

The Secretary/Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- É The subject land consists of three “parcels”, being Part Lot 4, Concession 3, in the geographic Township of South Orillia.*
- É Two parcels front on Fairgrounds Road (#4493 & #4511), each having an area of 10.5 hectares (26 acres) and 151 metres 495 feet) of frontage.*
- É The third parcel is #4436 Uthoff Line and has a frontage of 302 metres (990 feet) and a lot area of approximately 21 ha (52 acres) in size.*
- É There are dwellings located at 4511 Fairgrounds Road and 4436 Uthoff Line; 4493 Fairgrounds Road is currently vacant.*
- É The current owner acquired the properties as three separate parcels in 1988. Subsequently, the Land Registry combined them into one parcel as they were abutting parcels in common ownership.*
- É This occurred notwithstanding the presence of dwellings on two of the parcels, their historical status as individual lots, and the creation of the parcel at 4493 Fairgrounds by Consent in 1975.*

Agency Comments:

A letter from the County of Simcoe that had previously been distributed to the Committee members and the applicant’s agents was summarized as follows:

The County of Simcoe does not object to Consent File B07/14 provided that it conforms to the Township Official Plan and the Simcoe County Official Plan.

Public Correspondence:

None

Staff Report D14-018:

The Planner stated that Staff Report D14-018 had been provided to the Committee and summarized at the May 2014 Committee of Adjustment, a follow up staff report was not submitted as the application was adjourned pending comments from the County of Simcoe.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the agent, Nicola Mitchenson was present to answer questions.

The Chair advised that the application was previously adjourned following the mandatory public meeting under the Planning Act and therefore a public meeting was not necessary.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows: None.

As there was no further discussion, the Chair asked the Secretary/Treasurer to review the proposed conditions of the decision. The agent was asked if she was aware of the

proposed conditions and was in agreement with them. The agent confirmed this. The Chair then called for a vote on the application.

DECISION – APPROVED
Consent Application B-07-14 (Silver Spring View Estates)

THE PURPOSE and EFFECT of the application is:

Consent to sever a portion of the property with frontage of approximately 154 metres on Fairgrounds Road and area of approximately 11 Hectares which has merged on title with 4436 Uthoff Line and 4493 Fairgrounds Road.

The retained lands, 4436 Uthoff Line, would have a frontage of approximately 296 metres on Uthoff Line and area of approximately 17 hectares. If concurrent application B-06-14 is not approved for 4493 Fairgrounds Road the retained lands would have a frontage of approximately 296 metres on Uthoff Line and 151 metres on Fairgrounds Road and area of approximately 27 hectares.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of August, 2014:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. A reference plan of the severed parcel shall be prepared and duly registered by an Ontario Land Surveyor and one copy filed with the Secretary/Treasurer of the Committee. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration on title. If a reference plan exists of the severed parcel a copy may be deposited with the Secretary/Treasurer.
2. A copy of the electronic registration ~~and~~ preparation+draft deed for the severed lots shall be provided to the Secretary/Treasurer of the Committee together with a signed Acknowledgement and Direction so that the consent certificate may be issued.
3. Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.

THE REASONS for the Committee's Decision are that the proposed consent is in keeping with the Township's Official Plan and Zoning By-law, is consistent with the 2014 Provincial Policy Statement, will provide for the orderly development of the Township and does not fall under the exclusive consideration of Section 51 of the Act.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

2. **Consent Application No.:** B-12-14
Applicant: Michael Kenning
Roll Number: 4351 020 008 15900 0000
Municipal Address: 1251 Dunns Line

The Secretary/Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- The subject property is legally described as Part of Lot 22, Concession 14, municipally known as 1251 Dunns Line.
- The subject lands have frontage of approximately 670.6 metres (2,200 ft.) on Dunns Line and an area of approximately 40.5 ha (100 acres).
- The applicant is requesting consent to sever a portion of the property having frontage of approximately 426.8 metres (1,400 ft.) on Dunns Line and area of approximately 34.4 ha (85 acres) to add to an adjacent property at 1449 Upper Big Chute Road for a farm consolidation.
- The retained lands would have a frontage of approximately 243.9 m (800 ft.) on Dunns Line and area of approximately 6.1 ha (15 acres).

