

Chairman Morgan read aloud the applications purpose and effect which noted that this application was heard and approved at the July 19, 2017 meeting of the Committee of Adjustment. This application has now been revised based on new information.

The applicants would like to build an attached garage onto their existing house and have applied for relief from the Zoning By-law. The proposed minimum required front yard (or “front yard setback”) is 9 metres, where the Zoning By-law #83-40, Schedule “AA” requires a minimum of 15 metres.

The legal description of the lands is, Concession 9, Part of Lot 31, RP-16R3099 Part 1 (formerly the Township of Collingwood), Town of The Blue Mountains.

The Secretary/Treasurer stated that the Public Hearing Notice was circulated in accordance with the *Planning Act* by pre-paid first class mail. The Notice was provided to the Owners to be posted on the subject lands.

Comments were received from the following:

County of Grey Planning Department – All considerations outlined in their comments of July 12, 2017 are still relevant, i.e. the application complies to the Primary Settlement Area in their Official Plan but recommend comments be received from the Grey Sauble Conservation Authority to ensure there will be no negative impacts on the natural features; under the source water protection the proposal is within the IPZ-2 Zone and Events Based Area; IPZ’s are reviewed by the County and Town to assess the risks of potentially contaminated groundwater or surface water to determine if an Environmental Impact Study is required; as the property does not include fuel storage the County have no further concerns in this regard; provided positive comments are received from the GSCA the County would have no further concerns; Grey Sauble Conservation Authority (GSCA) – previous comments dated July 18, 2017 are still relevant, i.e. the property is not under Ontario Regulation 151/06 and therefore no permit is required; no natural hazards or provincially significant heritage features identified on the property; the proposed garage is not anticipated to be affected by the watercourse and associated hazard area; no objection;

Lands & Resources Historic Saugeen Metis – no objection;

Infrastructure & Public Works – no comments;

Community Services – no comments

Planning Department – meets the four test of the Planning Act and would recommend approval.

Denise Whaley, Town Planner, clarified that Clark Street is no longer a County road as indicated on the old survey submitted with the application. Further, because the property is zoned in the Urban Area RUR the front yard setback is 15 metres whereas in a Residential zone it is more likely to be 7.5 metre front yard setback.

Joanne Cornfield, Owner/Applicant, was in attendance.

As there were no other persons in attendance to speak in favour of or in opposition to the variance, Chairman Morgan closed the Public Hearing portion of the meeting.

Motion to adopt the Planning Staff Report #PDS.17.73 revised
Moved by: Robert B. Waind Seconded by: Bill Remus Carried.

Motion:
Moved by: Robert B.Waind Seconded by: Bill Remus

REASON FOR DECISION:

That the Committee of Adjustment GRANT Minor Variance Application No. A12-2017 in order to permit a garage addition to a dwelling to be constructed with a minimum required front yard of 9 m.

CONDITIONS:

1. That the development is constructed substantially in accordance with the attached site plan.
2. That this variance to the zoning by-law is for the purpose of obtaining a building permit and is valid for a period of two years from the date of the decision only. If a building permit has not been issued by the Town within two years, the variance shall expire. *(Date of Expiry: Sept 20, 2019)*

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.17.73 and PDS.17.86.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision". Carried

B.2 Application No: B13-2017
 Owners: Patrick & Helena Johnson
 Legal Description: North Part Lot 23, Concession 11
 Civic Address: 416476 10th Line

Chairman Morgan read aloud the applications purpose and effect is to build a gazebo and a storage shed on the property, however the proposed location does not meet the provisions of the Zoning By-law.

This application seeks relief from Section 5.2 (iii) to allow a gazebo and a storage shed to be built closer to the street than the existing house, whereas the Zoning By-law does not permit accessory structures to be built closer to the street than the main building.

The property is legally described as Concession 11 North, Part Lot 23.

The Secretary/Treasurer stated that the Public Hearing Notice was circulated in accordance with the *Planning Act* by pre-paid first class mail. The Notice was provided to the Owners to be posted on the subject lands.

Comments were received from the following:

County of Grey Planning Department – the County Plan designates the property as Agricultural; the proposal is minor in nature and consistent with the permitted use policies of the Agricultural lands; provided the development is outside of the hazard area the County would have no concerns;

Grey Sauble Conservation Authority – portion of the property are regulated under Ontario Regulation 151/06; the proposed gazebo and shed will be outside of the regulated area and therefore a permit is not required from them; did not identify any natural heritage features; no objection;

Lands & Resources Historic Saugeen Metis – no objection;

Infrastructure & Public Works – no comments;

Community Services – no comments

Infrastructure and Public Works – no comments

Planning Department – meets the four test of the Planning Act and would recommend approval.

Helena Johnson, Owner/Applicant, was in attendance. She noted that the pond cannot be seen from the road as it is behind the hill, as will be the proposed gazebo and storage shed. The proposed buildings are necessary to store equipment to maintain the pond for irrigation of their grapes. She stated the Grey Sauble Conservation Authority allowed them to fill the pond from the nearby stream on a one time only basis, and the pond has been able to maintain its level.

As there were no other persons in attendance to speak in favour of or in opposition to the variance, Chairman Morgan closed the Public Hearing portion of the meeting.

Moved by: Robert Waind

Seconded by: Bill Remus

“To adopt the Planning Staff Report #PDS.17.88.

Carried

Moved by: Robert Waind

Seconded by: Bill Remus

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A13-2017 to permit the construction of a storage shed in a front yard, setback a minimum of 90m, and a gazebo in a front yard, setback a minimum of 98m, in accordance with the submitted site sketch.

CONDITIONS:

1. That the development be constructed in a manner substantially in accordance with the sketch attached as Attachment #1.
2. This variance to the zoning by-law is for the purpose of obtaining a building permit and is valid for a period of two years from the date of the decision only. If a building permit has not been issued by the Town within two years, the variance shall expire on September 20, 2019.

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.17.88.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision". Carried

C. New and Unfinished Business

1. Upcoming OACA Seminar – Cobourg ON – October 23 & 24, 2017
The only member of the Committee and/or Town staff attending this Seminar will be Robert B. Waind. Mr. Waind is an OACA Director and will be registered through the Association.
2. Update of Application A08-2017 – Parkbridge
Town Planner Denise Whaley discussed with the Committee members a request received September 20, 2017 by Andrew Pascuzzo, Agent for the Applicant. Mr. Pascuzzo suggested that he come before the Committee as a Deputation with new information. This information was attached to the request being two documents, one prepared by C.F. Crozier & Associates pertaining to Traffic and the other from the Grey Sauble Conservation Authority regarding grading. As well the Agent identified six proposed conditions that they would like the Committee to consider for the minor variance application.

The Committee members noted that it was their understanding at the June 21, 2017 meeting that the Agent requested a three month deferral anticipating that draft plan approval would be received. However to-date draft plan approval has not been received and it is unknown as to when it might be. The Committee did not feel that any new information would be relevant at this time in assisting the application to move forward.

Therefore the Committee members do not wish to hear any new information as they do not feel it relevant to the application at this time. The Committee may either receive a withdrawal of the application or make a decision on the existing application at the next upcoming Committee meeting, this being at the discretion of the Agent and/or the Applicant.

D. Next Meeting Date – October 18, 2017

E. Adjournment

Moved by: Robert B. Waind

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