

The effect of this variance is to permit a maximum 422 square metre single detached dwelling with an associated rotunda with a maximum height of 10.9 metres on the subject property. It should be noted that the lands are zoned Residential (R3-160) in the former Township of Collingwood Zoning By-law No. 83-40 and that Schedule 'AA' and Section 5.7(c) to the Township of Collingwood Zoning By-Law 83-40, requires that the maximum height in the Residential (R3-160) Zone, shall be 2 ½ storeys (up to 9.5 metres). The Zoning By-law measures height from the average finished grade at the front elevation to a point midway between the eaves and the ridge.

1. The land affected by this application is described as Lot 5, Plan 16M-6; (Timber Leif Ridge)

Secretary/Treasurer stated that the Public Notice was circulated in accordance with the Planning Act. The Notice was provided to the applicant's agent to post on the subject property.

Comments were received from the following:

Grey County Planning Dept. – should the variance be approved, it be subject to the applicant providing a drainage plan that is satisfactory to the Corporation of the County of Grey. Comments should also be received from the County of Grey Transportation Dept. (TAPS) as it was felt that the application was in close proximity to Grey Road 40. Provided positive comments are received from TAPS then the County Planning Dept. would have no further concerns.

*NOTE: the Secretary/Treasurer noted to the Committee that the Grey County Transportation Dept. (TAPS) was not circulated as they did not fall within the 60 metre required distance of the Planning Act. Also, it was not felt that the County was close enough to circulate under the 'courtesy' provision sometimes given when a property is within a very close proximity.

The Committee members did not feel that it would have been necessary to circulate the TAPS Dept., in this instance.

Grey Sauble Conservation Authority – no objection to the proposed height; a permit is required under Ontario Regulation 151/06 prior to construction; the 15 metre hazard zone must be retained as per the subdivision agreement; the tree line does not appear to be accurately reflected on the site plan and the silt fence should be placed along the 15 m. setback or hazard line.

Ron & Elizabeth Kimber, Lot 6, 113 Timber Leif Ridge – no objection

Randy W. Elliott - The Residences, Georgian Bay Estates Limited – supports the minor variance;

TOTBM Engineering & Public Works – no comments

TOTBM Planning Dept. – no objection subject to the condition noted in planning staff report #PL.09.89.

Chair Metras then opened the meeting up to the public.

Lloyd Hunt, Architect and agent for the applicant, was in attendance. In speaking towards the drainage concerns of the Grey Sauble Conservation Authority, he indicated that revised drawings have now been submitted to the GSCA with the filter fence being outside of the drainage plan thus allowing for a 15 metre setback at the rear yard. This would move the house 1.5 metres closer to the street for more clearance at the back of the property, maintaining the 15 metre required setback from the hazard line, which would actually now be 19 metres. In moving the house closer to the street, it would have no impact on the front yard setback. Mr. Hunt provided a larger scaled drawing of the site plan and indicated the allowable front yard setback as being 7.5 metres.

Christine & Mike Rukavina, Lot 4, Timber Leif Ridge, were in attendance. Ms. Rukavina asked if the proposed house would still be within the building envelope, both front and back, and it was noted that it would.

Mr. Hunt indicated that the developers covenant has a more strict front yard setback of 12.2 metres.

No other members of the public were in attendance to speak either in favour or in opposition to the application. Chair Metras then closed the public portion of the meeting.

Moved by: Robert Waind

Seconded by: Bill Remus

THAT Planning Staff Report No. PL.09.89 be received.

Carried.

Moved by: Robert Waind

Seconded by: Bill Remus

THAT the Committee of Adjustment GRANT Minor Variance Application No. A11-2009 in order to permit a maximum 317 square metre single detached dwelling with an associated rotunda with a maximum height of 10.0 metres on the subject property.

CONDITIONS:

1. That the maximum 317 square metre single detached dwelling with an associated rotunda with a maximum height of 10.0 metres be constructed substantially in accordance with the revised drawings submitted on July 8, 2009 with Minor Variance Application No. A11-2009, with the proposed dwelling permitted to shift closer to the front lot line from the 16.3 metre front yard setback to 14.8 metres.

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.09.89.

Carried.

A12-2009 – Connie Craddock, Lot 27, Plan 389, 197 Cameron Street - Chair Metras called the meeting to Order. Secretary/Treasurer read aloud the applications purpose and effect of the variance which is to construct a sunroom/guest room addition to the existing dwelling to be located within the interior side yard setback on the subject property.

The effect of this variance is to permit a maximum 27.0 square metre sunroom/guest room addition to the existing dwelling to be located a minimum of 1.3 metres from the western interior side lot line. It should be noted that the lands are zoned Residential (R3) in the former Township of Collingwood Zoning By-law No. 83-40 and that Schedule 'AA' of the By-law requires a minimum interior side yard setback of 2.0 metres for the main building.

The land affected by this application is described as Lot 27, Plan 389; (197 Cameron Street).

Secretary/Treasurer stated that the Public Notice was circulated in accordance with the Planning Act. The Notice was provided to the applicant's agent to post on the subject property.

Comments were received from the following:

Grey/Bruce Health Unit – no objection to the intent however require confirmation that the proposed addition meets minimum clearances from the sewage system treatment unit & distribution piping in OBC Table(s) 8.2.1.6.A and 8.2.1.6.B, respectively, must be determined.

Grey County Planning Dept. – provided positive comments are received from the Grey Sauble Conservation Authority they would have no concerns;

Grey Sauble Conservation Authority – no objection subject to the applicant obtaining a permit under Ontario Regulation 151/06.

TOTBM Planning Dept. – no objection subject to the condition noted in the planning staff report #PL.09.90.

Jo Redman, agent for the applicant was in attendance. She noted that since the property dips away quickly at the rear of the property and the applicant did not want to interfere with the look at the front of the house it left them with few other options to put the proposed small sunroom. She further noted that neighbours on both sides are supportive of the variance.

No other members of the public were in attendance to speak either in favour or in opposition to the application. Chair Metras then closed the public portion of the meeting.

Moved by: Robert Waind

Seconded by: Bill Remus

THAT Planning Staff Report No. PL.09.90 be received.

Carried.

Moved by: Robert Waind

Seconded by: Bill Remus

THAT the Committee of Adjustment GRANT Minor Variance Application No. A12-2009 in order to permit a maximum 27.0 square metre sunroom/guest room addition to the existing dwelling to be located a minimum of 1.3 metres from the western interior side lot line on the subject property.

CONDITIONS:

1. That the maximum 27.0 square metre sunroom/guest room addition be constructed substantially in accordance with the drawings submitted on June 26, 2009 with Minor Variance Application No. A12-2009.

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.09.90. Carried.

D. Correspondence: none

E. New & Unfinished Business: none

F. Next Meeting Date – August 20, 2009

G. Adjournment:

Moved by: Robert Waind

Seconded by: Bill Remus

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