

January – June 2018
Emily Silk, Chair
Allen Vivian, Vice-Chair

July – December 2018
Douglas Hamilton, Chair
Bill Hill, Vice-Chair

CARRIED

The Secretary/Treasurer proposed a motion to adopt the Director of Planning and Development to be appointed as the Deputy Secretary Treasurer.

The following motion was adopted:

Motion # 15-04

MOVED by Bill Hill and SECONDED by Allen Vivian

THAT the Director of Planning and Development be appointed the Deputy Secretary Treasurer of the Committee of Adjustment of the Township Of Severn.

CARRIED

The newly appointed Chair then explained the meeting process and the time frame for appeals to those persons present.

B. DISCLOSURE OF PECUNIARY INTEREST
NONE.

C. ADOPTION OF MINUTES

The following motion was adopted:

Motion # 15-05

MOVED by Emily Silk and SECONDED by Doug Hamilton

THAT the Minutes of the Committee of Adjustment meeting held in the Council Chambers on January 20, 2015 be adopted as printed and distributed.

CARRIED

D. ADJOURNED APPLICATIONS
NONE

E. NEW APPLICATIONS

1. Consent Application No.:	A-06-15
Applicant:	Ken Wallace
Roll Number:	4351 010 009 54800 0000
Municipal Address:	3197 Crescent Bay Road

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

Proposal:

- The approximately 0.36 acre property located at 3569 Riverdale Drive in the geographic Township of North Orillia supports an existing single detached dwelling with an attached deck
- The owners wish to demolish the existing cottage and construct a new dwelling located slightly further from the water than the existing dwelling
- The existing dwelling is located approximately 16 meters from the water with the attached deck located approximately 14 metres from the shore.
- The following variance is requested in order to permit the construction of the new dwelling:
 1. A variance to permit a front yard setback of 17.5 metres (57.4 feet) to a deck attached to a new dwelling; whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (65.62 ft.) in the Shoreline Residential Two (SR2) Zone.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-007:

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 Hamilton inquired as to what would happen if there was a problem with their septic would they need to come back to Committee of Adjustment.*
- *Chair Vandergeest explained that septic approval is part of the building permit process and that it would need to be passed by the building inspector.*
- *The Planner explained that septic placement is an important part of the minor variance application and the building department ensures that the proposed building envelope would not conflict with the septic location as a variance can be obtained from the Zoning By-law for the building but one must conform to the Ontario Building Code setbacks for a septic location.*

The Chair then called for a vote on the application.

DECISION – APPROVE
Variance Application A-06-15 (Wallace)

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 17.5 metres (57.4 feet) to a deck attached to a new dwelling; whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (65.62 ft.) in the Shoreline Residential Two (SR2) Zone.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of March, 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-07-15
Applicant:	Charles Davey
Roll Number:	4351 050 003 73900 0000
Municipal Address:	3172 Maclean Lake North Shore Road

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

Proposal:

- The approximately 0.5 acre property is located at 3172 Maclean Lake North Shore Road, being Plan 1723, Lot 14, geographic Township of Matchedash supports an existing single detached dwelling, a sleeping cabin, privy and two other accessory structures all of which will be removed with the redevelopment of this property.

- The owner wishes to construct a new dwelling to replace the existing seasonal residence.
- The existing cottage and attached deck are located 14.05 and 10.66 meters from the water at the closest point, respectively
- The proposed new dwelling is to be constructed using the majority of the existing dwelling footprint and front yard setback.
- The following variance is requested in order to permit the construction of the new dwelling:
 1. A variance to permit a front yard setback of 10.66 metres (35 feet) for the attached deck and 14.05 metres (46 feet) to the new dwelling wall; whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (65.6 ft.) in the Shoreline Residential Three (SR3) Zone.

Agency Comments:

None

Public Correspondence:

One letter of correspondence was read aloud to the Committee from Jason Barr and Jennifer Goodfellow, 3177 Maclean Lake North Shore Road. They were unable to attend the meeting but expressed their support in favor of the minor variance for a front yard setback.

