

Proposal:

- " The approximately 2 acre property is located at 1710 Englefield Lane in the geographic Township of Matchedash and is occupied by a dwelling and three accessory buildings.
- " The following variances are requested in order to permit the construction of the new storage building / accessory structure:
 1. A variance to permit a maximum size of 107 square metres (1,152 sq. ft.), whereas Zoning By-law 2010-65 states the maximum accessory structure size to be 75% of the gross floor area of the home, which would allow for 104 sq. m. (1,116 sq. ft.).
 2. A variance to permit a height of 6.4 metres (21 ft.), whereas Zoning By-law 2010-65, states the maximum accessory structure height is 5 metres.
 3. A variance to permit a total of four accessory structures, whereas Zoning By-law 2010-65 states a maximum number of accessory structures of three.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-014:

The Planner provided a brief summary of the staff report, and an update on the application since the last meeting of the Committee.

- " *The Committee of Adjustment approved the height variance requested and adjourned the number of structures variance with motion number COA 15-06.*
- " *The owner has confirmed that the oldest of the existing three sheds will be removed from the property once the new building is complete, this variance is withdrawn.*
- " *The variance that is still before the Committee to vote on following the last public meeting is:*
 1. *A variance to permit a maximum size of 107 square metres (1,152 sq. ft.), whereas Zoning By-law 2010-65 states the maximum accessory structure size to be 75% of the gross floor area of the home, which would allow for 104 sq. m. (1,116 sq. ft.).*

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the agent was present but had nothing to add.

The Chair stated that since this was an adjourned application there would be no public portion for this meeting.

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

The Chair then called for a vote on the application.

DECISION – APPROVE
Variance Application A-10-15 (Doyle)

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

1. A variance to permit a maximum size of 107 square metres (1,152 sq. ft.), whereas Zoning By-law 2010-65 states the maximum accessory structure size to be 75% of the gross floor area of the home, which would allow for 104 sq. m. (1,116 sq. ft).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 21st day of April, 2015:

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.
3. That one of the existing accessory structures shall be removed from the property prior to the closing of the building permit for the proposed new structure.

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

E. NEW APPLICATIONS

- | | |
|------------------------------------|---|
| 1. Consent Application No.: | A-13-15 |
| Applicant: | Stanislaw and Sylvana Pilch |
| Agent: | Tim Gentles, Linx Contracting |
| Roll Number: | 4351050 003 73500 0000 |
| Municipal Address: | 3140 Maclean Lake North Shore Road |

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

Proposal:

- The approximately 0.55 hectare (1.4 acre) property located at 3140 Maclean Lake North Shore Road in the geographic Township of Matchedash is occupied by a single detached dwelling with a large attached deck and two accessory buildings.

- The existing deck attached to the existing home is located 3.22 metres at the closest point to the Maclean Lake and 1.22 metres from the existing home to the side lot line.
- The owners are proposing to renovate the existing home plus add a large addition.
- The following variances are requested in order to permit the construction of the new addition to the existing home:
 1. A variance to permit a front yard setback of 3 metres (9.84 feet) for the attached deck and 9.20 metres (30.18 feet) to the new portion of the dwelling wall, whereas Zoning By-law 2010-65, states the front yard setback for the SR3 zone is 20 metres (66 feet).
 2. A variance to permit an interior (side) yard setback of 1.5 metres (4.9 feet) whereas Zoning By-law 2010-65 states the minimum interior yard for the SR3 zone is 3 metres (9.8 feet).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-015:

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 and added that the septic will be inspected, if need be either updated or replaced.

The Chair asked if anyone in the audience had any comments on this application. 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 Hill inquired about the length of the driveway*
- *Member Vivian stated that on his site visit he saw the drive-way and there would be plenty of room for fire trucks to get to the dwelling.*

The Chair asked the Secretary/Treasurer to review the proposed conditions of the decision. The agent was asked if he 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 – APPROVE
Variance Application A-13-15 (Pilch)**

THE PURPOSE and **EFFECT** of the application is:

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

1. A variance to permit a front yard setback of 3 metres (9.84 feet) for the attached

deck and 9.20 metres (30.18 feet) to the new portion of the dwelling wall, whereas Zoning By-law 2010-65, states the front yard setback for the SR3 zone is 20 metres (66 feet).

