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Collingwood Zoning By-law No. 83-40, as amended; and that the proposed development would be within the Rural Residential (RUR) Zone. Schedule AA of the By-law requires a minimum setback from the centreline of county road allowance setback of 27.0 metres within the Rural Residential (RUR) Zone.

The land affected by this application is described as West Part Lot 27, Concession 7.

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. – subject lands are traversed by a watercourse & comments should be received from the Grey Sauble Conservation Authority (GSCA); subject lands abut County Road 40 and Provincial Highway 26 and comments should be received from both parties; provided positive comments are received by the GSCA and both Transportation Depts the County would have no further concerns;

Grey Sauble Conservation Authority – no objection; the works have already been accepted through permit #GS14-205;

County of Grey Transportation – a road widening is no longer required;

Ministry of Transportation (London) – no objection;

Grey/Bruce Public Health Unit – need to ensure that the reduced set-back does not impact on safety or sightlines with regard to traffic volumes/speeds and the trail;

TOTBM Engineering Dept. – comments should be received from the County regarding potential intersection realignment;

TOTBM Planning Dept. – recommends approval subject to any conditions noted in Planning Staff Report #PL.14.95.

Benjamin Gabriel, Project Manager EcoHomes & Agent for the Owners was in attendance. He stated that they cannot migrate the structure back any further due to the creek and the irregular shape of the lot which has locked them into the building envelope. As well, an attached garage on Grey Road 40's frontage was not possible due to the environmental setbacks. The Owners originally wanted to be on the East side of the creek but environmental perspectives and that it abuts a County Road made it too challenging. The proposed structure is a bungalow style dwelling with no basement. He further stated that perhaps in the future a detached garage could be considered where the zoning regulations differ from those of an attached garage. For now, the Owners who are at a retirement age, are comfortable with a one-storey bungalow.

Bryan Pearce, Town Planner, gave a brief review of the building envelope 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
TO adopt Planning Staff Report #PL.14.95”.

Seconded by: Robert B. Waind
Carried.

Moved by: David Morgan
DECISION:

Seconded by: Robert B. Waind

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A15-2014 in order to permit the construction of a maximum 203.6 square metre foot print area one-storey single detached residential dwelling to be located a minimum distance of 17.5 metres from the centreline of the county road allowance for Grey Road 40 on the subject property.

CONDITION(S):

1. That the single detached residential dwelling be constructed substantially in accordance with the drawings date stamped received by the Town on September 03, 2014, as further attached to Planning Staff Report PL.14.95.

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.14.95”. Carried.

C.2	Application No:	Reapplication - A15-2013
	Owner:	Osler Bluff Ski Club
	Applicant:	James MacDonald
	Location:	Part Lot 7, Lots 8 & 9, Concession 1
	Civic Address:	#795514 Blue Mountains / Clearview Townline

Chairman Waind called the meeting to Order. He read aloud the applications’ purpose and effect of the variance which is to consider a request by the Owner to construct an accessory use shed to be located closer to the street than the existing dwelling. It is noted that this relates to the leasehold interest of 795514 The Blue Mountains-Clearview Townline within the Osler Bluff Ski Club lands.

The effect of this variance is to permit the construction of a maximum 10.0 square metre footprint area one-storey detached accessory use shed to be located a minimum distance of 10.6 metres from the front lot line for the leasehold interest of 795514 The Blue Mountains-Clearview Townline. It should be noted that the lands are zoned Residential Third Density Exception 216 (R3-216), Ski Facility (SF), Private Open Space Exception 217 (OS2-217) and Private Open Space Exception 218 (OS2-218) pursuant to the (former) Township of Collingwood Zoning By-law No. 83-40, as

amended; and that the above noted leasehold interest and proposed development would be within the Residential Third Density Exception 216 (R3-216) Zone. 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 dwelling).

The land affected by this application is described as Part Lot 7, Lots 8 and 9, Concession 1 (with a leasehold civic address of 795514 The Blue Mountains-Clearview Townline within the Osler Bluff Ski Club lands).

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

Comments were received from the following:

Grey County Planning and Development Dept. – subject lands are in the Escarpment Recreation Area so comments should be received from the Niagara Escarpment Commission; subject lands conform to the policies in the Recreational Resort Area; as the Special Policy Area (karst) exists outside of where the proposed accessory building would be, an Environmental Impact Study is not required; development is not within the ANSI, its adjacent lands or within 30 metres of the banks of the watercourses and therefore the County have no further concerns;

Nottawasaga Valley Conservation Authority – no objection;

Grey/Bruce Public Health Unit – no comments;

TOTBM Engineering Dept. – no comments;

TOTBM Building Dept. – a building permit is required;

TOTBM Planning Dept. – recommends approval, subject to any conditions noted in Planning Staff Report #PL.14.94.

Jaimie Cathbert, representing the Osler Bluff Ski Club was in attendance.

He stated that the construction of the shed has gone ahead prior to the Public Hearing and without the Club's consent and that the Club is very disappointed with Mr. MacDonald in doing so. He noted that all applications are to be reviewed internally by the Club's Committee prior to any construction in order to satisfy all the Club's regulations as well as the Municipality's. Mr. Cathbert stated that their members are very embarrassed by Mr. MacDonald's actions. Further, he noted that if the Committee of Adjustment refuses the application for a minor variance, the Club would ask Mr. MacDonald to remove the building.

Further, Mr. Cathbert noted that the Club is not opposed to the current location of the shed, and in fact, favour it more than what was proposed in the first application (November 2013). He is aware that the shed might not be located exactly where it was supposed to be but perhaps it doesn't make a lot of difference. It is his and the Club's concern that the shed be in compliance with both their regulations as well as the Municipality's. Again, he apologized for Mr. MacDonald's conduct and the embarrassment he has caused to both the Osler Bluff Ski Club and the Municipality.

Bryan Pearce, Town Planner, gave a brief review of the Town 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
TO adopt Planning Staff Report #PL.14.94”.

Seconded by: Robert B. Waind
Carried.

Moved by: David Morgan
DECISION:

Seconded by: Robert B. Waind

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A15-2013 in order to permit the construction of a maximum 10.0 square metre footprint area one-storey detached accessory use shed to be located a minimum distance of 10.6 metres from the front lot line for the leasehold interest of 795514 The Blue Mountains-Clearview Townline on the subject property.

CONDITION(S):

1. That the proposed one-storey detached accessory use shed be constructed substantially in accordance with the drawings date stamped received by the Town on August 21, 2014 and September 03, 2014, as further attached to Planning Staff Report PL.14.94.

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.14.94”.

Carried.

D. Correspondence: none

E. New and Unfinished Business:

i) OACA 2014 Fall Seminar being held in Grimsby on September 26, 2014. All three Committee members will be attending. No Town staff will be in attendance.

F. Next Meeting Date: October 15, 2014

G. Adjournment

Moved by: David Morgan

Seconded by:

Robert B. Waind

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