Minutes
Committee of Adjustment

Meeting Date: May 15, 2019
Meeting Time: 4:00 pm
Location: Town Hall Council Chambers
32 Mill Street, Thornbury ON
Prepared by Travis Sandberg – Acting Committee of Adjustment Secretary/Treasurer

A. Call to Order
Chairman Morgan called the meeting to Order with the following members in attendance, being Bill Remus and Robert B. Waind. Also in attendance was the Acting Secretary/Treasurer Travis Sandberg.

A.1 Fire Evacuation Notice - The Secretary/Treasurer read the Notice aloud.

A.2 Approval of Agenda: Moved by: Robert B. Waind Seconded. “THAT the Agenda of May 15, 2019 be approved”. Carried

A.3 Declaration of Pecuniary Interest: None

A.4 Adoption of Previous Minutes
Moved by: Robert B. Waind Seconded. “THAT the Minutes of April 17, 2019, be adopted, as submitted.” Carried

A.5 Business Arising from Previous Minutes
None.

B. Deputations/Presentations – none
Chairman Morgan read aloud the authority given under the Municipal Act, 2001 and in accordance with Ontario’s Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

C. Public Meeting – 4:00 p.m.
C.1 Application No: A07-2019
Owners: Terra Brook Homes
Legal Description: Lot 2, Plan 16M-59
Civic Address: 102 Creekwood Court
Chairman Morgan read aloud the Public Meeting Notice and noted that at the time that Notice of the application was given, Zoning By-law 2018-65, as approved by Council on November 29, 2018, was not in full force and effect and a minor variance would not be required for the proposed development under the provisions of By-law 2018-65. The Acting Secretary-Treasurer further clarified for the Committee of Adjustment members that the Local Planning Appeal Tribunal provided a verbal order on May 14, 2019, confirming that Zoning By-law 2018-65 is now in full force and effect, retroactive to the date of approval by Council (November 29, 2018).

The Acting Secretary/Treasurer also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first class mail and was posted on-site on the subject lands.

Comments were received from the following public agencies and/or members of the public:

- The County of Grey Planning and Development Services Department;
- The Town of The Blue Mountains Building Services Department;
- The Town of The Blue Mountains Infrastructure and Public Works Department;
- The Grey Sauble Conservation Authority; and
- The Town of The Blue Mountains Planning Services Division – recommend approval subject to the conditions noted in Planning Staff Report PDS.19.58

Krystin Rennie, Georgian Planning Solutions, was in attendance as the authorized agent of the owner/applicant. Ms. Rennie provided an overview of the application and the need for the minor variance request before the Committee of Adjustment.

As there were no other persons in attendance to speak in favour of or in opposition to the variance, Chairman Morgan closed the public meeting.

Motion to adopt the Planning Staff Report #PDS.19.58.
Moved by: Robert B. Waind Seconded and Carried.

Motion:
Moved by: Robert B. Waind
“THAT the Committee of Adjustment GRANT Minor Variance Application No. A07-2019 to permit the construction of a single detached dwelling, subject to the following conditions:

CONDITIONS:

1) That the development be constructed in a manner substantially in accordance with the attached site sketch; and

2) That this variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of two years from the date of decision. If a building permit has not been issued by the Town within two years, the variance shall expire on May 15, 2021.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests of a minor variance of Section 45(1) of the Planning Act, as outlined in Planning Staff Recommendation Report
PDS.19.58.
The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision”. Seconded and Carried.

D. New and Unfinished Business:

1. None.

E. Next Meeting Date: June 19, 2019

F. Adjournment

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