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Committee Report

Committee of Adjustment

Report To: Council
Meeting Date: May 29, 2017
Subject: Committee of Adjustment Decision of May 16, 2017
Report Number: PDS.17.49
Prepared by: Lori Carscadden, Secretary/Treasurer, Committee of Adjustment

A. Recommendations

THAT Council receive Committee of Adjustment Staff Report #PDS.17.49 "Committee of Adjustment Decision of May 16, 2017", for information purposes.

B. Public Meetings

On May 16, 2017 the Committee of Adjustment received one Minor Variance application, being:

#1	Application No:	A07-2017
	Owner:	Arlene Dickinson
	Agent:	Lloyd Hunt - Architect
	Legal Description:	North Part of Lot 27, Concession 11
	Civic Address:	827460 Grey Road 40

The applicant requests permission for an enlargement or extension of a non-conforming building under s.45(2)(a)(i) of the Planning Act.

The property owner would like to construct two additions to their house. The additions would be approximately 14 square metres and 9 square metres. The lands are entirely within the Hazard (H) zone and therefore, zoning relief is required in order to permit enlargement or extension to the existing house.

Prior to development, this proposal also requires a permit from the Grey Sauble Conservation Authority, as the lands are in an area Regulated under Conservation Authorities Act (O.Reg 151/06).

The Committee received comments from the following:

County of Grey Planning Department – lands are entirely within the Hazard (h) zone wherein zoning relief is required; permit required from the Grey Sauble Conservation Authority; the two additions are fairly minor in nature and an EIS study may not be required; County Transportation Services have no objection or concerns; provided positive comments are received from the GSCA the County would have no concerns;

Grey Sauble Conservation Authority – entire property is regulated under Ontario Regulation 151/06 & therefore a permit is required from their office prior to the construction of the proposed additions; although the driveway access to the dwelling has had some erosion mapping the two proposed additions will be on the higher portion of the property; it is estimated that the existing dwelling would be considered to be within the regional storm flood line but not subject to frequent flooding; GSCA policies allow for minor additions in this type of scenario; no new negative impacts are anticipated and could support this application provided a permit is acquired;

Lands & Resources Historic Saugeen Metis – no objection;

Infrastructure & Public Works – no comments;

Community Services – no comments

Planning Department – meets the four test of the Planning Act and would recommend approval.

No other concerns or comments were received either verbally or written from the public.

After consideration of all the public, agency and Town staff comments the Committee granted the application. The last day for an appeal(s) on the application is June 05, 2017.

C. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

D. Environmental Impacts – n/a

E. Financial Impact – n/a

F. Attached for each application:

1. Public Notice of Hearing
2. Drawing/Sketch

Respectfully submitted,

Lori Carscadden
Secretary/Treasurer – Committee of Adjustment

Michael Benner
Director of Planning and Development Services

For more information, please contact: committeeofadjustment@thebluemountains.ca

Tax Roll#: 424200001118101



Notice of Public Hearing

Committee of Adjustment

Application for a Minor Variance to the Township of Collingwood Zoning By-law # 83-40

Property Location: 827460 Grey Road 40

**Public Meeting: May 16, 2017 at 3:30 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON**

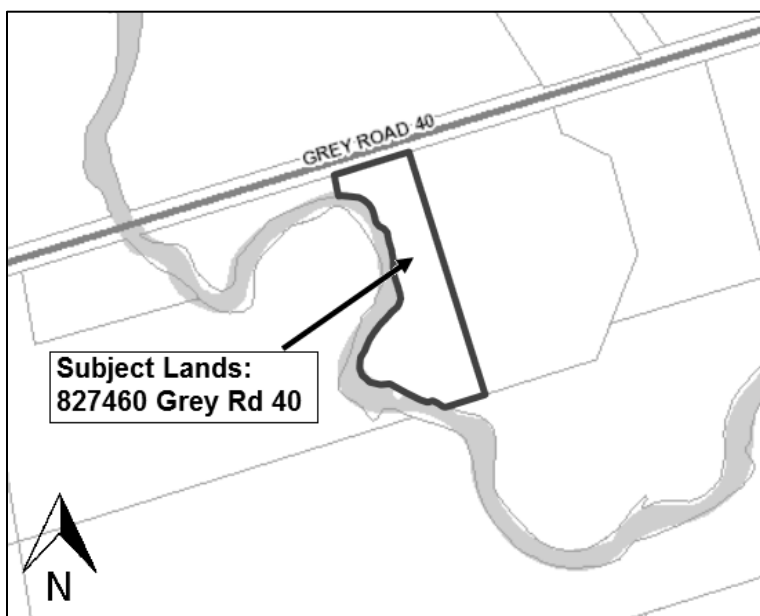
What is being proposed?

