



The effect of this variance is to permit the construction of a maximum 77.5 square metre foot print area addition onto the existing dwelling, consisting of an attached garage and associated open-to-the-sky deck above, to be located a minimum distance of 6.4 metres from the rear 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 rear yard setback of 9.0 metres for a single detached dwelling in the Residential (R3) Zone.

The land affected by this application is described as Lot 75, Plan 915, (132 Carmichael 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 and was posted on the subject property.

Comments were received from the following:

*Grey County Planning Dept.* – no concerns;

*Historic Saugeen Metis* – no further interest;

*Grey Sauble Conservation Authority* – no objection; would require a permit from them prior to any site alterations on the property;

*TOTBM Engineering & Public Works* – no comments;

*TOTBM Planning Dept.* – recommends conditional approval of the minor variance.

Jo Redman, agent for the applicant was in attendance. She indicated that it is her clients wish to reconstruct the existing attached garage with a small addition to it which would be to 'square up' the attached garage.

Chairman Waind noted that the Notice of Public Meeting Placard was not visible when he did a site visit earlier in the day prior to the hearing. It was verified by Ron and Barb Picot, who were in attendance and neighbours to the subject application, that they did see the Placard posted but it got ripped off due to the high winds three days prior. As well, the Committee's Secretary had on file pictures of the Placard as being posted on site.

Bryan Pearce, Town Planner, gave a quick review of the Planning Report. He stated that the Official Plan identifies thin overburden (karst topography) on the constraint maps. Since the proposed attached garage is located in the same location as the existing garage, there is minimal chance that there are any impacts from the karst; hence the reason why the Planning Report did not recommend a karst investigation. The property is zoned Residential R3 which states that the rear yard setback shall be a minimum of 9.0 metres with relief requested to allow for a setback of 6.4 metres from the rear lot line (closest point) as this is the rear yard setback of the existing attached garage. There is a watercourse running through the town-owned open space block of the subdivision to the south and east of the subject property causing no impacts to adjacent neighbours. The four tests of Section 45 of the Planning Act were taken into consideration and it was found that all four tests could be met.



