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single detached residential dwelling on the subject property. It should be noted that the lands are zoned Residential Third Density (R3) in the former Township of Collingwood Zoning By-law No. 83-40. 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 27.4 metres; and Section 5.2(viii) requires accessory buildings or structures not to be attached to the main building in any way.

The land affected by this application is described as Lot 34, Plan 560; (226 Sunset Boulevard).

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

Comments were received from the following:

*Grey County Planning and Development Dept.* – no concerns

*Grey Sauble Conservation Authority* – no objections; recommends that drainage from the garage be directed to the road side ditch along Sunset Boulevard;

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

*TOTBM Community Services* – no concerns;

*TOTBM Engineering Dept.* – no comments

*TOTBM Planning Dept.* – recommends approval subject to any conditions noted in Planning Staff Report #PDS.15.36.

It was questioned why a minor variance is required for a breezeway. Planner Bryan Pearce responded noting that the current Zoning By-law states that a detached structure cannot be attached in any way. Structures must remain totally separate by way of a 2.0 metre separation. By attaching the breezeway to the main dwelling would deem it non-compliant with the Zoning By-law by way of the roofline being the connection between the two.

It was thought that perhaps at the time Zoning By-law 83-40 was established that it might be thought to connect two structures using a much simpler solution so a separation distance was put into place in the By-law to defer that from happening.

Owners Kim Kugler & Paul Bernardo were in attendance; Ms. Kugler said they were satisfied with the Town's Planning Staff Report #PDS.15.36 and were available to answer any questions/concerns.

No other members of the public were in attendance 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  
TO adopt Planning Staff Report #PDS.15.36”.

Seconded by: Bill Remus  
Carried.

Moved by: Robert B. Waind

Seconded by: Bill Remus

DECISION:

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A05-2015 in order to permit the construction of a maximum 48.5 square metre foot print area one storey accessory use detached garage to be a minimum distance of 26.8 metres from the front lot line; and to permit a maximum 2.3 metre long breezeway connection between the proposed accessory use detached garage and the existing single detached residential dwelling on the subject property.

CONDITION(S):

1. That the proposed accessory use detached garage and breezeway connection between the proposed accessory use detached garage and the existing single detached residential dwelling be constructed substantially in accordance with the drawings date stamped received by the Town on May 25, 2015, as further attached as Appendix “A” to Planning and Development Services Staff Report PDS.15.36.

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.15.36”. Carried.

D. Correspondence: none

E. New and Unfinished Business:

- i) Report #PDS.15.35 – Consideration of a Committee of Adjustment Procedural By-law – Discussion on whether or not a Procedural By-law was required for the Committee of Adjustment. Although other Municipalities have a Procedural By-law in place, Mr. Waind noted that the Committee has worked within the Town’s Procedural By-law thus far and it has worked well. He felt staff time could be better spent on more significant Town matters such as the Official Plan and Comprehensive Zoning By-law, etc.

Committee members agreed stating that a Procedural By-law may be required in the future but for now they thought it unnecessary and would recommend Option #2 of Planning Report #PDS.15.35, being:

Moved by: Robert B. Waind

Seconded by: Bill Remus

“THAT the Committee of Adjustment request that Planning Staff not pursue the drafting of a Committee of Adjustment Procedural By-law at this time and that this consideration come forward again at the beginning

of the next term of Committee of Adjustment (2018 to 2022) for their consideration". Carried.

- ii) OACA Conference – Kingston – May 31 to June 03, 2015  
All Committee members thoroughly enjoyed this Conference indicating it was one of the best ones so far. They noted that the sessions were quite informative and the attendance was good. The Companion Program was excellent and enjoyed by the companions.

Unfortunately, Robert B. Waind was not re-elected on the Board of Directors. However, we the Town and Committee of Adjustment members appreciate the time and effort that Bob has spent and put into the OACA.

F. Next Meeting Date: July 15, 2015

G. Adjournment

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