

Proposal:

- “ The application before Committee is a resubmission modifying the original application which was deferred by the Committee in March of 2012.
- “ The original proposal was for consent to convey two original properties that had merged on title, both properties were developed with a dwelling, septic and accessory structures
- “ The County of Simcoe has provided comments stating they have concerns regarding the size of the proposed severed lands.
- “ The County comments requested a deferral of the application in order for the applicants to revise the lot size to approximately 1 hectare or to provide a justification of how the proposal met the County’s Official Plan.
- “ The 62.24 ha (153.8 acres) property is located at 2514 and 2606 St. Amant Road and has frontage of approximately 518 metres on St. Amant Road and 444 metres on Quarry Road.
- “ The applicant is requesting consent to sever a portion of the property (containing the dwelling at 2606 St. Amant Road) having frontage of approximately 74 metres (243 ft.) on St. Amant Road and a lot area of 4,000 square metres (0.99 acres).
- “ The proposed retained lot would have an area of 62 hectares (153 acres) with frontage of 444 metres (1, 456 ft.) on St. Amant Road and 444 metres on Quarry Road and will contain the house and accessory structures at 2514 St. Amant Road.

Agency Comments:

None

Public Correspondence:

A letter of correspondence was received from Santiago Rodriguez stating that he wished to be notified of the decision of the Committee of Adjustment.

Staff Report D15-021:

The Planner advised Committee that the applicant’s planner, Jamie Robinson, MHBC Planning, had provided that land use planning justification. Committee permitted Mr. Robinson to give a brief presentation on the history of the property, provide his planning summary and an update on the application and timeline since the 2012 Committee meeting when the application was adjourned.

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 any comments were received from the County on the revised proposal.*
- *The Secretary/Treasurer responded that the County decided not to provide comments.*

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 B-04-12 (Jones)

THE PURPOSE and EFFECT of the application is:

Consent to sever a portion of the property (containing the dwelling at 2606 St. Amant Road) having frontage of approximately 74 metres (243 ft.) on St. Amant Road and a lot area of 4,000 square metres (0.99 acres).

The retained lot is proposed to have a lot area of 62 hectares (153 acres) and frontage of 444 metres (1, 456 ft.) on St. Amant Road and 444 metres on Quarry Road and will contain the house and accessory structures at 2514 St. Amant Road.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of May, 2015:

DECISION: PROVISIONALLY APPROVED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the owner shall make an Application for Zoning By-law Amendment and pay the applicable fee to rezone the severed lands to the Rural Residential (RR) Zone to reflect the lot size and intended use of the lands.
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 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.
6. That the owner shall ensure that the Township owns a 66 feet or 20 metre road allowance adjacent to the subject lands containing Saint Amant Road; should the Township not, a road widening shall be conveyed to the Township at the applicant's expense, adequate to establish a 66 foot right of way.

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.

E. NEW APPLICATIONS

1. **Consent Application No.:** A-17-15
Applicant: Richard Cooper and Marilyn Sinclair
Agent: David Robson
Roll Number: 4351 010 006 24100 0000
Municipal Address: 2187 Thomson Crescent

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

Proposal:

- The approximately 0.18 hectare (0.44 acre) property is located at 2187 Thomson Crescent in the geographic Township of Orillia and is occupied by a single detached dwelling.
- The existing home is located 20 metres from the closest point to Lake Couchiching.
- The property currently has a lot coverage of 19%.
- The owners are proposing a three season porch or Muskoka Room
- The following variances are requested in order to permit the construction of the new addition:
 1. A variance to permit a front yard setback of 16.4 metres (53 feet), whereas Zoning By-law 2010-65, states the front yard setback for the SR2 zone is 20 metres (66 feet).
 2. A variance to permit a maximum lot coverage of 22% whereas Zoning By-law 2010-65 states the maximum lot coverage for the SR2 Zone is 15%.

Agency Comments:

None

Public Correspondence:

Glen Cooper, 2193 Thomson Crescent wrote a letter in support of the application. Darlene and Fred Williams, the next door neighbour, also submitted a letter in favour of the application stating that it would enhance the appearance of the home and add value to the Cooper property as well as their own.

Staff Report D15-022:

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 he would be able to answer any questions.

