

TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT

MINUTES

Date: Thursday, January 13th, 2011

Time: 9:00 a.m.

The First Regular 2011 Committee of Adjustment Meeting was held on the above noted date and called to order at 9:05 a.m. in the Municipal Office, Aberfoyle.

ATTENDANCE: All members of the Committee (except Joyce Sharpe) as well as the Secretary were present.

OTHERS IN ATTENDANCE:

1. Ron Harper
2. Yvonne Harper

APPOINTMENT OF CHAIRMAN:

Motion #1: MOVED by Matthew Bulmer and SECONDED by Barb McKay;
THAT : *Barb McKay* is hereby appointed as Chairman for the Committee of Adjustment.
CARRIED.

ADOPTION OF THE MINUTES:

Motion #2: MOVED by Barb McKay and SECONDED by Matthew Bulmer;
THAT: The Minutes of the Fourth Regular 2010 Committee of Adjustment meeting dated September 21, 2010 be and are hereby adopted as presented.
CARRIED.

BUSINESS ARISING OUT OF THE MINUTES:

Nil.

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

Nil.

BUSINESS:

1. A1/2011: Ron & Yvonne HARPER
9 Lake Avenue
Lot 42, Plan 373
Purpose: Relief from provisions of Zoning By-law #19/85, Resort Residential (RR) Zone, Section 7(3)(d). The zoning by-law requires a minimum interior side yard width on both sides of a dwelling with an attached garage to be two metres. Applicant is requesting permission to build an addition closer to the property line adjacent to 11 Lake Avenue. The width of the property and the location of the septic system dictate this requirement. Total relief being requested is .73 metres (2'4") side yard. *Application amended to read 'Total relief being requested is .83 metres (2'7") side yard.*

The Secretary provided the following correspondence to the Committee with regard to this application:

- i) County of Wellington letter dated January 11, 2011 wherein Sarah Wilhelm advises that the County would have no concerns with this request but apply the following condition:

- ‘That the variance applies only to permit an addition substantially in conformity with the building footprint reflected on the Reference Site Plan dated November, 2010 (Dwg A-1) which was submitted with the minor variance application.’
- ii) Grand River Conservation Authority Plan Review Report wherein Liz Yerex advises that GRCA has no objection to the proposed minor variance requesting relief from the side yard. A Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit is required for the addition.
 - iii) David Thompson’s memo dated January 12, 2011 wherein he provides information from the Ontario Building Code regarding the requirements for the control of fire spread between dwellings.

Mr. Harper advised the Committee that the original construction of the residence was 1913. The Harpers will be removing and replacing some the older original construction. Mr. Harper spoke to the neighbours and received full support. The Committee did not receive any comments from any of the neighbours. Mr. Harper was aware of the comments provided by David Thompson and will be meeting all his concerns regarding fire protection.

Comments and/or questions from the Committee were as follows:

- ❖ The Application was amended to read ‘.83 metres (2’7”)’ as required relief.
- ❖ Lot coverage would appear to be 23% rather than the 28% noted once the existing garage is removed. Mr. Harper noted that the neighbour’s house is at least 4’6” from the property line.
- ❖ One member did make a site visit and noted that there is a fence between 9 Lake Avenue and 11 Lake Avenue.
- ❖ Mr. & Mrs. Harper will confirm with the Secretary the distance from the neighbour’s residence to the property line.

Motion #3: MOVED by Barb McKay and SECONDED by Matthew Bulmer;
 THAT: The Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A1/11(HARPER), relief from provisions of Zoning By-law #19/85, Resort Residential 9RR) Zone, Section 7(3)(d). The zoning by-law requires a minimum interior side yard width on both sides of a dwelling with an attached garage to be two metres. Applicant is requesting permission to building an addition closer to the property line adjacent to 11 Lake Avenue. The width of the property and the location of the septic system dictate this requirement. Total relief being requested is .83 metres (2’7”) side yard as amended subject to the following conditions:
 1. That the variance applies only to permit an addition substantially in conformity with the building footprint (for 9 Lake Ave) reflected on the Reference Site Plan dated November, 2010 (Dwg A-1) which was submitted with the minor variance application.
 CARRIED.

OTHER BUSINESS:

Nil.

UNFINISHED BUSINESS:

1. Mr. Harper called the office on January 17th, 2011 and advised that the measurements were taken of the neighbour’s residence to the property line and were as follows: 98% of the residence is approximately 6’9” from the fence with a small jut-out (closed) which is 3’8”.

NEW BUSINESS:

1. Another meeting date is required and has been set for Tuesday, February 8th, 2011 at 9:30 a.m.

ADJOURNMENT:

Motion #4: MOVED by Matthew Bulmer and SECONDED by Barb McKay;
THAT : The Committee of Adjustment does hereby adjourn at 9:40 a.m.
CARRIED.

Chairman

Secretary