MINUTES - Committee of Adjustment

MEETING DATE: **May 15, 2008 – 6:00 p.m.**

LOCATION: **Beaver Valley Community Centre**

PREPARED BY: **Lori Carscadden**
Secretary/Treasurer

Committee members, planning staff and the Secretary/Treasurer met prior to the Public Hearing to review the flow of the process to date. It was agreed that the process could be slightly streamlined in order to run a smoother, more efficient meeting. This modified process is being tried on a trial basis but it is hoped to better assist the applicant, public and the Committee members.

The Committee members also remarked on how informative the Town of Collingwood Workshop was that was held on May 14, 2008. This was an informal discussion with surrounding municipalities and their staff as well as Committee members. Three panel members spoke at the Workshop, being Ron Emo, David Finbow and Leo Longo.

A. Call to Order

- Committee members Bill Remus, Bob Waind, and Shiela Metras were in attendance. Planning Staff Shawn Postma and Secretary/Treasurer Lori Carscadden were also in attendance.

- Approval of Agenda

  Moved by: R.B. Waind Seconded by: Shiela Metras

  That the Agenda be approved as circulated. Carried.

- Declaration of Pecuniary Interest - none

- Previous Minutes

  Moved by: R.B. Waind Seconded by: Shiela Metras

  That the Minutes of April 24, 2008 be adopted, as amended. Carried.

B. Deputations/Presentations: none

C. Staff Reports

1. A06/08 – Bryan McNicholl, Lot 19 and 1/37 of Blocks A & B, Plan 1029, 143 Summit View Court - Chairman Remus called the meeting to Order and read aloud the Application No., legal description and the applicants name.

The Secretary/Treasurer read aloud the purpose and effect of the variance, being that the applicant proposes to construct a detached garage to be located closer to the street than the existing dwelling (being constructed at present) on the subject property.

The effect of this variance is to permit a maximum 54 square metre detached garage to be located a minimum distance of 27 metres from the front lot line and 9 metres from the southerly interior side lot line. It should be noted that the lands are zoned Estate Residential (ER) in the former Township of Collingwood Zoning By-law No. 83-40 and that 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.

Secretary/Treasurer stated that the Public Notice was circulated and posted in accordance with the Planning Act. Comments were received from the following:
Grey Sauble Conservation Authority – no objection
Niagara Escarpment Commission – no comment
Grey County Planning Dept. – no concerns
TOTBM Planning Staff – no objection.

Bob Waind asked Planning staff whether or not, under the new zoning by-law, if consideration was being given to rural estate lots wherein the garage is located closer to the street than the residence. Shawn Postma replied that through the new zoning by-law it is anticipated that provisions will be considered for accessory buildings in the front yard.

Shiela Metras asked whether or not the forms and footings for this variance where already in place, with Shawn Postma replying that they were.

The applicant was not in attendance. No members of the public were in attendance to speak either in favour or in opposition to the application.

Motion
Moved by: Shiela Metras Seconded by: Bob Waind
"to approve the minor variance application with no conditions". Carried.

Chairman Remus read aloud the Decision and Reasons thereof.

Moved by: Bob Waind Seconded by: Shiela Metras

"THAT the Committee of Adjustment GRANT Minor Variance Application No. A06-2008 in order to permit a maximum 54 square metre detached garage to be located a minimum distance of 27 metres from the front lot line and 9 metres from the southerly interior side lot line on the subject property.

CONDITIONS:
Nil

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.08.51". Carried.

D. Business Arising:

- 2008 Conference, June 1st – 4th; Committee members Bob Waind and Shiela Metras will be attending. Secretary/Treasurer noted a message from Paul Morand, OACA, that a table will be provided at the Conference to promote the Sept.26/2008 Seminar being hosted by the TOTBM at Blue Mountain Resorts. Sec/Treas. to provide a poster and handouts for Committee members to set up at the Conference.

- 2008 Seminar, September 26/08 – Bob Waind confirmed guest speakers for the Workshop to be: Solicitor Kim Little, Ron Emo, Solicitor Leo Longo and David Finbow. Another guest speaker and Keyspeaker are still required. Sec/Treas. to contact the OACA to enquire about topics for the guest speakers and if the Association can assist with another speaker and Keynote speaker.

E. Correspondence: NIL

G. Next Meeting Date – June 19, 2008

H. Adjournment:
Moved by: Shiela Metras Seconded by: R.B. Waind

THAT this Committee of Adjustment meeting now be adjourned at 7:30 pm.
Carried.