



Committee of Adjustment
January 14, 2014
9:30 am
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Barb McKay, Chair
Matthew Bulmer

MEMBERS ABSENT

Beverly Nykamp

OTHERS IN ATTENDANCE

Rob Stovel, Stovel and Associates Inc.
Kerry Hillis, Black, Shoemaker, Robinson & Donaldson
Randeep Sandhu
Inderpal Grewal
Subhash Chugh

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 M. Bulmer and Seconded by B. McKay
That the Minutes of the Seventh Regular 2013 Committee of Adjustment meeting dated December 10, 2013 be and are hereby adopted as presented.

CARRIED.

4. APPLICATIONS

1. Audrey Meadows Ltd. – 19 Cathrine Court – Plan 61M153, Lot 18 - #A-1/2014

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

Estate Residential Type 2-2, Section 9(4)(b)(i) – The area may be used for a permitted use subject to the following special provision of a lot frontage (minimum) of 27.5 metres. Requesting permission to allow for a lot frontage (minimum) of 23 metres to satisfy a condition of severance #B101/13. Total relief being requested is 4.5 metres.

Estate Residential Type 2-2, Section 9(3)(a) – No person shall use any lot except in accordance with the special provision of a lot area (minimum) of 0.4 hectares. Requesting permission to allow for a lot area (minimum) of 0.36 hectares to satisfy a condition of severance #B101/13. Total relief being requested is 0.04 hectares.

Rob Stovel of Stovel and Associates Inc. advised the committee of the history of the subject lot. A larger lot was created for a client in the original plan. The larger lot is no

longer needed for that client and the owner has applied for a severance. The severance created a slightly undersized lot because of the curve of the lot line.

A letter from County of Wellington dated January 2, 2014 advises there are no concerns with the request.

A letter from Grand River Conservation Authority states there is no objection to the proposed minor variance.

The Committee had no concerns with regard to the application.

Moved by M. Bulmer and Seconded by B. McKay.

That the Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A-1/14, Audrey Meadows Ltd., 19 Cathrine Court, relief from provisions of Zoning By-law #19/85 as follows:

(i) Section 9(4)(b)(i), Estate Residential Type 2-2, - The area may be used for a permitted use subject to the following special provision of a lot frontage (minimum) of 27.5 metres. Requesting permission to allow for a lot frontage (minimum) of 23 metres to satisfy a condition of severance #B101/13. Total relief is 4.5 metres.

(ii) Section 9(3)(a), Estate Residential Type 2-2 – No person shall use any lot except in accordance with the special provision of a lot area (minimum) of 0.4 hectares. Requesting permission to allow for a lot area (minimum) of 0.36 hectares to satisfy a condition of severance #B101/13. Total relief is 0.04 hectares.

CARRIED.

2. GSB Properties Ltd. – 7294 Mason Road – Front Part Lot 25, Concession 7 - #A-2/2014

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

General Provisions, Section 3(18)(a) – No person shall erect or establish any building, closer than 27 metres to the centerline of a highway. Requesting permission to allow an existing building to have a setback of 11.86 metres from the centerline of the road. Total relief being requested is 15.14 metres.

Kerry Hillis of Black, Shoemaker, Robinson & Donaldson advised the property is being used as a trucking depot. He also advised of a second existing building that predates the zoning by-law.

An email from Grand River Conservation Authority dated January 7, 2014 advised there are no comments as the property is not related by GRCA.

A letter from County of Wellington dated January 14, 2014 advises there are no concerns with the request and advises that the Committee may wish to limit the structures ability to expand further.

M. Bulmer requested evidence to establish that the existing building predates Zoning By-law #19/85. He also questions what would happen if the municipality were to widen Mason Rd in the future.

The Chair agrees with comments made by M. Bulmer. She also recommends that the application be amended to include both buildings. The Chair agrees with the County's comments and states that any expansion in the future must comply with setbacks.

Kerry Hillis agrees to amend the application to include both buildings in the application and advised the application could return to the next meeting with further history on the second existing building.

The Committee recommends that an agreement should be made between the applicant and Township to address the possible widening of Mason Rd in the future.

Kerry Hillis advises the applicant is willing to enter into an agreement with the Township.

Moved by M. Bulmer and Seconded by B. McKay.

That the Committee of Adjustment after considering the criteria when deciding a Minor Variance Application, #A-2/2014, GSB Properties Ltd., 7294 Mason Road be deferred to the next meeting in order to amend the application to include both buildings, establish conditions of approval for an agreement that the buildings shall be moved at the owner's expense if the Township decides to widen Mason Road in the future.

CARRIED.

5. **NEXT MEETING**

Tuesday February 11, 2014.

6. **AJOURNMENT**

The meeting adjourned at 10:10 am.