Agency Comments:

A letter from the County of Simcoe that had previously been distributed to the Committee members and the applicant was summarized as follows:

The County would be supportive of the revised lot area of approx. 2 ha as outlined in the staff report.

Public Correspondence:

None

Staff Report D14-031:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - applicant was present to answer questions.

The applicant stated that revised 5.1 acre consent is far from the original 15 acre consent he originally applied for. The applicant showed on the power point slide the option to permit a different sized parcel. The applicant seemed confused by the revised consent due to comments made by County staff during a site meeting, the idea of a larger severance that included a fenced in area seemed plausible. The applicant stated that he had numerous questions:

- É What the new zoning of the land would be
- É What is the cost for a new entrance
- É Could he replace an existing accessory structure
- É How long is he permitted to complete this process

The Chair stated that the applicant had one year to complete the recommended

conditions and then asked the Planner to comment on the applicant's other questions.

The Planner explained that an application for a Zoning By-law Amendment would cost \$3,000 and the same application could be used for the proposed severed and retained lands. The retained lands would be put into a site specific exception to allow for the existing use of the lands and accessory structure setbacks. The Planner stated that any new entrance would require the approval of the Public Works department but that the existing entrances could still be used. The Planner further stated that the existing accessory structures would be recognized in the Zoning By-law Amendment.

The Chair advised that the application was previously adjourned following the mandatory public meeting under the Planning Act and therefore a public meeting was not necessary.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows:

- Member Ferguson inquired as to if staff had drawn the lines on the PowerPoint map.
- The Chair replied that Member Ferguson was correct and that a survey will be needed.
- Member Hamilton inquired what would happen if the committee approved a larger lot with the fenced in area included.
- The Chair stated that the county would appeal the consent to the OMB.
- Member Peters stated that he is not in favor of the lot line being so close to the buildings
- The Chair stated the intent of surplus dwelling is to have a rural residential lot not to start a second farming operation. The original application did not meet the planning policies.
- The Chair asked staff if the committee is able to make comments to the County and adjourn the consent again.
- The Secretary-Treasurer advised that the County would receive a copy of the motion or decision.
- The Chair asked the applicant if he was only interested in the 15 acre property size.
- The applicant stated that he was in favour of keeping all of the farm land together but wanted approximately 7 acres. The applicant further stated that he was unsure if he would continue if it was for 5 acres and inquired as to if he could ask the County for increased setbacks.
- Member Peters inquired as to if the County had commented on 7 acres.
- The Planner stated that the County had commented that the largest parcel they could support was the 5.1 acres.
- The Chair stated that he believed the applicant should create his own sketch with the larger setbacks to allow for a different lot area and provide it to staff for comments.
- The applicant advised the Committee that he was willing to do this should his application be deferred.

As there was no further discussion and the Committee and Applicant had expressed a

desire to adjourn the application the Chair called for a vote on the motion.

The following motion was adopted:

Motion # 14-22

MOVED by John Ferguson and SECONDED by Emily Silk

THAT Application No. B-12-14 (Kenning) be adjourned to a future Committee of Adjustment meeting, pending the applicant creating a revised lot line fabric with altered setbacks from the existing accessory structures to the County Staff for comment.

