

be located closer to the street than the existing dwelling (main building) on the subject property.

The effect of this variance is to permit the construction of a maximum 74.3 square metre foot print area one-storey detached two-car garage to be located a minimum distance of 65.0 metres from the front lot line. It should be noted that the lands are zoned Estate Residential (ER) and Hazard (H) in the former Township of Collingwood Zoning By-law No. 83-40; and that Section 5.2(iii) of the By-law requires accessory buildings and structures to be located no closer to the street than the main building.

The land affected by this application is described as Part Lot 24, Concession 3; Part 1, RP 16R-2259, (131 Arrowhead Road).

Secretary/Treasurer stated that the Public Hearing Notice was circulated in accordance with the *Planning Act*. As well, due to the threat of a Postal Strike, the Notice was placed for one week in the local newspaper, being the Collingwood Enterprise Bulletin. 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 and Development Dept. – no concerns;

Historic Saugeen Metis – no further interest;

Grey Sauble Conservation Authority – no objection

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

- Milan Smeh, Legendary Logcrafters, agent for the applicants was in attendance.
- Marie-Claude Park, Owner/Applicant, was in attendance.
- a two car garage is proposed; the existing house is a re-claimed log structure and the applicants plan to build an addition on the South side in the future consisting of a master bedroom and mud room thereby leaving not enough area to build a garage there as well;
- landscaping prohibits a garage further back; it would also complicate the existing drainage;
- where the existing tennis court is located, it is also used as a skating rink in the winter;
- a brief review of Planning Staff Report No. PL.11.57 was given by the Town Planner;
- small discussion occurred with respect to the setback requirements for the accessory uses proposed under the new Comprehensive By-law;
- discussion was had on the minimum interior side yard setback requirements in the Estate Residential ER zone being 5.0 metres; it was then discovered that the side yard setback proposed in this application is

2.3 metres, being a deficiency of 2.7 metres; this deficiency was not noted in the request of the application nor was it mentioned in the review of the application, hence not being mentioned in the Planning Staff Report No. PL.11.57;

- draft plan of subdivision, i.e. Georgian Woodlands Phase III development is located on the North side of the subject property;
- there is one other Estate Residential lot to the south of the subject property in the surrounding area;
- discussion occurred on considering the application as submitted or to recognize the interior side yard setback deficiency under this application;
- applicant thought that since there is now an added side yard deficiency it would deter them with any future addition on the southerly interior side yard of the subject property;

Motion to adopt Planning Staff Report No: PL.11.57, noting the relief to the northerly interior side yard setback, being 2.3 metres.

Moved by: David Morgan Seconded by: Bill Remus Carried.

Motion to recognize and include in the Decision, the relief of a 2.3 metre setback distance to the northerly interior lot line.

Moved by: David Morgan Seconded by: Bill Remus

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A10-2011 in order to permit the construction of a maximum 74.3 square metre foot print area one-storey detached two-car garage to be located a minimum distance of 65.0 metres from the front lot line; and a minimum distance of 2.3 metres from the northerly interior lot line on the subject property.

CONDITIONS AND REASONS FOR DECISION:

CONDITIONS:

1. That the one-storey detached two-car garage be constructed substantially in accordance with the drawings submitted to the Town on May 18, 2011 and May 31, 2011 with Minor Variance Application No. A10-2011 as further attached to Planning Staff Report PL.11.57.

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.11.57”. Carried.

Chairman Waind then closed the Public Hearing.

D. Correspondence: none

E. New & Unfinished Business:

- follow up discussion on the OACA Conference held in Woodstock, May 29th – June 1st; those who attended thought the Conference was quite informative, well organized and had a good attendance.

- Secretary-Treasurer noted that the Ontario Municipal Board Appeal package was couriered to the Ontario Municipal Board on June 16, 2011 regarding Minor Variance Application A08-2011.

F. Next Meeting Date – July 19, 2011

G. Adjournment:

Moved by: Bill Remus

Seconded by: David Morgan

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