2. A variance to permit an interior (side) yard setback of 1.5 metres (4.9 feet) whereas Zoning By-law 2010-65 states the minimum interior yard for the SR3 zone is 3 metres (9.8 feet).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 21st day of April, 2015:

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

2. Variance Application No.:	A-14-15
Owner:	Gary and Joanne Franklin
Agent:	Troy Wolf
Roll Number:	4351 010 007 36300 0000
Municipal Address:	2815 Lakeside Drive

The Director of Planning outlined the application and outlined the correspondence received, as follows:

Proposal:

- The approximately 0.25 acre property is located at 2815 Lakeside Drive in the geographic Township of North Orillia supports an existing single detached dwelling with an attached deck in addition to a small accessory structure
- The property is connected to full municipal services, sewer and water.
- The owners wish to construct an addition onto the side of the existing non-complying dwelling
- The home is located 5.2 meters (17 ft.) from the front lot line at the closest point and the addition, which will contain a garage with living space in the form of an accessory apartment above is proposed to be built on the side of the dwelling.

- The property is a unique waterfront situation in that the front lot line is not in close proximity to the water's edge or regulated water level.
- The following variance is requested in order to permit the construction of the new addition, deck and accessory apartment:
 1. A variance to permit a front yard setback of 13.26 metres (43.5 feet) for a set of stairs, 15.85 meters (52 feet) to an attached deck and 18.28 metres (60 feet) to the main dwelling wall whereas Zoning By-law 2010-65 states that the minimum interior yard setback for the Shoreline Residential One (SR1) Zone is 20 metres (65.6 ft.).
 2. A variance to permit a 73.57sq. m. (792 sq. ft.) accessory apartment whereas Zoning By-law 2010-65 states that accessory apartments are limited to a maximum floor area of 35% (75.71 sq. m. / 815 sq. ft.) of the floor area of the principal dwelling unit or 60 sq. m, whichever is the lesser.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-016:

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 and applicant were present. The applicant stated that he believed the property in front of his house to be his own.

The Chair asked if anyone in the audience had any comments on this application.

Comments were as follows:

- *James Carlton who lives at 2811 Lakeside Drive a neighbour of the applicant stated his concerns over water run off on to his property.*
- *Director of Planning stated that the applicant cannot direct water onto the neighbouring property.*
- *Member Vandergeest pointed out that there looked to be a swale between the two properties to deal with the drainage.*
- *Mr. Carlton stated that as long as drainage and views were not impacted he would be in favour of this application.*

As no other 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:

- *Member Hill inquired about the possible accessory apartment above the garage.*
- *The agent stated that this area is just for storage right now.*

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-14-15 (Franklin)

THE PURPOSE and EFFECT of the application is:

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

1. A variance to permit a front yard setback of 13.26 metres (43.5 feet) for a set of stairs, 15.85 meters (52 feet) to an attached deck and 18.28 metres (60 feet) to the main dwelling wall whereas Zoning By-law 2010-65 states that the minimum interior yard setback for the Shoreline Residential One (SR1) Zone is 20 metres (65.6 ft.).
2. A variance to permit a 73.57sq. m. (792 sq. ft.) accessory apartment whereas Zoning By-law 2010-65 states that accessory apartments are limited to a maximum floor area of 35% (75.71 sq. m. / 815 sq. ft.) of the floor area of the principal dwelling unit or 60 sq. m, whichever is the lesser.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 21st day of April, 2015:

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.