Staff Report D15-008:

The Planner provided a brief summary of the staff report and summarized comments from the building department, stating that the building inspector was unable to verify the septic location because of all the snow.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant 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 when the applicant would be starting construction.*
- *The Applicant responded that they would be starting in the spring.*
- *Chair Vandergeest asked if the committee should include a new condition for a demolition permit.*
- *The Applicant asked if he could keep the Bunkie for somewhere to stay while construction is ongoing.*
- *The Planner explained that the demo permit could be left open until the construction is complete on the new dwelling, however the Bunkie would need to be demolished prior to the septic installation due to the proposed septic location.*
- *Committee expressed their support for the proposed condition regarding a demolition permit being obtained.*

The Secretary/Treasurer added the new condition to the decision.

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-07-15 (Davey)

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 10.66 metres (35 feet) for the attached deck and 14.05 metres (46 feet) to the new dwelling wall; whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (65.6 ft.) in the Shoreline Residential Three (SR3) Zone.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of March, 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.
4. That the applicant obtain a demolition permit for each/all of the existing structures on the property.

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.:
Owner:

Agent:
Roll Number:
Municipal Address:

A-08-15
Coldwater Lions Club / Township
of Severn
Roderick H. Young Architect
4351 030 001 29500 0000
11 Michael Anne Drive

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

Proposal:

- The approximate 9.47 hectare (23.4 acre) property is located at 11 Michael Anne Drive in the former Village of Coldwater known as the Coldwater Fairgrounds and is currently occupied by numerous accessory structures and associated fairground structures.
- The applicant, with the permission of the Council of the Township of Severn, would like to construct a new accessory structure being a new storage building
- The following variance is requested in order to permit the construction of the new accessory structure:
 1. A variance to permit an interior yard of 1.7 metres (5.6 feet) to construct a new one story storage building to be used as an accessory to the fairground operations, whereas Zoning By-law 2010-65 states the minimum interior yard, abutting residential, is 7.5 metres (24.60 ft.) in the Open Space (OS) Zone

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-009:

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 stated that members of the Lions Club were also present to answer any questions. The agent explained the reason for placing the structure in that location was so it would be out of the way of fairground activities.

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: None.

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-08-15 (Coldwater Lions Club / Township of Severn)

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 of 1.7 metres (5.6 feet) to construct a new one storey storage building to be used as an accessory to the fairground's operations, whereas Zoning By-law 2010-65 states the minimum interior yard, abutting residential, is 7.5 metres (24.60 ft.) in the Open Space (OS) Zone

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of March, 2015:

DECISION: APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. 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-09-15
Applicant:	Chris & Lisa Ferry
Roll Number:	4351 010 009 00700 0000
Municipal Address:	3375 McClelland Road

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

Proposal:

- The 0.5 acre property is located at 3375 McClelland Road in the geographic Township of North Orillia supports an existing single detached dwelling, detached garage and two small accessory structures
- The owner wishes to construct a new 55.74 sq. m. (600 sq. ft.) covered, but not enclosed, deck to replace an existing 42.74 (460 sq. ft.) uncovered deck attached to the front (water side) of the owner's home.
- The following variance is requested in order to permit the construction of the new deck:
 1. A variance to permit a front yard setback of 18.6 metres (61.02 feet) to the northeastern corner of the new deck and set of stairs; whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (65.6 feet) in the Shoreline Residential Two (SR2) Zone.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-010:

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 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 stated that the deck will not impact neighbouring views.*
- *The Applicant stated that he had spoken with the neighbours about his plans.*

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-09-15 (Ferry)**

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 front yard setback of 18.6 metres (61.02 feet) to the northeastern corner of the new deck and set of stairs; whereas Zoning By-law 2010-65 states the minimum front yard setback is 20 metres (65.6 feet) in the Shoreline Residential Two (SR2) Zone.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of March, 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; particularity within the waterfront area between the proposed deck and shoreline.
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

5. Variance Application No.:	A-10-15
Owner:	Martin James Doyle
Agent:	Helen Smith & Rick Coombs
Roll Number:	4351 050 005 20700 0000
Municipal Address:	1710 Englefield Lane

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

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 applicant would like to build a new large accessory structure to accommodate his vehicles, boat and personal tools
- The following variances are requested in order to permit the construction of the new storage building / accessory structure:
 1. 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.
 2. 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 D15-011:

The Planner provided a brief summary of the staff report, and shared correspondence that there would be a new agent on the file, different from what was originally on the application.