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-17-15 (Cooper/Sinclair)

THE PURPOSE and EFFECT of the application is:

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

1. A variance to permit a front yard setback of 16.4 metres (53 feet), whereas Zoning By-law 2010-65, states the front yard setback for the SR2 zone is 20 metres (66 feet).
2. A variance to permit a maximum lot coverage of 22% whereas Zoning By-law 2010-65 states the maximum lot coverage for the SR2 Zone is 15%.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of May, 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-18-15
Applicant:	Marthe Surlaya
Roll Number:	4351 050 003 75800 0000
Municipal Address:	3193 Pioneer Road

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

Proposal:

- É The 0.2 hectare (0.5 acre) property is located at 3193 Pioneer Road, in the geographic Township of Matchedash and is currently occupied by a newly constructed dwelling.
- É The applicant would like to add a deck onto the front (water side), of the home that is located 20 metres from the water.
- É The following variances are requested in order to permit the construction of the new deck:
 1. a front yard setback of 16.5 metres (54.1 feet) to the stairs and 17.5 metres (57.4 feet) to the new deck whereas Zoning By-law 2010-65, as amended, states that the minimum front yard setback in the Shoreline Residential Three (SR3) Zone is 20 metres (66 feet).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-023:

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.

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.

<p>DECISION – APPROVE Variance Application A-18-15 (Surlaya)</p>

THE PURPOSE and EFFECT of the application is:

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

1. A variance to permit a front yard setback of 16.5 metres (54.1 feet) to the stairs and 17.5 metres (57.4 feet) to the new deck whereas Zoning By-law 2010-65 states the front yard setback for the SR3 zone is 20 metres (66 feet).

The Committee has considered the Application and, based upon the evidence provided,

issues the following Decision on the 19th day of May, 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

3. Variance Application No.:	A-19-15
Owner:	Elizabeth Wideman
Agent:	Wayne Turner
Roll Number:	4351 050 005 14905 0000
Municipal Address:	4310 Manton Road

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

Proposal:

- É The approximately 2.6 hectare (6.5 acre) property is located at 4310 Manton Lane in the geographic Township of Matchedash and is occupied by a detached dwelling, boathouse and sleeping cabin
- É The existing non-complying sleeping cabin and attached deck is setback approximately 3.3 metres (11 feet) from the water.
- É The property owners wish to construct an attached deck, a portion of which is covered/enclosed, to the existing cabin while maintaining the existing non-complying setback.
- É The following variances are requested in order to permit the deck:
 1. A variance to permit a deck, a portion (approximately 13.4 square meters / 144 square feet) of which is covered/enclosed, attached to a sleeping cabin with a front yard setback of 3.3 metres (11 feet) whereas Zoning By-law 2010-65 states that the minimum front yard setback for the SR3 zone is 20 metres (66 feet).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-024:

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.

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 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-19-15 (Wideman)**

THE PURPOSE and EFFECT of the application is:

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

1. A variance to permit a deck, a portion (approximately 13.4 square meters / 144 square feet) of which is covered/enclosed, attached to a sleeping cabin with a front yard setback of 3.3 metres (11 feet) whereas Zoning By-law 2010-65 states the front yard setback for the SR3 zone is 20 metres (66 feet).

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of May, 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-20-15
Applicant:	Harry and Giselle Clout
Roll Number:	4351 010 008 42200 0000
Municipal Address:	3143 South Sparrow Lake Road

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

Proposal:

- É The approximately 0.136 hectare (0.34 acre) property is located at 3143 South Sparrow Lake Road in the geographic Township of Orillia and is occupied by a single detached dwelling and two accessory buildings.
- É The non-complying dwelling is located 16.1 metres from the water of Lake St. George and the owners are proposing to build a two storey, two car, attached garage.
- É The following variances are requested in order to permit the construction of the new attached garage:
 1. A variance to permit a front yard setback of 18.5 metres (60.70 feet), whereas Zoning By-law 2010-65, states the front yard setback for the SR2 zone is 20 metres (66 feet).
 2. A variance to permit an interior yard setback of 2.5 metres (8.2 feet), whereas Zoning By-law 2010-65 states the minimum interior yard for the SR2 zone is 3 metres (9.8 feet).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-025:

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 applicants were present.