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. Variance Application No.:	A-15-15
Owner:	Eric and Cathrine Berge
Agent:	Jon Berge
Roll Number:	4351 010 007 36300 0000
Municipal Address:	3812 Elva Lane

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

Proposal:

- The 0.34 hectare (0.85 acre) property is located at 3812 Elva Lane in the geographic Township of Matchedash and is currently occupied by a dwelling and accessory structures
- The applicant would like to construct a new accessory structure being a new personal workshop or 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 71.35 square metres (768 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 (53.51 sq. m. for this property) or 110 square metres.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-017:

The Planner provided a brief summary of the staff report and comments from the building department which stated that the owner must ensure proper clearance to the existing sewage system and the overhead electrical lines.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant and agent were present and commented that the challenge with building a new workshop was that his cottage is quite small, which limits his ability to build a larger workshop without this variance.

The Chair asked if anyone in the audience had any comments on this application. 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 Vivian commented that the hydro line was far in from the road and that it takes up quite a bit of land on the applicant property.*
- *Member Vivian further commented that there would be no impact to the neighbours.*
- *Chair Vandergeest commented that the Bunkie is being used as a Bunkie and not storage therefore the number and type of accessory structures is not a concern.*

The Chair asked the Secretary/Treasurer to review the proposed conditions of the decision. The agent was asked if he 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 – APPROVE
Variance Application A-15-15 (Berge)**

THE PURPOSE and EFFECT of the application is:

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

1. A variance to permit a maximum accessory structure size of 71.35 square metres (768 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 (53.51 sq. m. for this property) or 110 square metres.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 21st day of April, 2015:

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. Variance Application No.:	A-16-15
Applicant:	Lisa McKinzey
Agent:	Cary Farelli
Roll Number:	435101000622100
Municipal Address:	3929 Menoke Beach Road

The Director of Planning outlined the applications and the correspondence received, as follows:

Proposal:

- É The approximately 0.254 acre property is located at 3929 Menoke Beach Road in the geographic Township of North Orillia and is occupied by an existing single storey detached dwelling and two accessory buildings
- É The applicant obtained a minor variance in 2014 to permit a maximum lot coverage of 28%, an accessory structure lot coverage of 15%, an accessory building size of 111.1 metres (1,196 sq. ft.) and a rear yard setback of 4.5 meters for an accessory structure
- É At the time of application A-03-14 the property owner was proposing to retain the existing dwelling and build a garage to the rear of the property

- É The owner now intends to demolish the existing dwelling and replace it with a new dwelling.
- É This triggered a second application to facilitate the new dwelling.
- É At its March meeting, the Committee approved the following variances:
1. A variance to permit a front yard setback of 9.4 metres (30.83 feet) to the attached deck and 13 metres (42.83 ft.) to the new dwelling wall whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (65.6 feet) for the Shoreline Residential Two (SR2) Zone.
 2. A variance to permit a maximum lot coverage of 30% (3, 319 sq. ft.) whereas Zoning By-law 2010-65 states the maximum lot coverage is 15% within the Shoreline Residential Two (SR2) Zone and the previous variance provided for a maximum of 28%.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-018:

The Director of Planning provided a brief summary of the staff report, and the original concerns that the Planning Department had with the application. The Director of Planning also stated that the applicant was requesting to waive the fees for variance.

The Chair asked if the applicant was present and had anything to add to what was presented - the agent was present but had nothing to add.

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

- *Chair Vandergeest asked if this would be the last proposed variance before the committee.*
- *The agent stated that they are scheduled to begin building shortly.*
- *Chair Vandergeest inquired about the proposed septic location and separation distance from neighbouring wells.*
- *The agent confirmed that a neighbouring well owned by a relative would be decommissioned for the proposed septic clearances.*

The Chair inquired with the Committee is there was an appetite to endorse waiving the fee, as there was, a vote was called. The following motion was adopted:

Motion # 15-10

MOVED by Allen Vivian and SECONDED by Douglas Hamilton

THAT The Committee of Adjustment endorse the waiving of the application fee for minor variance application A-16-15 (Mckinzey).

