



Committee of Adjustment  
November 10, 2014  
9:30 am  
Council Chambers, Aberfoyle

## **MINUTES**

### **MEMBERS PRESENT:**

Barb McKay, Chair  
Matthew Bulmer

### **MEMBERS ABSENT:**

Beverley Nykamp

### **OTHERS IN ATTENDANCE:**

Simon Hasin  
Shawn Boroumand  
James Seeley  
Dianne Paron  
Shawn Sawatzky  
Karen Landry

### **1. CALL TO ORDER**

The meeting was called to order at 9:30 am.

### **2. DISCLOSURE OF PECUNIARY INTEREST**

None

### **3. APPROVAL OF MINUTES**

Moved by B. McKay and Seconded by M. Bulmer

That the Minutes of the Committee of Adjustment meeting dated October 14<sup>th</sup>, 2014 are hereby adopted as amended.

CARRIED

### **4. APPLICATIONS**

A. File D13/BOR – Shawn Boroumand – 11 Swastika Trail – Lot A, Plan 398

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85:

- i. Resort Residential (RR) Zone, Section 7.3(c) Front Yard Depth - Requesting permission to allow a front yard depth of 0.31 metres to accommodate a proposed dwelling, whereas the by-law requires a minimum front yard depth of 7.5 metres;
- ii. Resort Residential (RR) Zone, Section 7.3(d) Interior Side Yard Width (minimum) - Requesting permission to allow an interior side yard of 0.23 metres to accommodate a proposed dwelling, whereas the by-law requires a minimum interior side yard of 2.0 m on both sides where a private garage is attached to a single dwelling;
- iii. Resort Residential (RR) Zone, Section 7.3(e) Exterior Side Yard Width (minimum) - Requesting permission to allow an exterior side yard of 1.2 metres to accommodate a proposed dwelling, whereas the by-law requires a minimum exterior side yard width of 3.5 metres;
- iv. Resort Residential (RR) Zone, Section 7.3(g) Lot Coverage (maximum) - Requesting permission to allow a lot coverage of 39.4% whereas the by-law requires a maximum lot coverage of 30%;

- v. General Provisions, Section 3.26(a) Setbacks from Watercourses - Requesting permission to allow an 8 metre setback from a warm watercourse to accommodate a proposed dwelling, whereas the by-law requires a 15 m setback from a warm watercourse that is not within a Natural Environment Zone.
- S. Hasin of Simonview Homes noted the house was not increasing in size, but the proposal is to move the house back as to not obstruct the neighbours' views. The front porch will not be covered but the deck will be larger and there will be a greater distance from the dwelling to the water.
  - K. Patzer noted that different reliefs are shown on the amended plan than what was originally requested and ensured that amending the relief was agreeable with the applicant. The front yard depth was amended from 0.31 metres to 2.06 metres and the setback to the watercourse was amended from 8 metres to 11 metres for the deck only.

Moved by M. Bulmer, seconded by B. McKay  
That the application by Shawn Boroumand, file D13/BOR:

Resort Residential (RR) Zone, Section 7.3(c) Front Yard Depth – to allow a front yard depth of 2.06 metres to accommodate a proposed dwelling, whereas the by-law requires a minimum front yard depth of 7.5 metres;

Resort Residential (RR) Zone, Section 7.3(d) Interior Side Yard Width (minimum) – to allow an interior side yard of 0.23 metres to accommodate a proposed dwelling, whereas the by-law requires a minimum interior side yard of 2.0 m on both sides where a private garage is attached to a single dwelling;

Resort Residential (RR) Zone, Section 7.3(e) Exterior Side Yard Width (minimum) – to allow an exterior side yard of 1.2 metres to accommodate a proposed dwelling, whereas the by-law requires a minimum exterior side yard width of 3.5 metres;

Resort Residential (RR) Zone, Section 7.3(g) Lot Coverage (maximum) – to allow a lot coverage of 44.2% whereas the by-law requires a maximum lot coverage of 30%;

General Provisions, Section 3.26(a) Setbacks from Watercourses – to allow an 11 metre setback from a warm watercourse to accommodate a proposed deck, whereas the by-law requires a 15 m setback from a warm watercourse that is not within a Natural Environment Zone;

Be approved.

CARRIED

- B. File D13/SEE – James, Douglas & Carly Seeley – 24 Back Street, Morriston.

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85:

General Provisions, Swimming Pools, Section 3.20a(iii) - Requesting permission to allow a 1.5 metre setback from the rear lot line for an accessory building containing pool equipment, whereas the by-law requires a minimum accessory building setback of 3 metres from any lot line where the accessory building contains water circulating or treatment equipment such as pumps and filters.

- James Seeley inquired about any overhang (eves) setback
- K. Patzer confirmed that the setback is from the lot line to the closest supporting wall/structure.

Moved by B. McKay, seconded by M. Bulmer

That the application by James, Douglas & Carly Seeley, file D13/SEE:

To allow a 1.5 metre setback from the rear lot line for an accessory building containing pool equipment, whereas Section 3.20a(iii), General Provisions, Swimming Pools, of the by-law requires a minimum accessory building setback of 3

metres from any lot line where the accessory building contains water circulating or treatment equipment such as pumps and filters.

Be approved.

CARRIED

**C. File D13/MIN (PAR) – Mini Lakes (Gordon Parks) – 38 Dogwood Road @ 7541 Wellington Road 34, Concession 8, Part Lots 21 & 22 - #D13/PAR**

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85:

To allow a 38% site/lot coverage to accommodate a pro-posed sun porch, whereas the by-law requires a maximum coverage of a site/lot by all buildings and structures of 35%

- K. Landry explained that the original application has been amended as Mini Lakes is the owner of the property, not Gordon Parks and that water and wastewater services are private. As well, the calculated lot coverage is to be 39%
- S. Sawatzky stated that the addition is a three season sunroom which requires a greater lot coverage than what the by-law permits.

Moved by M. Bulmer, seconded by B. McKay

That the application by Mini Lakes, file D13/MIN:

To allow a 39% site/lot coverage to accommodate a proposed sun porch, whereas Section 7B.5(h) Mini Lakes Zone of the by-law requires a maximum coverage of a site/lot by all buildings and structures of 35%.

Be approved

CARRIED

## **5. NEXT MEETING**

To be rescheduled.

## **6. AJOURNMENT**

The meeting adjourned at 10:15 am.