

amended. Section 5.2(ii) of the By-law requires accessory uses, buildings and structures to be located no closer to the side lot line than the minimum distance required by the By-law for the main building (the dwelling), being a minimum interior side yard setback of 5 metres within the ER Zone; and Section 5.2(iii) of the By-law requires accessory uses, buildings and structures to be located no closer to the street than the main building (the dwelling), noting that the existing dwelling has a front yard setback of 45.72 metres.

The land affected by this application is described as Lot 15, Plan 1029; (108 High Point Court).

Secretary/Treasurer stated that the Public Hearing Notice was circulated in accordance with the *Planning Act*. The Notice was provided to the Owner/Applicant and was posted on the subject property.

Comments were received from the following:

Grey County Planning and Development Dept. – conforms to the Special Agriculture designation of the Official Plan; no concerns;

Grey/Bruce Public Health Unit – no comments;

TOTBM Engineering Dept. – no comments;

Niagara Escarpment Commission – is not within their jurisdiction;

TOTBM Planning Dept. – recommends approval subject to any conditions noted in Planning Staff Report #PL.15.17.

Mark & Susan McGoey, Owner/Applicants, were in attendance. Mr. McGoey said they purchased the property in 1990 and are ready to retire here full time. As such, a two car garage would be of great benefit to them now. Over the years they have planted many trees that have grown to great heights giving a good buffer around their property. They initially purchased the property for the view of the mountain and do not want to build the proposed garage to the East as it would block that view from them.

It was noted that their closest neighbour would be at least 50 to 60 feet away from the proposed garage, so there would be no cause for interference to the neighbours property/view.

Bryan Pearce, Town Planner, gave a brief review of the proposal and the Planning staff report.

No other members of the public were in attendance to speak either in favour of or in opposition to the application. Chairman Waind then closed the Public Hearing portion of the Meeting.

Moved by: David Morgan

Seconded by: Bill Remus

DECISION:

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A01-2015 in order to permit the construction of a maximum 58.0 square metre foot print area one-storey accessory use detached garage to be a minimum distance of 36.8 metres from the front lot line and a minimum distance of 3.7 metres from the easterly interior side lot

line on the subject property.

CONDITION(S):

1. That the proposed accessory use detached garage be constructed substantially in accordance with the drawings date stamped received by the Town on January 22, 2015, as further attached to Planning Staff Report PL.15.17.

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.15.17". Carried.

D. Correspondence: none

E. New and Unfinished Business:

i) Committee of Adjustment 2014 Annual Report #PL.15.07 was presented to Council on February 2, 2015. Committee members noted that the report was favourable.

ii) Appointment of Chair for 2015 – Committee members agreed that the Chair should rotate, if so desired. Bill Remus nominated David Morgan to sit as Chairperson for the Committee of Adjustment for the year 2015. Agreed.

iii) The upcoming 2015 OACA Conference in May will be held in Kingston. All three Committee members plan to attend. Information on the Conference should be forthcoming soon.

F. Next Meeting Date: March 18, 2015

G. Adjournment

Moved by: David Morgan Seconded by: Bill Remus
THAT this Committee of Adjustment meeting now be adjourned. Carried.