This application requests permission of the Committee of Adjustment for enlargement or extension of a non-conforming building under s.45(2)(a)(i) of the Planning Act.

The property owner would like to construct two additions to their house. The additions would be approximately 14 square metres and 9 square metres. The lands are entirely within the Hazard (H) zone and therefore, zoning relief is required in order to permit enlargement or extension to the existing house.

Prior to development, this proposal also requires a permit from the Grey Sauble Conservation Authority, as the lands are in an area Regulated under Conservation Authorities Act (O.Reg 151/06).

The legal description of the lands is Concession 11, North Part of Lot 27, RP16R2992 Parts 2 & 4 (formerly the Township of Collingwood).



What happens at the Public Hearing?

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision making process, so make sure to have your say!

Where do I find more information?

Additional information is available during regular office hours in the Planning Division of the Planning & Development Services Department at Town Hall. You may also request a copy of this notice by contacting:

Lori Carscadden
Secretary-Treasurer,
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: (519) 599-3131 ext.263
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email: lcarscadden@thebluemountains.ca

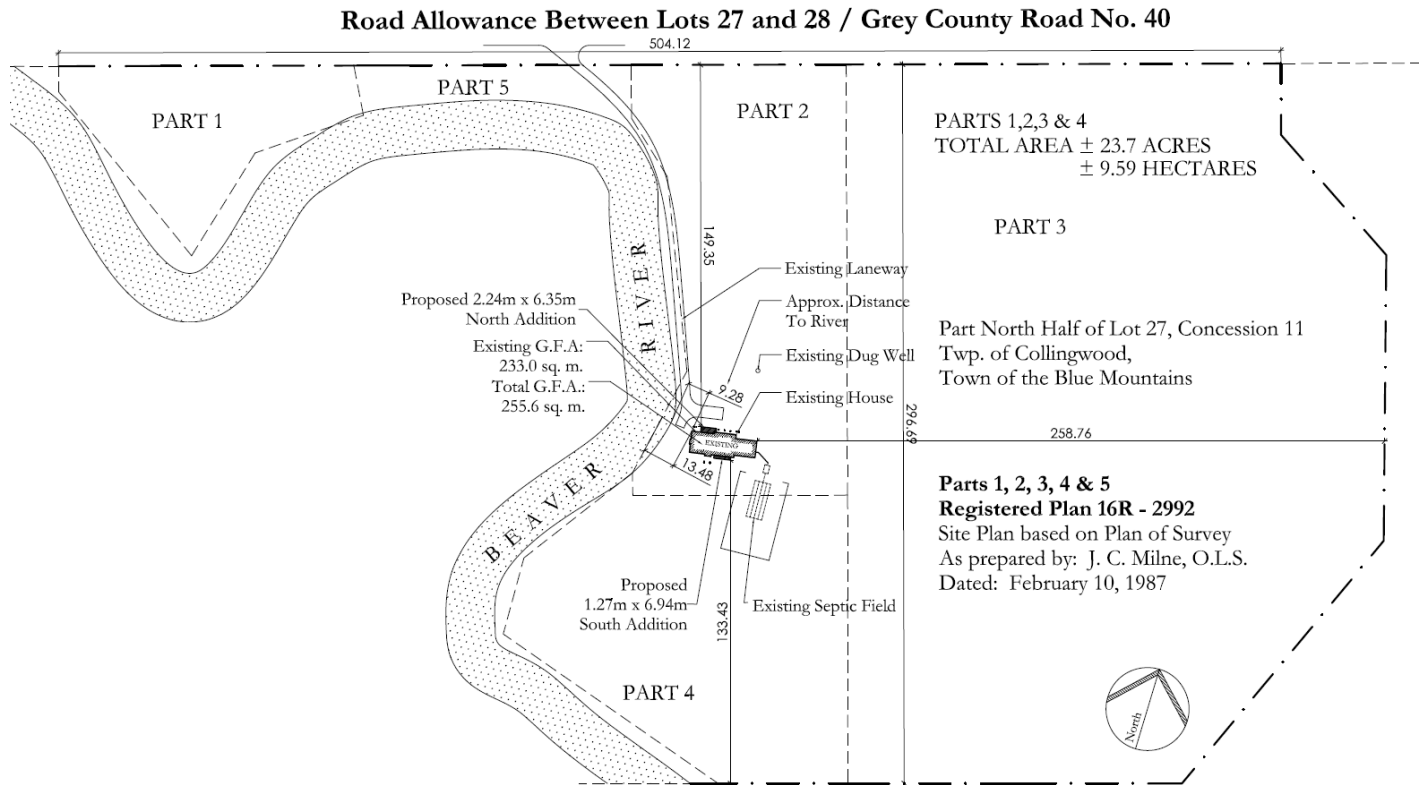
A note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