CARRIED

E. NEW APPLICATIONS

1. **Minor Variance Application No.:** **A-20-14**
Applicant: **Tim and Kelly Black**
Roll Number: **4351 040 007 07001 0000**
Municipal Address: **12864 County Road 16**

The Secretary/Treasurer of the Committee of Adjustment outlined the application and outlined the correspondence received, as follows:

Proposal:

- The 1.3 acre property located at 12864 County Road 16 in the geographic Township of Tay is currently occupied by the old Fesserton School.
- The applicant would like to construct a new 139 square metres (1500 square feet) pole frame type accessory structure for storage.
- The following variances are requested in order to permit the construction of the new accessory structure:
- A variance to permit a maximum accessory structure height of 6 metres (19.7 ft.) whereas Zoning By-law 2010-65 states that the maximum building height of an accessory structure shall be limited to a height of 5 metres (16.4 ft.).
- A variance to permit an interior side yard of 1.8 metres (6 ft.) whereas Zoning By-law 2010-65 states that and the interior yard setback for a property within the Rural (RU) Zone is 15 metres (49.5 ft.).

Agency Comments:

None

Public Correspondence:

None

Staff Report D14-032:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant was present to answer questions. The applicant added that the height of the building has to do with the slope of land.

The Chair asked if anyone in the audience had any comments on this application. Public comments were as follows: None.

The Chair asked if there were any other public comments. As none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows: None.

The Chair asked the Secretary/Treasurer to review the proposed conditions of the decision. The applicant was asked if he was aware of the proposed conditions and was in agreement with them. The applicant confirmed this. The Chair then called for a vote on the application.

DECISION – APPROVE
Variance Application A-20-14 (Black)

THE PURPOSE and EFFECT of the application is:

To request the following variances to the provisions of Zoning By-law 2010-65:

1. A variance to permit a maximum accessory structure height of 6 metres (19.7 ft.) whereas Zoning By-law 2010-65 states that the maximum building height of an accessory structure shall be limited to a height of 5 metres (16.4 ft.).
2. A variance to permit an interior side yard of 1.8 metres (6 ft.) whereas Zoning By-law 2010-65 states that and the interior yard setback for a property within the Rural (RU) Zone is 15 metres (49.5 ft.).

The following variance is needed in order to permit the construction of the new accessory structure.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of August, 2014:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Municipal Taxes to be paid to date.
2. That the existing vegetation on the property shall be preserved and enhanced as much as possible.
3. That the property owner apply for and obtain a change of use permit to reflect the residential use of the existing structure prior to the issuance of an accessory structure building permit.

4. That the construction is in substantial compliance with the plans submitted with the Application.

THE REASONS for the Committee's Decision are that the request is minor in nature, conforms to the general intent and purpose of the Zoning By-law and Official Plan and is desirable for the appropriate development or use of the land.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

2. Minor Variance Application No.: A-21-14
Applicant: Walter and Karen Boyle
Roll Number: 4351010 008 12200 0000
Municipal Address: 3410 Grayshott Drive

The Secretary/Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- The 0.46 acre property located at 3410 Grayshott Drive in the geographic Township of North Orillia currently supports an existing single detached dwelling, a boathouse and two garages.
- The owner wishes to construct a 49 square metres (528 sq. ft.) detached garage to replace an existing 31 square metres (336 sq. ft.) garage.
- The property currently has an accessory structure lot coverage of approximately 6% and will need to increase the accessory structure lot coverage allowable to approximately 7%.
- The following variance is requested in order to permit the construction of the new accessory structure to replace an existing garage:
 1. A variance to permit a maximum accessory structure lot coverage of 7% whereas Zoning By-law 2010-65 states the maximum lot coverage for accessory structures is 5%.

Agency Comments:

None

Public Correspondence:

None

Staff Report D14-033:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant was present to answer questions.

The Chair asked if anyone in the audience had any comments on this application. Public comments were as follows: None.

The Chair asked if there were any other public comments. As none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows:

- É Members Peters inquired as to how the loft or attic space would be accessed and if it would become residential.*
- É The applicant advised the Committee that they wanted the space only for storage purposes and that there is sufficient space inside of the house for everyone.*

As there was no further discussion, the Chair asked the Secretary/Treasurer to review the proposed conditions of the decision. The applicants were asked if they were aware of the proposed conditions and were in agreement with them. The applicant confirmed this. The Chair then called for a vote on the application.

