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The lands are designated “Blue Mountain Village Commercial” in the Town of The Blue Mountains Official Plan.

The land affected by this application is located on Jozo Weider Blvd with a legal description of Plan 1065, Part of Lots 6, 10, 14 and 15, Part of Village Crescent (various reference plans).

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. – lands are located within “Special Policy Area (karst) however as the lands are municipally serviced by both water and sewer no further investigation is required; no concerns;

Grey Sauble Conservation Authority – as a portion of the mill pond and drainage features exist on the property, any future development plans will need to account for stormwater management and drainage to ensure no new negative impacts are created; generally have no objection;

Lands and Resources (Historic Saugeen Metis) – no objection

TOTBM Community Services – no concerns;

TOTBM Planning Dept. – recommends approval with no conditions as noted in Planning Staff Report #PDS.15.49.

Dan Piggott – V.P. Skyline Blue Mountains Development Inc. was in attendance. He stated that this is merely a housecleaning measure for them that was leftover from when Skyline purchased from Intrawest in 2013. As the south side has a smaller building it would only make sense to exchange the 175 units from that building to the building to the southeast where it can more easily accommodate more units. This would leave the south side with the 125 units.

It was noted that the existing plans are part of the original Master Development Agreement. As Building “B” is a mixture of 1, 2 and 3 bedroom units, will it remain the same or is the intention to squeeze more in, with Dan Piggott replying that nothing will change in that regard with no further “squeezing/ jamming” in of more units.

As to whether or not this will proceed in a timely manner, it is all market driven. Focus is currently being given to the outside residential units. Building “B” has two levels of underground parking and would only impact a small parking lot from Seasons at Blue out to the Village Core.

The nine lots that existed behind Club Intrawest have all been sold to one owner.

The walkway around the mill pond will create a pathway through to the Village.

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

Moved by: Robert B. Waind Seconded by: Bill Remus
TO adopt Planning Staff Report #PDS.15.49". Carried.

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

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A06-2015, increasing the total maximum residential units of C5-67 zone from 125 to 175 units and decreasing the total maximum residential units of the C5-68 zone from 175 to 125 units, maintaining the total number of residential units at no more than 300 units; subject to no conditions.

CONDITIONS: *None*

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance, as noted in the Planning and Development Services Staff Report PDS.15.49”. Carried.

C.2	Application No:	A07-2015
	Owners:	Tim & Lisa Dwyer
	Agent:	Brad Abbott – Abbott Design
	Location:	Lot 5, Plan 1121
	Civic Address:	Bay Street (Thornbury)

Chairman Morgan called the meeting to Order. He read aloud the applications’ purpose and effect of the variance which is to permit the construction of a dwelling with a garage attached by a breezeway and to allow a basement window to be below the required minimum elevation. The applicant has also applied for permits from the Grey Sauble Conservation Authority (GSCA) for this proposal.

If approved, the variance would permit:

- a garage/workshop to be attached to the dwelling by a breezeway, where Section 6.1 (ii) of the zoning by-law does not permit accessory structures to be attached to a main building.
- a minimum elevation of a building opening (window) in the basement of the dwelling to be no less than 177.0 m GSC (Geodetic Survey of Canada), where Section 6.19a requires that lots abutting Georgian Bay have a minimum elevation for building openings to be no less than 179.83 m GSC.

The land affected by this application is Plan 1121, Lot 5, Bay Street (Thornbury).

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

Comments were received from the following:

Grey County Planning and Development Dept. – no development is within the Hazard lands; as the lands are within the Intake Protection Zone 1 (IPZ1) comments should be received from Drinking Water Source Protection (DWSP) staff; the lands are located within 500 metres of a “known abandoned landfill” site and provided the Town is satisfied with this mitigation measure no further study is required; the lands abut Georgian Bay but no development is proposed within 30 metres of the Bay so an Environmental Impact Study is not required. Provided positive comments are received from DWSP and the Town is satisfied with the mitigation measures the County would have no further concerns;

Grey Sauble Conservation Authority - a permit is required from their office because the regulated area includes the area below the 100 year flood elevation of 177.9 metres Geodetic Survey of Canada (GSC), plus an additional 15 metres for wave uprush and other water related hazards. The GSCA would recommend that the flood proofing elevation for the by-law could be reduced to 179.05 metres GSC for all building openings or for a minimum final grade around the dwelling. Crozier and Associates have provided two Options for lot grading with Option 1 (June 17, 2015) being preferred for the best level of protection for the dwelling. The covered patio on the northwest corner of the dwelling appears to encroach in the hazard zone and a revision may be required.

Saugeen Metis – no objection

TOTBM Community Services – no concerns;

TOTBM Water & Wastewater Operations – there does not seem to be a threat to the municipal drinking water source based on the information provided;

TOTBM Planning Dept – recommends approval subject to the conditions provided in the Decision, should it be granted.

Pat Coulter, Contractor for the Applicants, was in attendance.

Mr. Coulter stated that the sunken patio is internal within the dwelling area and not within the hazard zone. Further, he noted that the foundation wall along the sunken garden is the solid length of the dwelling, thereby having less chance of flooding into the garden area. Engineers have also designed for pumps and backup generators should there be any groundwater issues.

Brad Abbott, Abbott Design, was in attendance.

Mr. Abbott elaborated on the sunken patio as it tends to reflect a cantilevered roof. He noted that the patio itself is not within the hazard zone but if GSCA has a concern with it then an adjustment can be looked at.

Three, 3-D colored images were presented to the Committee members. One was to show the garage as completely detached, one with glass panels and the third showing it as being completely enclosed with glass walls and part of the building. The third image

is what has been submitted to the Building Department for review. Through this minor variance it is desired to remove the glass panels which will give a more pleasing and aesthetic look to the building.

Member Waind stated that the difference in elevation for flood proofing is 2.5 metres which is considerable but it is up to the GSCA to be satisfied with it.

Pat Coulter noted that they are already well back from the wave uprush and flood lines with good shoreline stabilization.

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

Moved by:	Robert B. Waind	Seconded by:	Bill Remus
	TO adopt Planning Staff Report #PDS.15.50".		Carried.

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

"THAT the Committee of Adjustment GRANT Minor Variance Application No. A07-2015 to permit an accessory building (garage / storage) to be attached to the dwelling by a breezeway and the construction of a building opening at less than the required elevation of 179.83 m GSC; subject to the conditions of Schedule "A".

CONDITIONS:

1. That permits for the development are received from Grey Sauble Conservation Authority.
2. The development shall be adequately floodproofed to the 179.05 m GSC elevation, to the satisfaction of the Grey Sauble Conservation Authority.
3. That an amendment is made to the subdivision agreement to permit a building opening below the 179.05 elevation, to the satisfaction of the Town of The Blue Mountains.
4. That the development be constructed in a manner substantially in accordance with the attached drawings shown as Appendix "B" to Planning and Development Services Staff Report PDS.15.50.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests for minor variance, as noted in the Planning and Development Services Staff Report PDS.15.50". Carried.

D. Correspondence: none

E. New and Unfinished Business: none

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F. Next Meeting Date: August 19, 2015

G. Adjournment

Moved by: Robert B. Waind Seconded by: Bill Remus
THAT this Committee of Adjustment meeting now be adjourned. Carried.