



setback of 2 metres, where Schedule AA of the Zoning By-law requires a side yard setback of 5 metres.

The legal description of the lands is Concession 12, Part of Lot 40, RP16R 1933, Part 1, Town of The Blue Mountains.

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.* – the proposed development appears to be within the adjacent lands of the Significant Woodlands and would recommend comments from the Grey Sauble Conservation Authority; provided positive comments are received from the GSCA the County would have no further concerns;

*Grey Sauble Conservation Authority* – although there is a steep slope associated with a glacial lake shoreline the property is relatively flat where the garage is proposed; no objection to the minor variance provided a permit is obtained from their office prior to any construction or site alterations;

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

*TOTBM Community Services* – no issues;

*TOTBM Infrastructure & Public Works (IPW)* – no comments;

*TOTBM Planning Dept.* – recommends approval as noted in Planning Staff Report #PDS.16.54.

Mr. Moser, the Owner & Applicant, was in attendance. He noted that although they have a cistern for water they do have to truck in municipal water for use. As well, with the features of the property, there was no other option to build the proposed garage.

No other members of the public were in attendance to speak in favour or opposition to the variance so Chairman Waind then closed the Public Hearing portion of the meeting.

Motion to adopt Planning Staff Report #PDS.16.54.

Moved by: David Morgan                                      Seconded by: Bill Remus      Carried.

Motion:

Moved by: David Morgan                                      Seconded by: Bill Remus

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A07-2016 to allow a detached garage with front yard setback of 18.3 m and a side yard setback of 2 m.

CONDITIONS:

1. 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.16.54.

**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". Carried.

C.2	Application No:	A08-2016
	Owner:	Meredith Owen
	Agent/Applicant:	Monica E. Kuhn - Architect
	Location:	Grey Condo #28, Plan 28, Unit 36
	Civic Address:	36-102 Wensley Drive

Chairman Waind called the meeting to Order. He read aloud the applications purpose and effect of the variance which is to put an addition on their chalet. The addition proposed does not meet the *required rear yard* of Township of Collingwood Zoning By-law 83-40, in the Residential 3 Exception (R3-23) Zone.

In the zoning by-law, a "required yard" is an area that must be open to the sky with no buildings or structures. This area is also sometimes referred to as a rear yard "setback". If this variance is approved, the applicant will be allowed to construct an addition on the chalet with a rear yard setback of 5.24 metres, where the Schedule "AA" of the Zoning By-law requires a setback of 9 metres.

The lands are also legally described as Grey Condo Plan 28, Unit 36, Town of The Blue Mountains.

Comments were received from the following:

*Grey County Planning and Development Dept.* – areas identified as Special Policy Area (karst) and the Significant Woodlands policy of the Official Plan, it would normally be necessary to provide an Environmental Impact Study (EIS); however as the property is on full municipal services and considering the nature of the proposed development an EIS may not be required should the Grey Sauble Conservation Authority be satisfied in that regard; provided positive comments are received from the GSCA the County would have no further concerns;

*Grey Sauble Conservation Authority* – a permit is required from their office as the property is under Ontario Regulation 151/06; the proposal is not anticipated to create new negative impacts to the woodland feature; no objection provided a permit is obtained prior to any construction or site alterations; as well the GSCA will require a lot grading and drainage plan as part of the permit application.

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

*TOTBM Community Services* – no issues;

*TOTBM Infrastructure & Public Works (IPW)* – no comments

*TOTBM Planning Dept.* – recommends approval as noted in Planning Staff Report #PDS.16.55.

Denise Whaley, Town Planner, spoke to the Committee members regarding a possible Addendum to the Planning Staff Report. The reason being was when the minor



This document can be made available in other accessible formats as soon as practicable and upon request

F. Next Meeting Date: June 15, 2016

G. Adjournment

Moved by: David Morgan

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