DECISION – APPROVE
Variance Application A-21-14 (Boyle)

THE PURPOSE and EFFECT of the application is:

To request the following variances to the provisions of Zoning By-law 2010-65:

1. A variance to permit a maximum accessory structure lot coverage of 7% whereas Zoning By-law 2010-65 states the maximum lot coverage for accessory structures is 5%.

The following variance is needed in order to permit the construction of a new accessory structure to replace an existing garage.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of August, 2014:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Municipal Taxes to be paid to date.
2. That the existing vegetation on the property shall be preserved and enhanced as much as possible.
3. That the construction is in substantial compliance with the plans and drawings submitted with the Application.
4. That the applicant obtain a demolition permit for the accessory structure that is to be replaced.

THE REASONS for the Committee's Decision are that the request is minor in nature,

conforms to the general intent and purpose of the Zoning By-law and Official Plan and is desirable for the appropriate development or use of the land.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

3. **Minor Variance Application No.:** A-22-14
Applicant: Robb Watson
Roll Number: 4351 050 002 51400 0000
Municipal Address: 1370 Deep Bay Boulevard

The Secretary/Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- The 0.6 hectare (1.45 acre) property is located at 1370 Deep Bay Boulevard in the geographic Township of Matchedash and is currently occupied by a dwelling and an accessory structure.
- The applicant would like to construct a new accessory structure being a new garage.
- The following variance is requested in order to permit the construction of the new accessory structure:
 1. A variance to permit a maximum accessory structure size of 118.9 metres squared (1,280 sq. ft.) whereas Zoning By-law 2010-65 states an accessory structure shall not exceed the lesser of 75% of the gross floor area of the principle dwelling or 110 square metres.

Agency Comments:

None

Public Correspondence:

None

Staff Report D14-034:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented -applicant was present to answer questions.

The Chair asked if anyone in the audience had any comments on this application. Public comments were as follows: None.

As none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee

comments were as follows:

- Member Peters stated that it is of utmost importance that the attic area of the proposed garage does not become a residence in accordance with fire code regulations.

As there was no further discussion, the Chair asked the Secretary/Treasurer to review the proposed conditions of the decision. The applicant was asked if he was aware of the proposed conditions and was in agreement with them. The applicant confirmed this. The Chair then called for a vote on the application.

DECISION – APPROVE
Variance Application A-22-14 (Watson)

THE PURPOSE and EFFECT of the application is:

To request the following variances to the provisions of Zoning By-law 2010-65:

1. A variance to permit a maximum accessory structure size of 118.9 metres squared (1,280 sq. ft.) whereas Zoning By-law 2010-65 states an accessory structure shall not exceed the lesser of 75% of the gross floor area of the principle dwelling or 110 square metres.

The following variance is needed in order to permit the construction of a new accessory structure.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of August, 2014:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Municipal Taxes to be paid to date.
2. That the existing vegetation on the property shall be preserved and enhanced as much as possible.
3. That the construction is in substantial compliance with the plans submitted with the Application.

THE REASONS for the Committee's Decision are that the request is minor in nature, conforms to the general intent and purpose of the Zoning By-law and Official Plan and is desirable for the appropriate development or use of the land.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

4. **Minor Variance Application No.:** A-23-14
Applicant: West Shore Beach Club,
Summerhill Homes
Agent: Rudy and Associates, Michelle Cutts
Roll Number: 4351 010 008 26716 0000
Municipal Address: 2722 Canoe Lane

