



The effect of this variance is to permit a maximum 31.0 square metre one-storey attached garage to be located a minimum distance of 2.74 metres from the northern interior side lot line. It should be noted that the lands are zoned Estate Residential Exception 63 (ER-63) 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 5.0 metres for the main building.

The land affected by this application is described as Lot 29, Plan 1045; and 1/34 Interest in Block 35, Plan 1045; (125 Arrowhead Crescent).

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.* – Section 2.8.4 of the County Official Plan identifies the subject lands as being in the Special Policy Areas on Appendix A and therefore it would be necessary to address the need of an Environmental Impact Study (EIS). The application is premature until Section 2.8.4 is addressed.

*Grey Sauble Conservation Authority* – no objection;

*TOTBM Engineering & Public Works* – no comments

*TOTBM Planning Dept.* – recommends approval.

There was some discussion regarding whether or not the subject lands had been created under a building envelope, however once municipal services were provided it would then cause the building envelope requirement to be lifted and leave the property under the zoning regulations. Bryan Pearce indicated that there was an amending zoning by-law in the late 1980's, zoning by-law number would have to be confirmed. Therefore, the zoning by-law would have removed the building envelope restrictions. Also, it was thought that since there was already an existing dwelling there would have to have been karst topography testing done to allow for the dwelling at that time.

Bryan Pearce stated that it is the County's mapping that identifies karst topography. He further noted that he spoke to the County Planning staff regarding their concern for karst and the County indicated that they would be satisfied to have the EIS as a condition of the Committee's decision.

Chair Metras then opened the meeting up to the public.

Amanda Jalonen, agent for the applicant was in attendance. 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: Shiela Metras

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A09-2009 in order to permit a maximum 31.0 square metre one-storey attached garage to be located a minimum distance of 2.74 metres from the northern interior side lot line on the subject property.

**CONDITIONS:**

1. That an Environmental Impact Study be completed to the satisfaction of the County of Grey.
2. That the maximum 31.0 square metre one-storey attached garage be constructed substantially in accordance with the drawings submitted with Minor Variance Application No. A09-2009:
  - a. Site Plan – Dated: May 21, 2009;
  - b. West (Front) Elevation – May 21, 2009;to the satisfaction and approval of the Town prior to building permit issuance.

**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.09.65”. Carried.

2. **A10-2009 – Doug & Georgina Smith, Lot 58, Plan 950, 119 Martin Grove Road** - Chair Metras called the meeting to Order. Secretary/Treasurer read aloud the applications purpose and effect of the variance which is to consider construct a detached garage, exceeding the maximum accessory use lot coverage requirements on the subject property.

The effect of this variance is to permit a maximum 81.0 square metre detached garage to be located a minimum distance of 3.0 metres from the northern interior side lot line, with a maximum accessory use lot coverage of 5.7% on the subject property. 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 Section 5.2(vi) of the By-law requires that accessory uses shall not exceed 5.0% coverage of the total lot area.

The land affected by this application is described as Lot 58, Plan 950; (119 Martin Grove).

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

Comments were received from the following:

*Grey County Planning Dept.* – provided no habitable space is in the accessory structure, the County would have no concerns;

*Nottawasaga Valley Conservation Authority* – no objection;

*TOTBM Planning Dept.* – recommends approval.

Doug and Georgina Smith, applicants, were in attendance. They indicated that the dwelling was originally built years ago as winter ski accommodation and they are now in a position to move here permanently. As there is no basement in the dwelling there is a need for a garage for more room and storage. They have spoken to their neighbour next door and there are no concerns.

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: Shiela Metras

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A10-2009 in order to permit a maximum 81.0 square metre detached garage to be located a minimum distance of 3.0 metres from the northern interior side lot line, with a maximum accessory use lot coverage of 5.7% on the subject property.

**CONDITIONS:**

1. That the maximum 81.0 square metre detached garage be constructed substantially in accordance with the drawings submitted on May 24, 2009 with Minor Variance Application No. A10-2009, to the satisfaction and approval of the Town prior to building permit issuance.

**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.09.66”. Carried.

**D. Correspondence:** nil

**E. New & Unfinished Business:**

- *Congratulations* to Robert Waind in successfully winning a members seat on the OACA Board!!

F. **Next Meeting Date** – July 16, 2009

G. **Adjournment:**

Moved by: Robert Waind

Seconded by: Shiela Metras

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