



Minutes

Committee of Adjustment

Meeting Date: May 16, 2017
Meeting Time: 3:30 pm
Location: Town Hall Council Chambers
32 Mill Street, Thornbury
Prepared by Lori Carscadden – COA Secretary/Treasurer

A. Call to Order

Chairman Morgan called the meeting to Order with the following members in attendance, being David Morgan, Robert Waind and Bill Remus. Also attending were Town Planner Denise Whaley and Secretary/Treasurer Lori Carscadden who read aloud the Fire Evacuation Notice.

A.3 - Approval of Agenda: Moved by: Robert B. Waind Seconded by: Bill Remus
"THAT the Agenda of May 16, 2017 be approved". Carried

A.4 – Declaration of Pecuniary Interest: none

A.5 - Adoption of Previous Minutes

Moved by: Robert B. Waind Seconded by: Bill Remus
"THAT the Minutes of March 15, 2017 be adopted, as amended". Carried

A.6 – Business Arising from Previous Minutes - none

B. Public Meeting – 3:30 p.m.

B.1 Application No: A07-2017
Owner: Arlene Dickinson
Location: North Part Lot 27, Concession 11
Civic Address: #827460 Grey Road 40

Chairman Morgan read aloud the applications purpose and effect of the variance requesting permission for an enlargement or extension of a non-conforming building under s.45(2)(a)(i) of the Planning Act.

The property owner would like to construct two additions to their house. The additions would be approximately 14 square metres and 9 square metres. The lands are entirely within the Hazard (H) zone and therefore, zoning relief is required in order to permit enlargement or extension to the existing house.

Prior to development, this proposal also requires a permit from the Grey Sauble Conservation Authority, as the lands are in an area Regulated under Conservation Authorities Act (O.Reg 151/06).

The legal description of the lands is Concession 11, North Part of Lot 27, RP16R2992 Parts 2 & 4 (formerly the Township of Collingwood).

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 Agent to be posted on the subject lands.

Comments were received from the following:

Grey County Planning Department – lands are entirely within the Hazard (h) zone wherein zoning relief is required; permit required from the Grey Sauble Conservation Authority; the two additions are fairly minor in nature and an EIS study may not be required; County Transportation Services have no objection or concerns; provided positive comments are received from the GSCA the County would have no concerns; Grey Sauble Conservation Authority – entire property is regulated under Ontario Regulation 151/06 & therefore a permit is required from their office prior to the construction of the proposed additions; although the driveway access to the dwelling has had some erosion mapping the two proposed additions will be on the higher portion of the property; it is estimated that the existing dwelling would be considered to be within the regional storm flood line but not subject to frequent flooding; GSCA policies allow for minor additions in this type of scenario; no new negative impacts are anticipated and could support this application provided a permit is acquired; Lands and Resources (Historic Saugeen Metis) – no objection; TOTBM Community Services – no comments; TOTBM Infrastructure and Public Works – no comments; TOTBM Planning Department – this proposal meets the four tests of the Planning Act and Town staff would recommend support of the application.

Lloyd Hunt, Agent for the Owner was in attendance.

Mr. Hunt stated that he designed the existing dwelling in 2006 and was asked to design the two proposed additions. He stated that he consulted with the Grey Sauble Conservation Authority prior to submitting the minor variance application and preliminary comments were received on-site at that time. He was confident that the GSCA would be satisfied and supportive of the proposal. As well, because of the large wooded area across the river from the existing dwelling, it would provide as a relief for flooding.

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.17.48

Moved by: Robert B. Waind

Seconded by: Bill Remus

Carried.

Motion:

Moved by: Robert B. Waind

Seconded by: Bill Remus

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A07-2017

to authorize an extension or enlargement of a non-conforming building under s.45(2)(a)(i) of the Planning Act.

CONDITIONS:

1. That the development be constructed in a manner substantially in accordance with the site plan drawing attached to this Schedule A.
2. That any permits required for the development are received from the Grey Sauble Conservation Authority.
3. 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 (expiry May 16, 2019).

REASON FOR DECISION:

The Committee is satisfied that:

- The use has continued to the date of application;
- There is minimal to no Impact on amenities and surrounding property owners;
- It is in the public interest;
- It is an expansion/enlargement to an existing building/structure; and
- The expansion/enlargement will be contained within the limits of the land(s) owned and used in connection with the current non-conforming use.

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

It was noted that the last day for an appeal(s) is June 05, 2017.

C. Correspondence – none

D. New and Unfinished Business -

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1. Upcoming OACA Conference in Ottawa – June 4-7, 2017
 2. New Planning fees By-law #2017-16 dated April 19, 2017 wherein the minor variance fee had a slight increase.

E. Next Meeting Date – June 21, 2017

F. Adjournment

Moved by: Robert B. Waind

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