The Secretary/Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- The subject property is located at 2722 Canoe Lane, being SVLCP 391, Level 1, Unit 1, geographic Township of North Orillia.
- As part of the build out of the approved West Shore Beach Club condominium development individual site plans are being prepared for each of the lots. In December of 2012 the owners applied for relief from the provisions of Zoning By-law 2010-65 for units 42 through 46 under minor variance application A-26-12. As the next phase of development is underway the owners require a variance for Unit 1 due to the curvature of the road.
- The following variance is requested in order to development Unit 1 within the West Shore Beach Club condominium development:
 1. A variance to permit a rear yard setback of 2.74 metres (8.99 ft.) whereas Zoning By-law 2010-65, the Shoreline Residential One Exception One (SR1-1) Zone states that the minimum rear yard setback is 3 metres (9.8 ft.).

Agency Comments:

None

Public Correspondence:

None

Staff Report D14-035:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the agent, Michelle Cutts was present to answer questions. The agent proceeded to summarize the planning justification submitted with the application and how the application met the four tests of a minor variance. She further pointed out the privacy fence already in place.

The Chair asked if anyone in the audience had any comments on this application. Public comments were as follows: None.

The Chair asked if there were any other public comments. As none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows: None.

As there was no further discussion, the Chair then called for a vote on the application.

DECISION – APPROVE

Variance Application A-23-14 (West Shore Beach Club, Summerhill Homes Ltd.)

THE PURPOSE and EFFECT of the application is:

To request the following variances to the provisions of Zoning By-law 2010-65:

1. A variance to permit a rear yard setback of 2.74 metres (8.99 ft.) whereas Zoning By-law 2010-65, the Shoreline Residential One Exception One (SR1-1) Zone states that the minimum rear yard setback is 3 metres (9.8 ft.).

The following variance is needed in order to development Unit 1 within the West Shore Beach Club condominium development.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of August, 2014:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Municipal Taxes to be paid to date.
2. That the construction is in substantial compliance with the plans submitted with the Application.

THE REASONS for the Committee's Decision are that the request is minor in nature, conforms to the general intent and purpose of the Zoning By-law and Official Plan and is desirable for the appropriate development or use of the land.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

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| 5. Consent Application No.: | B-14-14 |
| Applicant: | Tim and Daphne Edwards |
| Roll Number: | 4351 010 008 41603 0000 |
| Municipal Address: | 3372 Agnew Rd |

The Secretary/Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- The subject property is legally described as Concession 12, Part Lot 8 & 9, Reference plans 51R-15294 Parts 1, 2, 3 & 5, 51, 51R-13948, Part 1, geographic Township of North Orillia, municipally known as 3372 Agnew Road.

- The subject lands have frontage of approximately; 482m on Agnew Rd., 286m on Hawkins Dr., 304m on Cox Dr. and 89m on Huffman Rd. and an area of approximately 15.2 ha (37.6 acres).
- The majority of the subject lands are currently developed and used as the Evergreen Golf Course. This application seeks to sever a portion of the property which is not used in conjunction with the golf course for a residential lot.
- The applicant is requesting consent to sever a portion of the property for a new residential lot having frontage of approximately 89m (292 ft.) on Huffman Rd. and area of approximately 0.74 ha (1.8 acres). The retained lands would have an area of approximately 14.46 ha (35.8 acres) and the frontage listed above with the exception of the frontage on Huffman Road.

Agency Comments:

None

Public Correspondence:

None

Staff Report D14-036:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant was present to answer questions.

The Chair asked if anyone in the audience had any comments on this application. Public comments were as follows: None.

As none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows:

- *Member Ferguson inquired as to if the applicant's had already received one lot and were now in for another lot.*
- *The Chair confirmed this and stated that they already severed a lot since 1994 and therefore the proposed application does not meet the Official Plan policy.*
- *The Chair stated that he was not supportive of this application due to the lot created in 2004 and the conflict with the OP.*
- *The Chair inquired if the applicant could build another house and then apply for another infill lot.*
- *The Planner stated that that would not be allowed as it contradicts the County's Official Plan which states no strip development.*
- *Member Hamilton inquired about the OP policy that speaks to not permitting more than one severance after 1994 and if that was for the property or the owner.*
- *The Chair clarified that the policy is intended for the property not owner.*

As there was no further discussion the Chair then called for a vote on the application.