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:

- *Member Hamilton inquired as to what the second story would be used for.*

- *The applicant responded that the second story would be used for storage.*

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

DECISION – APPROVE
Variance Application A-20-15 (Clout)

THE PURPOSE and EFFECT of the application is:

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

1. A variance to permit a front yard setback of 18.5 metres (60.70 feet), whereas Zoning By-law 2010-65, states the front yard setback for the SR2 zone is 20 metres (66 feet).
2. A variance to permit an interior yard setback of 2.5 metres (8.2 feet), whereas Zoning By-law 2010-65 states the minimum interior yard for the SR2 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 19th day of May, 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

5. Variance Application No.:
Applicant:
Roll Number:
Municipal Address:

A-21-15
Donald Ford
4351 050 003 86700 0000
3256 Driftwood Lane

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

Proposal:

É The approximately 4.12 hectares (10.2 acres) property is located at 3256 Driftwood Lane, in the geographic Township of Matchedash, with 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 lane to the neighbouring property at 3284 Driftwood Lane.

É The owner has been granted provisional approval for consent application B-02-15 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 would have 44.2 metres (145 feet) of frontage on Gloucester Pool and an area of approximately 2.12 hectares (5.2 acres).

É A condition of the provisionally approved application is to obtain a minor variance to reflect the decrease in lot area of the retained lands, from 10.2 acres to 5.2 acres and the decrease in frontage from 50.3 metres to 44.2 metres.

É The following variances are requested in order to fulfill a condition of provisionally approved consent application B-02-15:

1. A variance to permit a minimum lot area 2.12 hectares (5.2 acres), whereas Zoning By-law 2010-65 states the minimum lot area required under the Rural (RU) Zone is 10 hectares (24.7 acres).
2. A variance to permit a minimum lot frontage of 44.2 metres (145 feet), whereas Zoning By-law 2010-65 states the minimum lot frontage required under the Shoreline Residential Three (SR3) Zone is 60 metres (197 feet).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-026:

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 applicants were not present although the Planner commented that the applicants were advised that their presence was not mandatory as they were at the previous meeting and this variance was a condition of their consent.

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 called for a vote on the application.

DECISION – APPROVE
Variance Application A-20-15 (Clout)

THE PURPOSE and EFFECT of the application is:

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

1. A variance to permit a minimum lot area 2.12 hectares (5.2 acres), whereas Zoning By-law 2010-65 states the minimum lot area required under the Rural (RU) Zone is 10 hectares (24.7 acres).
2. A variance to permit a minimum lot frontage of 44.2 metres (145 feet), whereas Zoning By-law 2010-65 states the minimum lot frontage required under the Shoreline Residential Three (SR3) Zone is 60 metres (197 feet).

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

6. Variance Application No.:	A-22-15
Applicant:	Pam and Paul Allen
Roll Number:	4351 010 004 01700 0000
Municipal Address:	1932 Marchmont Road

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

Proposal:

- É The approximately 0.63 acre property is located within the community of Marchmont and is currently developed with a non-complying single family dwelling, attached garage, septic system and three accessory structures.
- É The existing dwelling is over 150 years old and is setback approximately 7 feet from

the road allowance and 1 foot for the attached garage.

- É The owners wish to redevelop the property by replacing the existing home and attached garage as well as demolishing an existing workshop and building a new detached garage.
- É The following variances are requested in order to permit the construction of the new dwelling, attached garage and detached accessory structure:
1. A variance to permit a front yard setback of 1.22 metres (4 feet) on the east corner and 2.13 metres (7 feet) on the west corner of the proposed dwelling with attached garage, whereas Zoning By-law 2010-65 states that the minimum front yard setback in the Residential One (R1) Zone is 7.5 metres (24.61 feet).
 2. A variance to permit variance to permit a 111.48 square metres (1,200 sq. ft.) detached garage, whereas Zoning By-law 2010-65 states the maximum accessory structure size shall not exceed the lesser of 75% of the gross floor area of the home, or 110 sq. m.

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-027:

The Planner provided a brief summary of the staff report and read comments from the building and public works departments.

The Chair asked if the applicant or agent were present and had anything to add to what was presented - the applicants were present and asked about public work's concerns.

- *Chair Vandergeest responded that proximity to road could be a cause of concern for many different reasons including drainage, snow removal or traffic.*
- *The applicant asked what the next step in the process would be should it be deferred tonight, as per public works.*
- *The Chair clarified that Committee needs to comment on the application after the public portion closes.*

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:

- *Member Vivian asked why the building needed to be so close to the property line*
- *The applicant responded that the building needed to go so close because of the septic behind the house and that the house was built in 1840 and they were trying to fit the building in the allowed space.*
- *Chair Vandergeest stated (in reference to the public works comment regarding a survey) that the applicant would need to get a lot grading plan on a survey anyway before they got their building permit.*
- *The applicant stated that a survey was in the works.*
- *Chair Vandergeest commented that in his opinion he does not feel confident moving forward with the application in light of the comment from public works. He further*

stated that the proximity to the road could be a problem for snow removal, and for traffic, since there is a one lane bridge not very far down the street and people yield for oncoming traffic, by stopping their vehicles in this area.

