

Proposal:

- “ The approximately 2, 468 square metres (0.61 acre) property supports an existing single detached dwelling with an attached deck and an outhouse.
- “ The owner wishes to redevelop the property by building an addition to the main dwelling and front deck, building a garage and sleeping cabin as well as installing a new septic. The existing non-complying dwelling located 42 feet from the water at the closest point to the dwelling and 34.6 feet to the attached deck and 6 feet to the rear lot line.
- “ The following minor variances are requested:
 1. A variance to permit a 48% expansion to the main dwelling whereas Zoning By-law 2010-65 states a non-complying dwelling located 10-15 metres from the shore may be enlarged by a maximum of 40%.
 2. A variance to permit a front yard setback of 9.6 metres (31.5 ft.) for an attached deck whereas Zoning By-law 2010-65 states the minimum front yard setback for the Shoreline Residential Three Zone is 20 metres (66 feet).
 3. A variance to permit a rear yard setback of 3 metres (10 ft.) for a sleeping cabin whereas Zoning By-law 2010-65 states that the minimum rear yard setback for the Shoreline Residential Three Zone is 7.5 metres (24.6 feet).
 4. A variance to permit a front yard setback of 9 metres (30 ft.) for a garage whereas Zoning By-law 2010-65 states the minimum front yard setback for the Shoreline Residential Three Zone is 20 metres (66 feet).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-070:

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 not present.

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 asked for clarification on the requested variance pertaining to the front yard setback for the deck.*
- “ *The Planner provided clarification on the setback.*
- “ *Member Vandergeest expressed his support of deferral and recirculation as recommended in the staff report.*

The following motion was adopted:

Motion # 15-34

MOVED by Bill Hill and SECONDED by Mark Vandergeest

THAT Application No. A-50-15 (Pink) 2622 Blake Avenue be adjourned to a future Committee of Adjustment meeting pending re-circulation on public notice for all variances required. No charge to the applicant.

CARRIED

2. **Variance Application No.:** A-51-15
Applicant: Edward Grills
Roll Number: 4351 010 009 64150 0000
Municipal Address: 5085 Black River Drive

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

Proposal:

- É The approximately 1,092 square metres (0.27 acre) property is occupied by a new single detached dwelling.
- É The owner would like to build a 44.6 square metres (480 square feet) detached garage and a new shed in the future.
- É The following variances are requested:
 1. A variance to permit accessory structure lot coverage of 5.4% (632.1 square feet) whereas Zoning By-law 2010-65 states the maximum permitted lot coverage for accessory structures within a residential zone is 5% (1,764 square feet).
 2. A variance to permit a maximum lot coverage of 17% (1,999.5 square feet) whereas Zoning By-law 2010-65 states that the maximum lot coverage permitted in the Shoreline Residential Two (SR2) Zone is 15% (1,764 square feet).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-071:

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 property owner was present and had nothing to add.

The Chair asked if anyone in the audience had any comments on this application, since 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 Member Vandergeest asked for clarification on the shed location expressing a concern about supporting a future structure without a proposed location.
- É Member Hamilton stated that the applicant would have to adhere to all required setbacks in the By-law.
- É Member Vandergeest questioned the difference between setbacks for sheds and other accessory buildings such as sleeping cabins.
- É The Planner clarified the setback requirements under Zoning By-law 2010-65 for accessory buildings.
- É Member Vandergeest expressed his reservations about the proposed or possibility of a shed.
- É Member Vivian asked the applicant if he had plans to make the shed into a sleeping cabin.
- É The applicant stated that he had no need for a sleeping cabin and if the shed was an issue he could add a little square footage to the proposed garage and not have a shed.
- É Member Vandergeest stated that he supported the increased garage size.

The Chair asked the Secretary-Treasurer to review the proposed conditions of the decision. The Chair altered recommended condition # 3 to allow for a larger garage than the plans submitted. 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-51-15 (Grills)

THE PURPOSE and EFFECT of the application is:

The following variances to the provisions of Zoning By-law 2010-65, as amended:

1. A variance to permit accessory structure lot coverage of 5.4% (632.1 square feet) whereas Zoning By-law 2010-65 states the maximum permitted lot coverage for accessory structures within a residential zone is 5% (1,764 square feet).
2. A variance to permit a maximum lot coverage of 17% (1,999.5 square feet) whereas Zoning By-law 2010-65 states that the maximum lot coverage permitted in the Shoreline Residential Two (SR2) Zone is 15% (1,764 square feet).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 15th day of December, 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. Allowing for the additional lot coverage to be added to the garage.

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. Consent Application No.:	B-11-15
Owner:	Penny Levesque
Roll Number:	4351 050 003 94409 0000
Municipal Address:	1739 Pappy Gill Lane

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

Proposal:

- " The subject lands vacant lands have frontage of approximately 70 metres (230 feet) on Gloucester Pool and an area of approximately 2,832 square metres (0.7 acres).*
- " The applicant is requesting consent to sever a portion of the property having 24.4 square metres (80 feet) of frontage on Gloucester Pool and an area of approximately 1,011 square metres (0.25 acres) to be added to 1745 Pappy Gill Lane.*
- " The retained lands would have frontage of approximately 45.7 metres (150 feet) on Gloucester Pool and an area of approximately 1,821 square metres (0.45 acres) to be added to 1719 Pappy Gill Lane.*

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-072:

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 and had nothing to add.

The Chair asked if anyone in the audience had any comments on this application, since 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 she 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
Consent Application B-11-15 (Levesque)

THE PURPOSE and EFFECT of the application is:

Consent to sever a portion of the property having 24.4 square metres (80 feet) of frontage on Gloucester Pool and an area of approximately 1,011 square metres (0.25 acres) to be added to 1745 Pappy Gill Lane.

The retained lands would have frontage of approximately 45.7 metres (150 feet) on Gloucester Pool and an area of approximately 1,821 square metres (0.45 acres) to be added to 1719 Pappy Gill Lane.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 15th day of December, 2015:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. A reference plan of the severed and retained 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 ~~no~~ preparation+draft deed for the severed and retained lands 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. That the severed lands shall merge with the property municipally known as 1745 Pappy Gill Lane and the retained lands shall merge with the property municipally known as 1719 Pappy Gill Lane. The ownersqsolicitor shall take all necessary steps to ensure that the parcels merge under the Planning Act.
5. That the ownersqsolicitor shall provide an undertaking to register an Application to Consolidate Parcels in order to merge the lands as intended in the decision 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 # 15-35

MOVED by Douglas Hamilton and SECONDED by Bill Hill

THAT the Committee of Adjustment meeting be adjourned at 7:49 p.m. on December 15th, 2015. The Committee will reconvene at 7:00 p.m. on January 19th, 2016 unless the Secretary-Treasurer has not received a complete application for the Committee's consideration.

CARRIED

Katie Mandeville, Secretary-Treasurer