DECISION – DENIED

Variance Application B-14-14 (Edwards)

THE PURPOSE and EFFECT of the application is:

To request consent to sever a portion of the property having frontage of approximately 89 metres (292 ft.) on Huffman Road and area of approximately 0.74 hectares (1.8 acres).

The retained lands containing the existing golf course would have frontage of approximately 482m on Agnew Road, 286m on Hawkins Drive, 304m on Cox Drive and area of approximately 14.46 hectares (35.8 acres).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of August, 2014:

DECISION: DENIED

THE REASONS for the Committee's Decision are that:

The proposed severance does not conform to the Township's Official Plan.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

6. Consent Application No.:	B-15-14
Applicant:	Barbara Rumsey
Agent:	Andrew McIntyre
Roll Number:	4351 010 006 03900 0000
Municipal Address:	3833 Hampshire Mills Line

The Secretary/Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- The subject property is legally described as West Part of Lot 2, Concession 7, geographic Township of North Orillia, now in the Township of Severn, municipally known as 3833 Hampshire Mills Line.
- The subject lands have frontage of approximately 542.5 metres (1,780 ft.) on Hampshire Mills Line and an area of approximately 39.6 ha (97.8 acres).
- The applicant is requesting consent to sever a portion of the property having frontage of approximately 55 metres (180 ft.) on Hampshire Mills Line and area of approximately 1.1 ha (2.7 acres) to add to an adjacent property at 3713 Hampshire Mills Road.
- The retained lands would have a frontage of approximately 487.5 m (1,600 ft.) on Hampshire Mills Line and area of approximately 38.5 ha (95.1 acres).

Agency Comments:

A letter from the County of Simcoe that had previously been distributed to the Committee members and the applicant was summarized as follows:

Simcoe County is in support of consent application for the proposed addition of 1.1 ha (2.7 acres) for the justifications outlined in the Township staff report.

Public Correspondence:

None

Staff Report D14-037:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the agent was present to answer questions.

The Chair asked if anyone in the audience had any comments on this application. Public comments were as follows:

É Dave Hewitt, 3666 Hampshire Mills Line was present to support the application and stated that his wife owns the property receiving the lot addition.

As none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows: None.

As there was no further discussion, the Chair asked the Secretary/Treasurer to review the proposed conditions of the decision. The agent was asked if they were aware of the proposed conditions and were in agreement with them. The agent confirmed this. The Chair then called for a vote on the application.

**DECISION – APPROVE
Consent Application B-15-14 (Rumsey)**

THE PURPOSE and EFFECT of the application is:

Consent to sever a portion of the property having frontage of approximately 55 metres (180 ft.) on Hampshire Mills Line and area of approximately 1.1 ha (2.7 acres) to add to an adjacent property at 3713 Hampshire Mills Road.

The retained lands would have a frontage of approximately 487.5 m (1,600 ft.) on Hampshire Mills Line and area of approximately 38.5 ha (95.1 acres).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of August, 2014:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. A reference plan of the severed parcel shall be prepared and duly registered by an Ontario Land Surveyor and one copy filed with the Secretary/Treasurer of the Committee.
2. A copy of the electronic registration ~~to~~ preparation+draft deed for the severed lot shall be provided to the Secretary/Treasurer of the Committee together with a signed Acknowledgement and Direction so that the consent certificate may be issued.
3. That the severed lands shall merge with the property municipally known as 3713Hampshire Mills Line. The ownersqsolicitor shall take all necessary steps to ensure that the parcels merge under the Planning Act.
4. That the ownersqsolicitor shall provide an undertaking to register an Application to Consolidate Parcels in order to merge the severed lands with the adjoining lands and to provide the Township with a copy of the registered Application within three months of the date of registration of the Transfer of the severed lot.
5. That the severed lands and 3713 Hampshire Mills Line shall be rezoned by way of a Zoning By-law Amendment, at the applicant's expense so as to restrict the development envelope away from the active farm land, barn and TransCanada Pipeline Corridor and to accurately reflect the minimum lot frontage and area.
6. The Conditions set out herein shall be completed within one year of the date of this Decision.

