

COMMITTEE OF ADJUSTMENT

Council Chambers
Thursday, June 25, 2009
7:00 P.M.

Present: Chair Lefebvre, Vice-Chair Steed, and Members Bouma, and Kloepfer

Staff: Stone, Pomponi and Beacock

Absent: M. J. Brown, Member

Art Lefebvre in the Chair.

MINUTES

Karen Thompson, 394 Robinson Road, was present and asked Committee to amend the Minutes dated May 28, 2009, regarding severance applications B12-15/09/MD.

Moved by – Walt Steed
Seconded by – Willem Bouma

That the Committee of Adjustment minutes of May 28th, 2009, regarding severance applications B12-15/09/MD, be changed to read “Mr. Kloepfer commented that the petition to change the speed limit seemed a bit fishy.”

.Carried
(Kloepfer – Opposed)

Moved by – Walt Steed
Seconded by – Willem Bouma

That the Committee of Adjustment minutes of May 28th, 2009, be approved as amended.

.Carried

Declaration of Pecuniary Interests: Willem Bouma – Item 5. a. Andree A6/09/MD

PUBLIC HEARINGS

1. A6/09/MD 3 SNOWBALL STREET, SOUTH DUMFRIES

IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Philip Andree, owner of lands described as Lot 44, Plan 250, County of Brant, in the geographic Township of South Dumfries, and located at 3 Snowball Street, St. George. The applicant is requesting a variance to the side yard setback of a newly constructed addition to the existing dwelling. The applicant is proposing a 0.9 metre side yard where Section 7(3)(d) of the By-law requires 1.2 metres, therefore requesting a variance of 0.3 metres.

Philip Andree, Applicant, was present and asked Committee to defer the application to another meeting to give him time to deal with drainage and grading issues.

Moved by – Walt Steed
Seconded by – Joe Kloepfer

To adjourn minor variance application A6/09/MD, for one month.

.Carried

2. A7/09/MD 299 GERMAN SCHOOL ROAD, SOUTH DUMFRIES

IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from J. H. Cohoon Engineering Ltd., agent for Paul & Natalie Hawkins, for lands described as Part 3, RP 2R-3536, Part Lot 12, Concession 2, County of Brant, in the geographic Township of South Dumfries, and located at 299 German School Road. The application is for variances to the front yard setback, and the height requirement of a proposed accessory structure. The applicant is requesting a front yard setback of 23.0 metres, where Section 13(3)(c) of the By-law requires 25.0 metres; and a height of 7.0 metres, where Section 3(1)(c) of the By-law permits a maximum height of 4.5 metres for accessory structures.

Steve Stone, Senior Planner, described the application and declared that it had been circulated to concerned agencies and by first class mail to all assessed owners within 60 metres of the site, and posting of notice on site. Comments received from Public Works Department, Zoning Administrator and Building Division. Letter of Submission received from the Agent.

Rob Van Poorten, Cohoon Engineering, Agent, was present and referred to a design drawing of the proposed garage showing that the proposed structure is architecturally similar to the existing single detached dwelling.

Public Questions - None

Moved by – Joe Kloepfer
Seconded by – Willem Bouma

THAT Application File No. A7/09/MD from Cohoon Engineering, agent for Paul and Natalie Hawkins, owner of Part of Lot 12, Concession 2, County of Brant, (geographic Township of South Dumfries), located at 299 German School Road, for two variances; 1) relief from Section 13(3)(c) for a front yard setback from 25.0 metres to 23.0 metres; and 2) relief from Section 3(1)c for the height of an accessory structure from 4.5 metres to 7.0 metres, **BE APPROVED.**

The application is minor in nature and meets the intent of the Official Plan and Zoning Bylaw.

.Carried

3. B18/09/SS 197 PINEHURST ROAD, SOUTH DUMFRIES

IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Bob Stewart, agent for Bruce & Velda Cochrane for lands described as Part Lot 30, Concession 2, County of Brant, in the geographic Township of South Dumfries, and located at 197 Pinehurst Road. The applicant is proposing to sever approximately 18.6 hectares of existing farm land for future development, based on ongoing area studies. The retained lands, 0.4 hectares in size, contain the existing residence and a garage.

Moved by – Willem Bouma
Seconded by – Walt Steed

That Consent application B18/09/SS, **BE TABLED**, until the findings of the North West Paris Area Study have been adopted by Council.

.Carried

4. B20/09-B22/09/SS 24 BARKER STREET, PARIS

B20/09/SS IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Ltd., agent for Zavi Construction, for lands described as Parts 1 and 2, RP 2R-6627, and Part Lot 9, Block 33, Plan 492, and Lots 31 & 32, Part of the Gore, South Dumfries, County of Brant, in the geographic Town of Paris, and located at 24 Barker Street. The applicant is proposing to sever a parcel of land from a 3644 square metre landholding owned by Zavi Construction, as a lot addition. The proposed severance will have a frontage of 19.75 metres on the west side of Barker Street, and contain an area of 531.5 square metres to be added to the adjoining property owned by Zavarella Construction, as part of a future residential subdivision. The retained lands will have a frontage of 34.16 metres, and an area of 3113.3 square metres, and contains an existing dwelling.

-AND-

(B21/09 & B22/09) IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Ltd., agent for Zavarella Construction, for lands described as Part Lot 9, Block 33, Plan 492, Lots 31 & 32, Part of the Gore, South Dumfries, County of Brant, in the geographic Town of Paris, and located on Barker Street. The applicant is proposing to create two new residential building lots with frontage on the west side of Barker Street. Lot 1 (**B21/09**) will have a frontage of 15.0 metres, and an area of 460 square metres. Lot 2 (**B22/09**) will have a frontage of 17.0 metres and an area of 530 square metres. The retained lands will contain an area of approximately 18.3 hectares, and will be part of a future residential subdivision.

Rob Van Poorten, Cohoon Engineering, Agent, was present and stated that he did not have an objection to tabling the applications, noting that they are meeting with County staff in an effort to try to get some or all of the development excluded from the study.

Moved by – Willem Bouma
Seconded by – Walt Steed

That Consent applications B20/09/SS, B21/09/SS and B22/09/SS, **BE TABLED.**

.Carried

OTHER BUSINESS:

a. Establishment of Licensing Appeal Tribunal

An article in the Paris Peddler had reported that the Committee of Adjustment had been appointed to the County of Brant Appeal Tribunal to hear licensing appeals. Committee has not yet made a decision on the matter. Staff advised that the article was incorrect.

A discussion took place regarding the County's request to download extra duties onto the Committee of Adjustment.

NEXT MEETING

The meeting adjourned at 7:40 p.m., to meet again on Thursday, July 23, 2009, at 7:00 p.m. in the County Council Chambers.

Chair

Secretary-Treasurer