

is to consider a request by the applicant to construct an attached garage to the existing single detached dwelling, exceeding maximum lot coverage requirements, within the front yard on the subject property. The existing attached garage would be converted into additional living space for the dwelling.

The effect of this variance is to permit a maximum 57 square metre attached garage to the existing single detached dwelling to be located a minimum distance of 15.0 metres from the front lot line. The existing structures with associated decks has a lot coverage of 12.1% and with the proposed attached garage, lot coverage would total 14.7% on the subject property. It should be noted that Schedule 'AA' to the Township of Collingwood Zoning By-Law 83-40, requires that maximum lot coverage, in the Rural Residential (RUR) Zone, be 10%.

Secretary/Treasurer stated that the Public Notice was circulated and posted in accordance with the Planning Act. Comments were received from the following:
Grey County Planning Dept. – buildings and structures are not generally permitted in the Hazard Lands designation in the County Official Plan however it appears that the proposal is outside that boundary; comments from the GSCA would be of assistance.

Grey Sauble Conservation Authority – no objection however a permit will be required from their office as the proposed garage is within a regulated area.

TOTBM Director of Building & By-law – when Building Permit No. 2006-435 was issued it did not reflect the exterior decks that are evident through the minor variance application and therefore requests that a condition be attached to the Committee's decision that the applicant apply for and obtain the necessary permits for these decks and carry out any and all remedial work to the decks in order for them to comply with the Ontario Building Code.

TOTBM Planning Staff – no objection.

Mr. Remus asked if the proposal is on a cistern system and not a well, with Shawn Postma replying that it is on a cistern system only.

Applicants Deena Dolan and Doug Findlay were in attendance. Ms. Dolan stated that the existing garage is the size of a single car garage and not big enough to accommodate their growing family. She stated that the extra room would be used mainly as storage space as she has a home based magazine business and stores approx. 25,000 magazines at one given time. The home does have a basement but the extra space is still required. A 2 metre separation distance between the garage and garden shed would still be maintained but if it creates a problem the garden shed could be removed. They have spoken to their neighbours to the west in regard to the visual impact and in their opinion they appear to be satisfied provided that it is not closer to the road which would then block their view to the east. Mr. Findlay also spoke to Rob Anderson at Lora Bay Developments and he

had no concerns with the application.

No other members of the public were in attendance to speak either in favour or in opposition to the application.

Chairman Remus read aloud the Decision and Reasons thereof.

Moved by: Bob Waind

Seconded by: Shiela Metras

THAT the Committee of Adjustment GRANT Minor Variance Application No. A15-2008 in order to permit a maximum 57 square metre attached garage to the existing single detached dwelling to be located a minimum distance of 15.0 metres from the front lot line, permitting a maximum lot coverage of 14.7% on the subject property.

CONDITIONS:

1. That approval from the Grey-Bruce Health Unit is required to ensure that the increased lot coverage will not adversely affect the septic sewage disposal and/or water supply on the subject property; and
2. That the applicant apply for and obtain the necessary permits for the constructed decks and carry out any and all remedial work to said decks in order for same to comply with the Ontario Building Code (OBC, 2006), to the satisfaction of the Town;

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.08.105. Carried.

- 2. A16-2008 – Slopeside Development, Part Lot 19, 108 Craigmere Crescent**
- Chairman Remus called the meeting to Order and read aloud the Application No., legal description and the applicants name.

The Secretary/Treasurer read aloud the purpose and effect of the variance which is to consider a request by the applicant to address a condition of Consent on Application B20-2007. The consent application proposed to sever a 1,200 square metre vacant residential parcel while retaining a 1,241 square metre vacant residential parcel. A variance is required to recognize the severed parcel as being deficient of the lot frontage requirement of the Residential (R3) Zone.

The effect of this variance is to establish a new minimum lot frontage of 18.5 metres for the severed parcel. It should be noted that Schedule 'AA' to the

Township of Collingwood Zoning By-Law 83-40, requires a minimum lot frontage of 21 metres for a corner lot in the Residential (R3) Zone.

Secretary/Treasurer stated that the Public Notice was circulated and posted in accordance with the Planning Act. Comments were received from the following:
Grey County Planning Dept. – Section 2.8.4 of the County Official plan states that it is necessary to address the need of an Environment Impact Study (EIS) to determine if the Special Policy Area (shallow overburden with karst topography) does exist. Comments should also be received from the County Transportation and Public Safety (TAPS) Department prior to making a decision; the application is premature until the requires of Section 2.8.4 are addressed.
County of Grey Transportation and Public Safety Dept. (TAPS) – no objection;
TOTBM Director of Building & By-law – no comments;
TOTBM Planning Dept. – no objection.

Mr. Waind asked whether or not the one foot reserve ever got dedicated to the County as the sketch appears that the 17 feet has not been removed? Shawn Postma replied that Lot 9 in the legal description does include Part 18 of 16R-157 on the survey.

Mr. Waind stated that years ago the County was diligent in getting 17 foot parcels of this type but did not force it as it was assumed that it would eventually come to them anyway. It would appear that this 17 foot parcel was missed. It could be a condition of the Committee's decision that should the County want it then they could acquire it at this time.

Clinton Stredwick, D.C. Slade Consultants, was in attendance on behalf of the applicant. Mr. Stredwick stated that the County of Grey has had two opportunities to claim the 17 foot parcel, one at the consent process and the second through circulation of this minor variance application and neither time did they ask to acquire it. Mr. Stredwick further indicated that the application is asking for relief from the front yard setback and nothing else.

Discussion continued regarding the 1 foot reserve being a condition of the consent, being (Craigmore Crescent and Grey County Road 19). It would appear that the 17 feet road widening has been surveyed on surrounding property as well. If the 17 feet is removed does the lot meet the requirements of the Zoning By-law with Mr. Postma stating that it still would.

Mr. Stredwick again stressed the point that the application was only dealing with relief from the lot frontage requirement and reminded the Committee that the County has had ample opportunity, through two separate circulations, to ask for the 17 foot parcel.

No other members of the public were in attendance to speak either in favour or in opposition to the application.

The Committee's decision was to grant the minor variance for relief of the front yard setback and to add a second condition of consent pertaining to the 17 foot parcel that the County may/may not wish to acquire.

Moved by: R.B. Waind

Seconded by: Shiela Metras

THAT the Committee of Adjustment GRANT Minor Variance Application No. A16-2008 in order to establish a new minimum lot frontage of 18.5 metres for the severed parcel on the subject property.

CONDITIONS:

1. That an Environmental Impact Study be completed to the satisfaction of the County of Grey and the Town of The Blue Mountains.
2. That a 17 foot parcel of land being Part 18 on Plan 16R-157 be deeded to the County of Grey for road widening purposes if requested by the County of Grey.

REASONS FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance, as noted in the Planning Staff Report PL.08.106.

D. Correspondence: nil

E. New & Unfinished Business:

1. Secretary/Treasurer updated the Committee on the upcoming OACA Seminar on Friday, Sept.26/08. It was noted that 121 people had registered to-date with an overwhelming response to Leo Longo, David Finbow and Ron Emo's Workshops.
2. Bob Waind will provide a welcome from the TOTBM Committee of Adjustment as well as from Mayor Anderson.

G. Next Meeting Date – October 16, 2008

H. Adjournment:

Moved by: R.B. Waind

Seconded by: Shiela Metras

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