THE REASONS for the Committee's Decision are that the proposed consent is in keeping with the Township's Official Plan and Zoning By-law, is consistent with the 2005 Provincial Policy Statement, will provide for the orderly development of the Township and does not fall under the exclusive consideration of Section 51 of the Act.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

7. Consent Application No.:	B-16-14
Applicant:	John and Robert Morrison
Roll Number:	4351 010 009 47600 0000
Municipal Address:	3177 Green River Drive

The Secretary/Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- *The subject properties is located at 3177 Green River Drive, being Plan 1451, Lot 43, in the former Township of North Orillia.*
- *The property is approximately 6,475 square metres (1.6 acre) in size with 30 metres (100 feet) of frontage on the Severn / Green River. The property contains a dwelling and associated accessory structures.*
- *The purpose of the application is to obtain consent to grant a right-of-way to legalize an existing driveway access leading off of Green River Drive over a*

portion of the driveway for 3177 Green River Drive in favour of the neighbouring property at 3167 Green River Drive, being Plan 1451, Lot 44.

Agency Comments:

None

Public Correspondence:

None

Staff Report D14-038:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant was present to answer questions. The applicant explained that he owns both properties and that there was an over sight 40 years ago that the driveway was not put on title to provide access to both of the properties.

The Chair asked if anyone in the audience had any comments on this application. Public comments were as follows:

- Boyd Smith, 3189 Green River expressed his opposition to the consent application. He stated that the drawing looks as if it provides access to three new lots. Mr. Smith further commented on how the properties were currently listed for sale and that the property is susceptibility to flooding.*
- Harold Johnston, 3183 Green River stated that he sees the existing driveway turning into three potential waterfront properties.*
- The applicant stated that putting in another driveway would result in tree removal.*

The Chair asked if there were any other public comments. As none were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows:

- Member Ferguson asked about the significance of putting an easement on when it is a private road.*
- The Chair stated that the applicant owns two adjacent properties and wants to use one to access the other, if he sells one he will not have to put in a driveway on the other lot.*
- Member Hamilton stated that the only reason for the consent is to formalize this on title and that the owner does not want to take down any trees.*
- Member Silk inquired if the applicant would require a new driveway if they built a dwelling.*
- The Chair clarified that this consent is similar to other private road applications the Committee has seen in the past, providing legal access to an existing property.*

The Chair asked if there were any other public comments. As none were forthcoming,

the Chair declared the public portion of the meeting closed.

As there was no further discussion, the Chair asked the Secretary/Treasurer to review the proposed conditions of the decision. The applicant was asked if he was aware of the proposed conditions and was in agreement with them. The Chair then called for a vote on the application.

DECISION – APPROVE
Consent Application B-13-14 (Morrison)

THE PURPOSE and EFFECT of the application is:

Consent to create a right-of-way to legalize an existing driveway access leading off of Green River Drive over a portion of the driveway for 3177 Green River Drive in favour of the neighbouring property at 3167 Green River Drive, being Plan 1451, Lot 44.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of August, 2014:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. A reference plan of the right-of-way shall be prepared and duly registered by an Ontario Land Surveyor and one copy filed with the Secretary-Treasurer of the Committee. The draft reference plan shall be provided to the Secretary-Treasurer for approval prior to registration.
2. A copy of the electronic registration ~~to~~ preparation+draft deed for the grant of right-of-way shall be provided to the Secretary-Treasurer of the Committee together with a signed Acknowledgement and Direction so that the consent certificate may be issued.
3. That the owner~~s~~ solicitor shall ensure that the right-of-way is legally added and appurtenant to the property known municipally as 3167 Green River Drive.
4. Section 50 of the Planning Act, R.S.O. 1990, shall apply to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.
5. Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.
6. That all fees and disbursements (legal, engineering, planning), if any, incurred by the Township with respect to this application shall be paid for by the owner.
7. The Conditions set out herein shall be completed within one year of the date of this Decision.