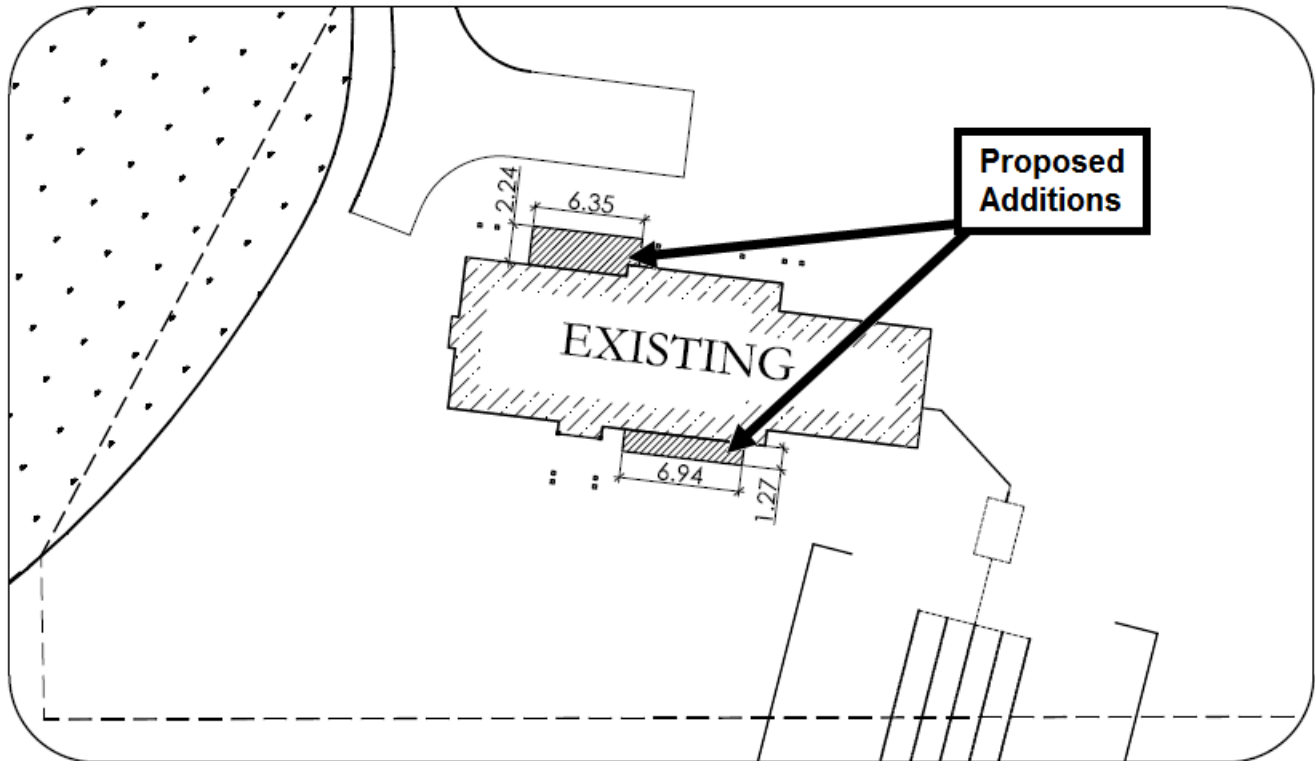
Questions? Ask the Planner!

