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A sketch of the proposal is shown on the back of this notice. The proposal complies with all other required yards and setbacks.

The land affected by this application is a vacant lot known as Lot 9 on Yellow Birch Crescent; and legally described as Lot 9, Plan 16M-47”.

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

Comments were received from the following:

*Grey County Planning and Development Dept.* – the proposal complies with the intent of the County OP policies; as an Environmental Impact Study (EIS) was previously prepared for the overall Windfall development it was unnecessary to request a further EIS; comments may be desired from the Conservation Authority;

*Nottawasaga Valley Conservation Authority* – no objection;

*Lands and Resources (Historic Saugeen Metis)* – no objection or opposition;

*TOTBM Community Services* – no concerns;

*TOTBM Infrastructure & Public Works (IPW)* – no comments;

*TOTBM Planning Dept.* – recommends approval as noted in Planning Staff Report #PDS.16.19.

Bill Remus made note of page 11 of the minor variance application wherein the conversion from metres to feet were incorrect.

Clarification was given as to whether or not the deck is considered part of the overall area and it was explained that if the deck is 1.5 feet in height it is then included as part of the area.

Krystin Rennie, Georgian Planning Solutions, Agent for the Owner, was in attendance. She noted that a bike path is also being considered through the proposed development to connect with other existing bike paths. As well, the 4” growth in diameter of the existing trees is regrowth.

No members of the public were in attendance to speak in favour or opposition to the variance so Chairman Waind then closed the Public Hearing portion of the meeting.

Motion to accept Planning Staff Report #PDS.16.19, as amended.

Moved by: Bill Remus

Seconded by:

David Morgan

Carried.

Motion:

Moved by: David Morgan

Seconded by: Bill Remus

“That the Committee of Adjustment Grant Minor Variance Application No. A01-2016 to permit the construction of a dwelling and attached decks to a maximum lot coverage of 43%, subject to no conditions.

CONDITIONS:

1. Nil.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance of s.45. (1) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS.16.19”. Carried.

D. Correspondence: none

E. New and Unfinished Business:

F. Next Meeting Date: March 16, 2016

G. Adjournment

Moved by: David Morgan

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