The Chair asked if the applicant or agent were present and had anything to add to what was presented – the agent, Rick Coombs, 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:

- Member Hill asked about the number of accessory structures on the property, the use of the buildings and if the proposed garage would be replacing any of the existing structures.
- The Planner responded that the original site plan showed three accessory buildings, in addition to the dwelling, adding the proposed garage would bring the total number of buildings on the property to five.
- The Agent assisted the Committee regarding the use and condition of the buildings, stating that one shed was newer and in better shape, one of the sheds is older.
- Member Vivian asked the Chair if Committee could move forward with a vote for the garage - regarding the first variance to permit a height of 6.4 metres, and vote separately on the accessory structures.
- Chair Vandergeest stated he is not in support of the application as it stands but that the Committee could vote on the variances separately.
- Chair Vandergeest asked why the garage needed to be so high, what it would be used for.
- The Agent responded that the owner wanted to put in a hoist to work on his own vehicles.
- Member Hill asked if there was a second floor within the proposed garage.
- The agent confirmed there was not, it would be all open inside.
- Member Silk indicated her support in favour of deferring the second variance regarding the number of accessory structures
- Chair Vandergeest called for a motion to defer the second variance due to the appetite among the Committee.

The following motion was adopted:

Motion # 15-06

MOVED by Allen Vivian and SECONDED by Emily Silk

THAT Application No. A-10-15 (Doyle) #2. number of structures be adjourned to a future Committee of Adjustment meeting pending confirmation from the owner on the need to retain all three existing structures.

CARRIED

The Chair asked the Secretary/Treasurer to review the proposed conditions of the decision for the first height variance. The agent was asked if he was aware of the proposed conditions and the Chair also noted that the By-Law officer would be by to follow up on the fourth condition regarding the Township's Clean and Clear By-law. The Chair asked if the agent was in agreement with the conditions. The agent confirmed this. The Chair then called for a vote on the application.

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

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 height of 6.4 metres (21 ft.), whereas Zoning By-law 2010-65, states the maximum accessory structure height is 5 metres.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of March, 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.
4. That the applicant shall have regard for the Township's Clean and Clear By-law by storing his person affects within the accessory structures or main dwelling rather than outside on the property.

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

6. Variance Application No.:	A-11-15
Applicant:	Lisa McKinzey
Agent:	Cary Farelli
Roll Number:	4351 010 006 22100 0000
Municipal Address:	3929 Menoke Beach Road

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

Proposal:

- 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
- The applicant obtained a minor variance in 2014 to permit 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.
- 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. The owner would

now like to demolish the existing dwelling and replace it with a new dwelling. A building permit has not been issued for the proposed garage.

- The following variances are requested in order to permit the construction of the new dwelling:
 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 D15-012:

The Planner provided a brief summary of the staff report and read an email from the Building Department, altering the original comment provided in the staff report. The Building Department stated that the applicants wish to use a Waterloo biofilter septic system however measurements from the site plan need to be verified in the spring, once the property is clear of snow.

The Chair asked if the applicant or agent were present and had anything to add to what was presented – the agent was present and stated that they tried to comply with all the setbacks, and tried to ensure that the septic would fit within the given envelope, to obtain the fifty foot septic setback from neighbouring wells.

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 subject to septic approval he was in favour of this application as the Waterloo Biofilter is a good system.*
- *Chair Vandergeest asked if construction was going to be moving forward this year.*
- *The Agent replied that they planned to build this year.*
- *Chair Vandergeest recommended that a demolition permit condition be added to the application.*

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 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-11-15 (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 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.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 17th day of March, 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.
5. That the applicant obtain a demolition permit for the main dwelling and attached boathouse.

