not wish to merge the lots or obtain a building permit for the proposed dwelling, County planning staff are of the opinion that this proposal would be more appropriately dealt with through a zoning by-law amendment application. A new use, which is not previously contemplated by the Zoning By-law, as the primary function on a property, should be achieved through a zoning amendment.

Should Committee grant the Minor Variance application it should be granted conditional upon the two lots merging on title or the issuance of a building permit for the dwelling. Alternatively, a zoning by-law amendment application should be submitted, if the intent is to keep the two lots separate.

The County requests notice of any decision rendered with respect to this file.

Should you require additional information, please do not hesitate to contact me.

Yours truly,
THE COUNTY OF GREY



Sarah Morrison, Hons. BA, MCIP, RPP
Planner



237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6
Telephone 519.376.3076 Fax 519.371.0437 Email admin@greysauble.on.ca
www.greysauble.on.ca

May 17, 2011

Ms. Lori Carscadden, Secretary-Treasurer, Committee of Adjustment
The Town of The Blue Mountains
26 Bridge St, Box 310
Thornbury ON
N0H 2P0

Dear Ms. Carscadden:

RE: Application for Minor Variance A08-2011
Applicant: Albert and Tina Passero
Part Lots 24 Concession 4; 177 Alta Road
Town of the Blue Mountains, formerly Collingwood Township
Our File: P9788

The Grey Sauble Conservation Authority (GSCA) has reviewed this application in accordance with our mandate and policies for natural hazards, for natural heritage issues as per our Memorandum of Agreement with your municipality and relative to our policies for the implementation of Ontario Regulation 151/06. We generally have no objection to the application.

Site Description

The property is located within the Alta Subdivision and is currently a vacant lot. The property has been landscaped in conjunction with the adjacent dwelling on lot 47. Soils on the site consist of silty clay and sediment can migrate off site during rainfall events. The property generally slopes towards a drainage/service corridor at the rear of the property. This corridor becomes a defined watercourse at the rear of lot 50. Wildlife noted in the vicinity included a family of wild turkeys crossing Alta Road.

GSCA Regulations

The subject property is not currently regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

Provincial Policy Statement

3.1 Natural Hazards

No natural hazards were identified on the property. There is a drainage/service corridor at the rear of the property leading to a watercourse and eventually Georgian Bay.

Member of



1 of 2

Watershed Municipalities

Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands,
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains



Ms. Lori Carscadden, Secretary-Treasurer, Committee of Adjustment
Application for Minor Variance (A08-2011)
177 Alta Road, Lot 24, Concession 4, Town of the Blue Mtns. (Collingwood Township)
May 17, 2011
Our File No. P9788

2.1 Natural Heritage

No significant natural heritage features were noted on the property. However, The Blue Mountain Slopes Life Science Area of Natural and Scientific Interest(ANSI) is located across the street and the proposal the subject lot appears to be within the 50 metre adjacent lands of this feature. It is not anticipated that the ANSI features would be impacted negatively by the proposal.

Recommendations

As noted above, we have no objection to the proposed minor variance application. We recommend that silt fencing be put in place while construction is being undertaken until such time as vegetation is re-established on the site. This will aid in reducing sediment laden runoff being directed to the watercourse noted above.

If any questions should arise, please contact our office.

Regards,



Andrew Sorensen
Environmental Planning Coordinator

cc Michael Martin, Authority Director, Town of the Blue Mtns.
Andrew Pascuzzo, D.C. Slade Consultants

**Historic Saugeen Metis:
Lands and Resources Department**
204 High Street
P.O. Box 1492
Southampton Ontario
N0H 2L0
Phone: 519-483-4001 Fax 519-483-4002
Email: saugeenmetisadmin@bmts.com

Fax

To:	The Corporation of the Town of The Blue Mountains	From:	Historic Saugeen Metis (LRCC)
Fax:	(519) 599-3018	Pages:	1
Phone:	(519) 599-3131	Date:	10 May 2011
Re:	File# A08-2011	CC:	

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**

HSM Lands and Resources Dept. has no further interest in this project unless there are any archaeological activities or discoveries that may occur during development of this project. If there are HSM would request to be notified promptly.

Thank you for the information.

Audrey Erin Holden
Lands and Resources Consultation Coordinator
Historic Saugeen Metis
204 High Street
Southampton, Ontario, N0H 2L0
Direct Line (519) 483-4001
Fax (519) 483-4002
Email saugeenmetisadmin@bmts.com

This fax was received by GFI FAXmaker fax server. For more information, visit: <http://www.gfi.com>

Notice of Hearing

MEETING DATE: May 19, 2011

DATE CIRCULATED: May 11, 2011

PLANNING APPLICATI	AUTHOR	Date Review	COMMENTS	EPW COMMENTS
A08-2011				
Tina Passero	Reg Russwurm	May 13 2011	The lands be joined into one lot? Understand impact on assessment and reduction in taxation potential of proposal. This is not in consistent with single family per lot subdivision character	The lands joined into one lot? Understand impact on assessment and reduction in taxation potential of proposal. This is not in consistent with single family per lot subdivision character.
	Jim McCannell	May 13 2011	not available for comment	
	John Caswell		Does not support OP	
	Jeff Fletcher	May 12 2011	Pool and cabana does not receive weekly waste collection, does not clasify as a serviceable unit.	

Lori Carscadden

From: Lori Carscadden
Sent: May 17, 2011 3:37 PM
To: 'Carolyn Lipton'
Subject: RE: TIME SENSITIVE - COMMENTS for Hearing May 19, 2011. Application A08-2011

Thank you Carolyn. Your comments/concerns will be heard before the Committee of Adjustment at the Public Hearing on May 19th.
Lori

RECEIVED
MAY 17 2011
TOWN OF THE BLUE MOUNTAINS
PLANNING & BUILDING SERVICES
PER _____

From: Carolyn Lipton [mailto:carolyn.lipton@rogers.com]
Sent: May 17, 2011 3:34 PM
To: Lori Carscadden
Cc: 'Marc Lipton'
Subject: TIME SENSITIVE - COMMENTS for Hearing May 19, 2011. Application A08-2011

Dean Ms. Carscadden,

Thank you for speaking with me today. My name is Carolyn Lipton and my husband, Marc, and I are the property owners of _____

I am writing with regard to application No. A08-2011 for variance to By-law No. 83-40. The applicant has requested permission to construct an in ground pool and Cabana on the vacant subject property. The proposed accessory use in ground pool and cabana would be built on the subject property without a main building (single detached dwelling) on the subject property. The owner also has deeded title of Lot 47, Plan 1127 (175 Alta Road) with an existing residence on the lands.

I support the application and have no objections as s long as: (i) there is no change in the permitted use of the subject property as residential
: And (ii) a group/wall of evergreen trees are planted on the north end of the subject property to shield neighboring properties _____ from a sight line of the pool and Cabana to ensure current enjoyment of my property is maintained and not dlminished.

I note that there is similar tree planting on the south end of my own property.

Please contact me at _____ if you have any questions. I understand the hearing is tomorrow evening.

Thank you in advance for your consideration.

Best Regards,

Carolyn Lipton