- *Chair Vandergeest further stated that he would support deferring the application until committee receives more detailed comments from public works.*
- *The applicant asked if the old survey was acceptable.*
- *The Planner responded that lot grading survey would be needed for building permit and is probably what the Acting Public Works Director would like to look at.*
- *The applicant inquired about the process of communicating with the Public Works department.*
- *Chair Vandergeest explained that all correspondence should come through the planning department and that when the survey is obtained it can be emailed, mailed or dropped off for the planner to pass along to public works. The Chair also clarified that if the application does get deferred that next meeting the application would be one of the first to be heard at the next meeting, providing public works commented in more detail, and that the public portion of the application had been covered at the current meeting and public comments will not be addressed at the next meeting.*
- *Member Silk stated that she would be in favour of deferring the application, as it stands she is not in favour of the front yard setback.*
- *Member Hill stated that he does not have a problem with the building size, but does not support the setback variance.*

As there seemed to be an appetite among Committee to defer the front yard setback portion of the application the Chair then called for a vote on deferring the second variance only. The following motion was adopted:

Motion # 15-13

MOVED by Allan Vivian and SECONDED by Emily Silk

THAT application number A-22-15 (Allen) (Front Yard Setback) be adjourned to a future committee of adjustment meeting pending the information requested by the Acting Director of Public Works.

CARRIED

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 applicants confirmed this. The Chair then called for a vote on the application.

**DECISION – APPROVE
Variance Application A-22-15 (Allen)**

THE PURPOSE and EFFECT of the application is:

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

1. A variance to permit variance to permit a 111.48 square metres (1,200 sq. ft.)

detached garage, whereas Zoning By-law 2010-65 states the maximum accessory structure size shall not exceed the lesser of 75% of the gross floor area of the home, or 110 sq. m.

The Committee has considered the Application and, based upon the evidence provided, issues the following Decision on the 19th day of May, 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 proposed accessory structure contains no habitable space as per the regulations within Zoning By-law 2010-65, as amended.
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

7. Variance Application No.:	A-23-15
Applicant:	Kevin & Sandra Saunders
Roll Number:	4351 050 002 52400 0000
Municipal Address:	1460 Deep Bay Boulevard

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

Proposal:

- É The 0.45 hectare (1.11 acre) property is currently occupied by a dwelling and two accessory structures.
- É The applicant would like to construct an addition consisting of a three season porch or Muskoka Room with an attached deck at the front.
- É The following variance is requested in order to permit the construction of the new enclosed porch and deck:
 1. A variance to permit a minimum front yard setback of 14 metres (46 feet) to the new deck and 17.7 metres (58 feet) to the enclosed porch whereas Zoning By-law 2010-65 states that the minimum front yard setback in the Shoreline Residential Three (SR3) Zone is 20 metres (66 feet).

Agency Comments:

None

Public Correspondence:

None

Staff Report D15-028:

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 applicants were present.

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 applicants were asked if they were aware of the proposed conditions and were in agreement with them. The applicants confirmed this. The Chair then called for a vote on the application.

**DECISION – APPROVE
Variance Application A-23-15 (Saunders)**

THE PURPOSE and EFFECT of the application is:

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

1. A variance to permit a minimum front yard setback of 14 metres (46 feet) to the new deck and 17.7 metres (58 feet) to the enclosed porch whereas Zoning By-law 2010-65 states that the minimum front yard setback in the Shoreline Residential Three (SR3) Zone is 20 metres (66 feet).

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

E. REPORTS FROM OFFICIALS

NONE

F. CORRESPONDENCE

NONE

G. OTHER BUSINESS

NONE

H. ADJOURNMENT

The following motion was adopted:

Motion # 15-14

MOVED by Allan Vivian and SECONDED by Bill Hill

THAT the Committee of Adjustment meeting be adjourned at 8:57 p.m. on May 19th, 2015. The Committee will reconvene at 7:00 p.m. on June 16th, 2015 unless the Secretary/Treasurer has not received a complete application for the Committee's consideration.

CARRIED

Katie Mandeville, Secretary/Treasurer