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

7. Variance Application No.:	A-12-15
Applicant:	Lee Carr
Roll Number:	4351 050 005 26100 0000
Municipal Address:	5619 Upper Big Chute Road

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

Proposal:

- The approximately 0.7 hectare (1.74 acres) property is located at 5619 Upper Big Chute Road, Lot 39, Plan 1713, geographic Township of Matchedash, and has over 60 metres (200 ft.) of frontage on the Severn River
- Located within the community of Severn Falls within an area containing both residential and commercial uses
- The property was at one time a commercial operation with rental cabins or cottages and at some point changed to owner occupied dwelling units.
- The time of the conversion of the property and associated cottages from commercial to residential is unknown; however zoning was established in the former Township of Matchedash in 1978.
- The conversion is believed to have occurred prior to this year to have legal non-conforming status as the current use was not permitted under the former Matchedash Zoning By-law.
- One of the property owners has applied for a minor variance to enlarge his existing dwelling, consent was given from the other dwelling owners as they are all listed as the registered owners.
- The existing non-complying dwelling is located approximately 7.3 metres (24 feet) from the side lot line and 12.2 metres (40 feet) from the water.
- The property is zoned Tourist Resort Commercial (C8), however the property has multiple owner occupied dwellings, making the residential uses of the property and dwellings non-conforming.
- The following variances are requested in order to permit the construction of the new dwelling:
 1. One of the owners has applied to increase their dwelling by 31.2 square metres (336 sq. ft.) with a side yard setback of 2.4 metres (8 ft.) whereas Zoning By-law 2010-65 states that an existing non-conforming structure cannot be expanded without a permission under the *Planning Act* and an existing non-complying structure cannot be expanded if the situation of non-compliance increases.

Agency Comments:

None

Public Correspondence:

An email was received from Rob and Leslie Seal, 5609 Upper Big Chute Road, stating their concerns with the 2.4m setback being proposed as it will bring the building closer to their property line.

A letter was received from Patricia Fraizer owner of one of the cottages at 5619 Upper Big Chute Road detailing the history of the property, and her cottage. According to Patricia Fraizer her cottage was previously owned by Mr. and Mrs. Bill Ramsay, who operated a business renting out cottages.

Staff Report D15-013:

The Planner provided a brief summary of the staff report and explained to committee that she responded back to the Seal's email of correspondence, indicating that the letter was mailed in the appropriate time as outlined in the Planning Act, 10 days prior to the meeting.

The Secretary/Treasurer further stated that the letter from Patricia Fraizer was submitted at the beginning of the meeting and staff have not had time to review the correspondence as it

relates to the question of if the property is legal nonconforming. Staff maintains the recommendation put forth in the staff report to defer the application.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicant was present and explained that his family is expanding and they would like to have two bedrooms in accordance with their existing septic usage.

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 stated his support for siding with the planning department's suggestion to defer the application to allow for time to discuss the non-conforming/non complying issues with the property.*
- Chair Vandergeest further stated that he has questions regarding the loft area for how to differentiate between storage area and living space and wants to confirm this with the building department.*
- The Secretary/Treasurer stated that the Chair could pose any technical questions to the Building Department and staff could report back at the next meeting.*
- Due to the appetite for deferral expressed by Committee, the Chair called for a vote.*

The following motion was adopted:

Motion # 15-07

MOVED by Bill Hill and SECONDED by Allen Vivian

THAT Application No. A-12-15 (Carr) be adjourned to a future Committee of Adjustment meeting pending further information regarding the non-conforming and non-complying status of the property.

CARRIED

E. REPORTS FROM OFFICIALS
NONE

F. CORRESPONDENCE
NONE

G. OTHER BUSINESS
NONE

H. ADJOURNMENT

The following motion was adopted:

Motion # 15-08

MOVED by Allen Vivian and SECONDED by Doug Hamilton

THAT the Committee of Adjustment meeting be adjourned at 8:30 p.m. on March 17th, 2015.

CARRIED

Katie Mandeville, Secretary/Treasurer