THE REASONS for the Committee~~s~~ Decision are that the proposed consent is in keeping with the Township~~s~~ Official Plan and Zoning By-law, is consistent with the 2005 Provincial Policy Statement, will provide for the orderly development of the Township and does not fall under the exclusive consideration of Section 51 of the Act.

AND the Secretary-Treasurer is hereby authorized to sign any documents required to give effect to this Decision.

CARRIED

8. Consent Application No.: **B-17-14**
Applicant: **Kory Myers & Crystal Watson**
Agent: **Robert Watson**
Roll Number: **4351 020 0008 15200 0000**
Municipal Address: **1591 Dunns Line**

The Secretary/Treasurer of the Committee of Adjustment outlined the application(s) and the correspondence received, as follows:

Proposal:

- The subject property is legally described as, West Part Lot 19 & 20, Concession 14, geographic Township of Medonte, now in the Township of Severn, municipally known as 1591 Dunns Line.
- The subject lands have frontage of approximately 192m (631 ft.) and an area of approximately 14.2 ha (35 acres).
- The applicant is requesting consent to sever a portion of the property for a new residential lot having frontage of approximately 91.5m (300 ft.) on Dunns Line and area of approximately 0.8 ha (2 acres).
- The retained lands would have an area of approximately 13.4 ha (33 acres) and frontage of approximately 100.5 m (331 ft.).
- The “parent lands”, 1607 Dunns Line (a portion of the proposed severed lands) was previously merged on title with 1591 Dunns Line (the subject lands).

Agency Comments:

A letter from the County of Simcoe was summarized as follows:

The County would be willing to discuss their comments and the application further following the municipality’s request for deferral.

Public Correspondence:

None

Staff Report D14-039:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the agent was present to answer questions and added that he wants to build a home here as his whole family lives in the immediate area.

The Chair asked if anyone in the audience had any comments on this application. Public comments were as follows:

É Charles Watson, 1579 Dunns Line stated that the applicant is his daughter and the agent his son. He further stated that the all the land is family owned and has been passed down through generations. Mr. Charles Watson further stated that the area was farmed and that the intention with the younger generation moving in is that the area can be farmed again.

As no further comments were forthcoming, the Chair declared the public portion of the meeting closed.

The Chair asked if the Committee had any comments on this application. Committee comments were as follows:

- The Chair stated that it would be best to allow for the deferral recommended by staff to work with the County.

As there was no further discussion and the Committee had expressed a desire to adjourn the application the Chair called for a vote on the motion.

The following motion was adopted:

Motion # 14-23

MOVED by Emily Silk and SECONDED by Douglas Hamilton

THAT Application no. B-17-14 (Watson) be adjourned to a future Committee of Adjustment meeting pending further information on the application.

CARRIED

E. REPORTS FROM OFFICIALS

NONE

F. CORRESPONDENCE

NONE

G. OTHER BUSINESS

NONE

H. ADJOURNMENT

The following motion was adopted:

Motion # 14-24

MOVED by Douglas Hamilton and SECONDED by Ronald Peters

THAT the Committee of Adjustment meeting be adjourned at 8:50 p.m. on August 19, 2014. The Committee will reconvene at 7:00 p.m. on September 16, 2014 unless the Secretary/Treasurer has not received a complete application for the Committee's

consideration.

CARRIED

Katie Mandeville, Secretary/Treasurer