Denise Whaley, MSc MCIP RPP
Phone: (519) 599-3131 ext. 262 or
Toll Free (888) 258-6867
Email: planningservices@thebluemountains.ca

Excerpt of the Applicant's Site Plan Sketch



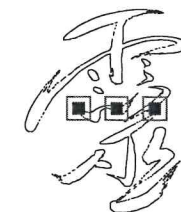
Close up of area of dwelling



Road Allowance Between Lots 27 and 28 / Grey County Road No. 40

RECEIVED
APR 24 2017

TOWN OF THE BLUE MOUNTAINS
PLANNING & DEVELOPMENT SERVICES
PER _____



LLOYD HUNT
architect

705 466 3111
lloyd@lloydhuntarchitect.com
21 Station Street, Glen Huron
Ontario, L0M 1L0, Canada



LICENCE BCDN: 4188 PRACTICE BCDN: 2773

THE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE OF THE DRAWINGS IS PROHIBITED. REPORT ANY DISCOVERY OF ERROR OR DISCREPANCY TO THE ARCHITECT. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTOR. USE ONLY THE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

SCALE: 1:2000

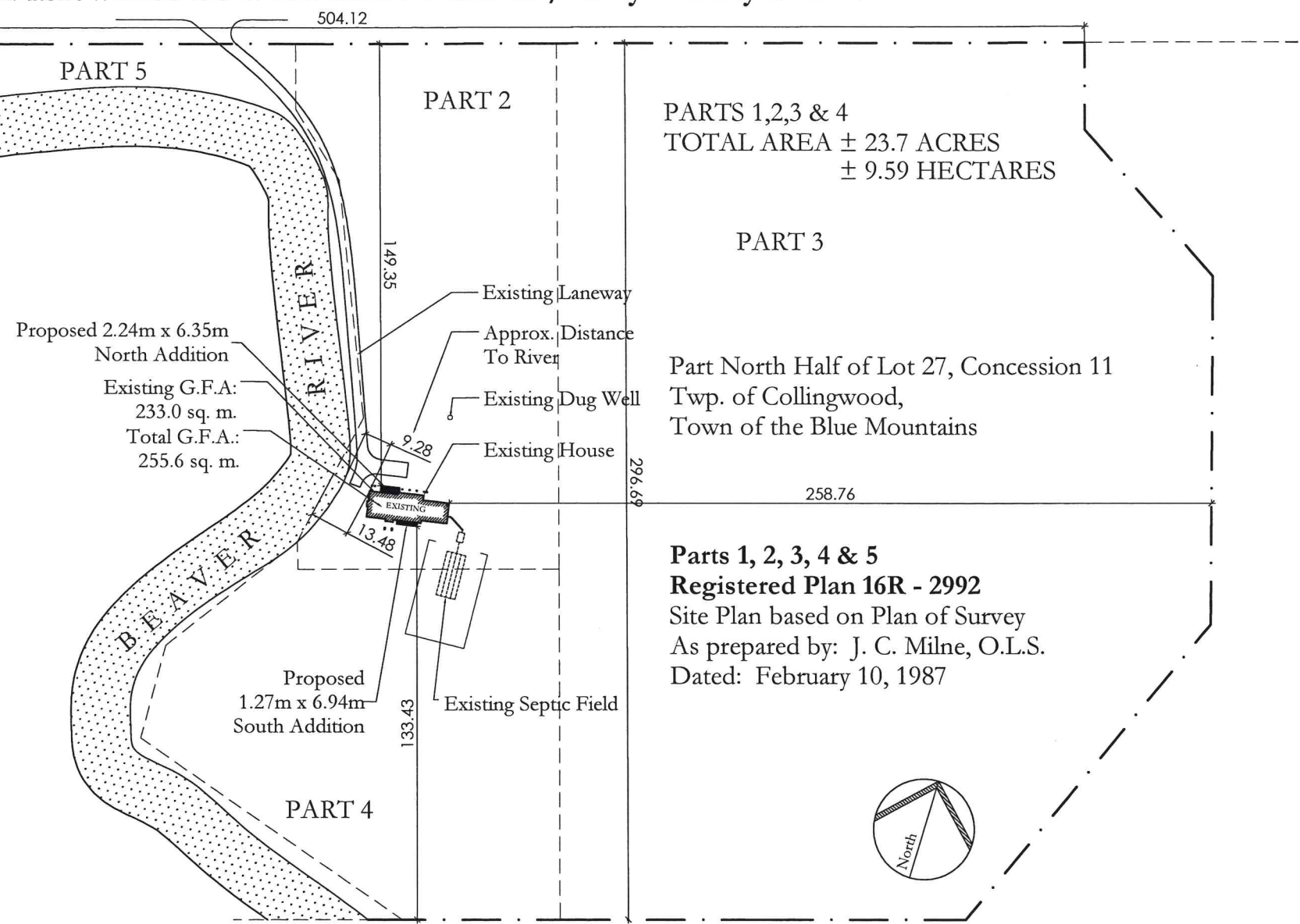
DATE: 17.04.24

DRAWN BY: LH / AM

ISSUE NO. / DATE: ISSUE NO.: 1

1. 17.04.24 MINOR VARIANCE APP.