CARRIED

The Chair asked the Secretary/Treasurer to review the proposed conditions of the decision. The agent was asked if he 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 – APPROVE
Variance Application A-16-15 (Mckinzey)**

THE PURPOSE and EFFECT of the application is:

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

1. A variance to permit an interior yard setback of 1.5 metres (4.9 feet) to the whereas Zoning By-law 2010-65 states the minimum interior yard setback is 3 metres (9.8 feet) for the Shoreline Residential Two (SR2) Zone.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 21st day of April, 2015:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Municipal Taxes to be paid to date.
2. That the applicants verify the required clearances from the proposed septic system to the proposed garage and dwelling locations prior to the issuance of a building permit.
3. That the existing vegetation on the property shall be preserved and enhanced as much as possible.
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

5. Variance Application No.:
Owner:
Agent:

Roll Number:
Municipal Address:

B-01-15
Garry Hall
Josh Morgan,
Morgan Planning & Development
4351030 001 56900 0000
48 Gray Street

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

Proposal:

- The approximately 1.2 hectares (2.47 acres) property is located at 48 Gray Street, being Concession 12, Part Lot 23, Registered Plan 1721, in the former Village of Coldwater
- The intent of this severance application is to separate the existing house from the land that will become the subject of a subdivision application with the extension of Sheppard Street and municipal water and sewage services.
- The applicant is requesting consent to sever a portion of the property having frontage of 15.27 metres (50.09 ft.) on the Sheppard Street road allowance and an area of approximately 1.03 hectares (2.54 acres).
- The retained lands containing the existing home would have an area of approximately 0.17 hectares (0.42 acres) and frontage of approximately 30.78 metres (100.98 feet) on Gray Street.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-019:

The Planner provided a brief summary of the staff report. The Director of planning provided further information on history and servicing of the property.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the Agent was present and explained that after a back and forth with the County and the property owners an agreement was made to retain a lot for the dwelling unit and use the severed lands for development with a submission of a subdivision application to follow sometime in the future. The Applicant's Planner feels that the application meets the Official Plan and Zoning Bylaw provisions for the Township.

The Chair asked if anyone in the audience had any comments on this application.

Comments were as follows:

- *Donna Peck who lives at 9 Earls Court stated her concerns regarding drainage as water flows down from a spring on some of the lots on Sheppard St. onto her property.*
- *The Director of Planning responded that individual houses need to submit a lot grading plan and that water cannot be directed onto neighbours yards, however historical flow conditions may be permitted to continue.*
- *Ms. Peck stated that the water table level is close to the surface in this area.*
- *Ms. Peck further inquired if the Cul-de-sac would be adequate size; she stated that hers is not big enough to allow for plows or garbage trucks to turn around.*
- *The Director of Planning responded that Cul-de-sac standards have been improved in recent years.*

- *The Chair explained that all of these concerns would need to be addressed in the subdivision process and that a public meeting will be held for residents to voice their concerns in the future should the submission of subdivision carry forward.*

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 Director of Planning stated that there is not a recommended condition of parkland dedication as that would be dealt with through the subdivision process. The agent was asked if he was aware of the proposed conditions and was in agreement with them. The agent asked for the wording on condition one to be changed to “submit an application” rather than “make and application” since it can sometimes take longer than a year to approve a plan of subdivision. The Planner stated that this was not uncommon. The Secretary Treasurer amended condition one. The Chair then called for a vote on the application.

DECISION – APPROVE
Variance Application B-01-15 (Hall)

THE PURPOSE and EFFECT of the application is:

Consent to sever a portion of the property having frontage of 15.27 metres (50.09 ft.) on the Sheppard Street road allowance and an area of approximately 1.03 hectares (2.54 acres).

