



Staff Report

Committee of Adjustment

Report To: Council
Meeting Date: March 06, 2017
Subject: Committee of Adjustment Decision of February 15, 2017
Report Number: PDS.17.22
Prepared by: Lori Carscadden, Secretary/Treasurer, Committee of Adjustment

A. Recommendations

THAT Council receive Committee of Adjustment Staff Report #PDS.17.22 "Committee of Adjustment Decision of February 15, 2017", for information purposes.

B. Public Meetings

On February 15, 2017 the Committee of Adjustment received one Minor Variance application, being:

Application No: A01-2017
Owner/Applicant: Grazyna & Jacek Stepniak
Legal Description: Part Block A, Plan 807
Civic Address: 106 Tyrol Avenue (Swiss Meadows)

The applicant would like to build a detached garage on the subject property but requires relief from Sections 5.2 (ii), (iii) and Schedule "AA" of the by-law, to allow the garage to be located in the required "front yard" and setback 6.7 metres (22 feet) from the front lot line, where the zoning by-law requires the garage be setback at least the same distance as the main building.

The Committee received comments from the County of Grey Planning Department, Grey Sauble Conservation Authority, Lands & Resources Historic Saugeen Metis, Niagara Escarpment Commission, Infrastructure & Public Works, Community Services and the Town's Planning Department. It was noted by both the County of Grey and the Grey Sauble Conservation Authority that karst may exist on the subject lands and that perhaps test holes should be dug. Comments from the Town Planner indicated that should the property be a vacant lot then test holes would be required. However, as there is an existing residence it is probably unnecessary to require the digging of test holes. As well, if the property were on municipal services then it would be exempt of any test holes. The Town's Infrastructure and Public Works noted that an entrance permit may be required to realign the garage to the entrance, however the applicant felt they could work with the already existing entrance. No other concerns or comments were received either verbally or written from the public.

After consideration of all the public, agency and Town staff comments the Committee granted the application. The last day for an appeal(s) on the application is March 07, 2017.

C. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

D. Environmental Impacts – n/a

E. Financial Impact – n/a

F. Attached for each application:

1. Public Notice of Hearing
2. Drawing/Sketch

Respectfully submitted,

Lori Carscadden
Secretary/Treasurer – Committee of Adjustment

Michael Benner
Director of Planning and Development Services

For more information, please contact:
Lori Carscadden
committeeofadjustment@thebluemountains.ca
519-599-3131 extension 263



Notice of Public Hearing

Committee of Adjustment

**Application for a Minor Variance to
the Township of Collingwood
Zoning By-law # 83-40**

**Property Location: 106 Tyrol Avenue
(Swiss Meadows)**

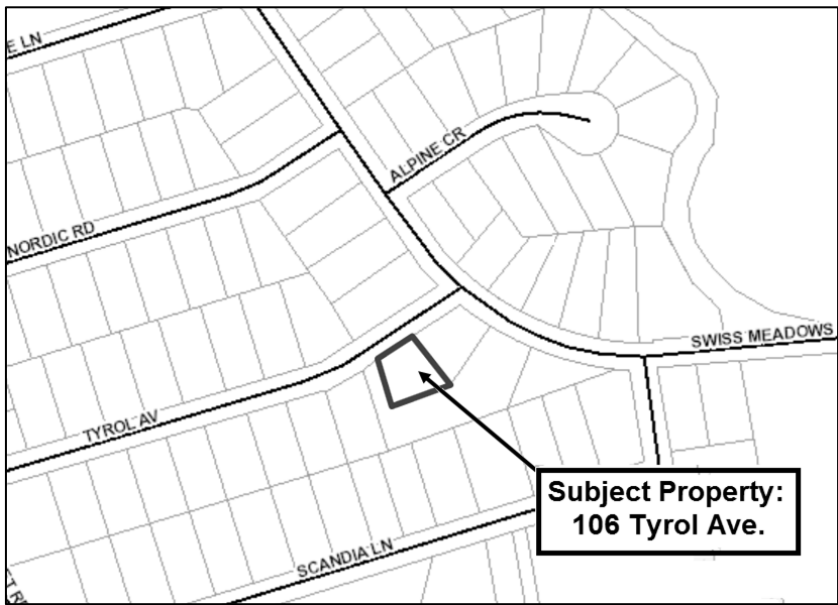
**Public Meeting: February 15, 2017 at 4:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON**

What is being proposed?

The applicant would like to build a detached garage on the property, but proposed location does not meet the provisions of the zoning by-law.

This application is seeking relief from Sections 5.2 (ii), (iii) and Schedule "AA" of the by-law, to allow a garage to be located in the required "front yard" and setback 6.7 metres (22 feet) from the front lot line, where the zoning by-law requires the garage be setback at least the same distance as the main building.

The legal description of the lands is Plan 807, Part of Block A, RP16R1767, Part 13 (formerly the Township of Collingwood, Town of The Blue Mountains.



What happens at the Public Hearing?

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision making process, so make sure to have your say!

Where do I find more information?

Additional information is available during regular office hours in the Planning Division of the Planning & Development Services Department at Town Hall. You may also request a copy of this notice by contacting:

Lori Carscadden
Secretary-Treasurer,
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: (519) 599-3131 ext.263
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email: lcarscadden@thebluemountains.ca

A note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

Questions? Ask the Planner!

Denise Whaley, Planner
Phone: (519) 599-3131 ext. 262 or
Toll Free (888) 258-6867
Email: dwhaley@thebluemountains.ca

Applicant's Site Plan Sketch