SITE PLAN ANALYSIS		
	EXISTING	PROPOSED
LOT AREA (ha):	±9.59	±9.59
LOT FRONTAGE (m):	504.12	504.12
LOT DEPTH (m):	296.69	296.69
FRONT YARD SETBACK (m):	151.14	149.35
REAR YARD SETBACK (m):	134.42	133.4
EAST SIDE YARD SETBACK (m):	258.76	258.76
WEST SIDE YARD SETBACK (m):	13.48	13.48
BUILDING HEIGHT (m):	6.98	6.98
G.F.A. OF HOUSE (m ²):	233.0	255.6
BUILDING FOOTPRINT (m ²):	233.0	255.6
LOT COVERAGE (%):	0.24	0.27



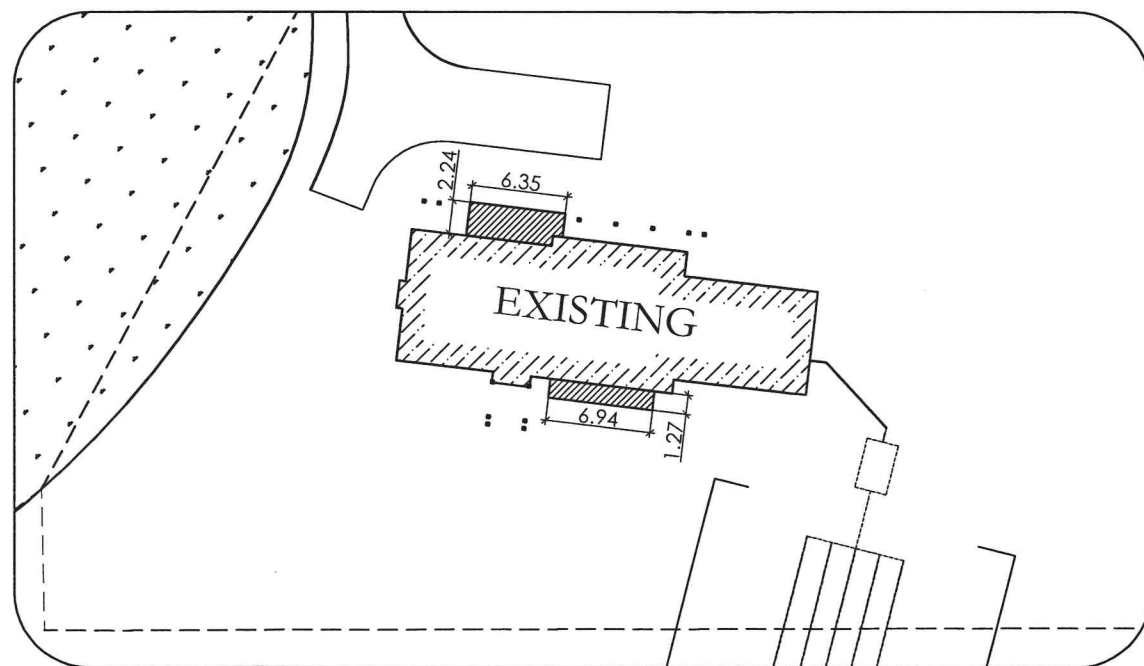
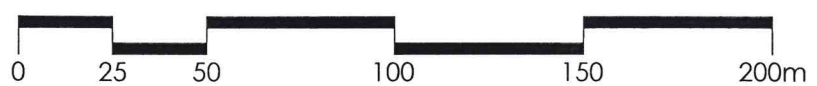
Proposed 2.24m x 6.35m North Addition
Existing G.F.A.: 233.0 sq. m.
Total G.F.A.: 255.6 sq. m.

Proposed 1.27m x 6.94m South Addition

PARTS 1,2,3 & 4
TOTAL AREA ± 23.7 ACRES
± 9.59 HECTARES

PART 3
Part North Half of Lot 27, Concession 11
Twp. of Collingwood,
Town of the Blue Mountains

Parts 1, 2, 3, 4 & 5
Registered Plan 16R - 2992
Site Plan based on Plan of Survey
As prepared by: J. C. Milne, O.L.S.
Dated: February 10, 1987



DRAWING TITLE:

SITE PLAN

PROJECT:

Arlene Dickinson

827460 Grey Road 40
Town of the Blue Mountains

PROJECT NO.: **17.426**

DRAWING NO.: **SP-01**