The retained lands containing the existing home would have an area of approximately 0.17 hectares (0.42 acres) and frontage of approximately 30.78 metres (100.98 feet) on Gray Street.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 21st day of April, 2015:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the owner shall submit an Application for Zoning By-law Amendment and pay the applicable fee to rezone the severed lands to the Residential One Holding Eleven (R1-H11) Zone to prohibit development until such time as a municipal road and services are extended to the property; or to the Residential One (R1) Zone if the road and services are completed to the satisfaction of the Planning and Public Works Departments.
2. 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.
3. 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.
4. Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.
 5. That the owner shall submit an application for a plan of subdivision for the severed lands.
 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.

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

6. Variance Application No.:	B-02-15
Applicant:	Don Ford
Roll Number:	4351 050 003 86700 0000
Municipal Address:	3256 Driftwood Lane

The Planner outlined the application and the correspondence received, as follows:

Proposal:

- É The approximately 4.12 hectares (10.2 acres) property is located at 3256 Driftwood Lane, being Concession 1, Part Lot 19, Registered Plan 51R4399, Parts 1-3, 6, 7, 9-11, in the geographic Township of Matchedash.
- É The property has 50.3 metres (165 ft.) of frontage on Gloucester Pool
- É The largely treed property contains a residential dwelling near the water and a private road/access to the neighbouring property at 3284 Driftwood Lane.
- É The owner is requesting consent to sever a portion of the property having 6.1 metres (20 ft.) of frontage on Gloucester Pool and an area of approximately 2 hectares (5 acres) to be added to 3284 Driftwood Lane.
- É The retained lands would have 44.2 metres (145 feet) of frontage on Gloucester Pool and an area of approximately 2.12 hectares (5.2 acres) and contain the existing dwelling and accessory structures.

Agency Comments:

None

Public Correspondence:

A letter of correspondence from Leo and Carol Seydel residents of 3291 Seydel Lane was received by email which stated they had no objections to the proposed variance.

Staff Report D15-020:

The Planner provided a brief summary of the staff report.

The Chair asked if the applicant was present and had anything to add to what was presented - the applicant was present and added that she had spoken with neighbours on either side. The applicant requested that the fee be waived for the required minor variance application.

The Chair asked if anyone in the audience had any comments on this application. 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 Vivian stated he can see the necessity in having access made legal.*
- Chair Vandergeest stated he would not be in support of waiving the application fee because in the past fees have only been waived because of mistakes and these are the policies of the Township.*

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 B-02-15 (Ford)

THE PURPOSE and EFFECT of the application is:

Consent to sever a portion of the property having 6.1 metres (20 ft.) of frontage on Gloucester Pool and an area of approximately 2 hectares (5 acres) to be added to 3284 Driftwood Lane.

The retained lands containing the existing residential dwelling and accessory structures would have 44.2 metres (145 feet) of frontage on Gloucester Pool and an area of approximately 2.12 hectares (5.2 acres).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 21st day of April, 2015:

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.
2. A copy of the electronic registration ~~and~~ 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. Municipal taxes shall be paid in full up to the date of request of issuance of the consent certificate.

4. The owners shall apply for a minor variance to reflect the deficient lot area and frontage of the retained lands, 3256 Driftwood Lane.
5. That the severed lands shall merge with the property municipally known as 3284 Driftwood Lane. The ownersqsolicitor shall take all necessary steps to ensure that the parcels merge under the Planning Act.
6. That the ownersqsolicitor shall ensure that a right of way for vehicular access is added to the property known municipally as 3256 Driftwood Lane.
7. 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.

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

E. REPORTS FROM OFFICIALS

NONE

F. CORRESPONDENCE

NONE

G. OTHER BUSINESS

NONE

H. ADJOURNMENT

The following motion was adopted:

Motion # 15-11

MOVED by Emily Silk and SECONDED by Bill Hill

THAT the Committee of Adjustment meeting be adjourned at 8:12 p.m. on April 21st, 2015. The Committee will reconvene at 7:00 p.m. on May 19th, 2015 unless the Secretary/Treasurer has not received a complete application for the Committee's consideration.

CARRIED

Katie Mandeville, Secretary/Treasurer