

REPORT TO: THE MAYOR AND MEMBERS OF COUNCIL

FROM: PLANNING DIVISION

DATE: JUNE 26, 2009

RE: COMMITTEE OF ADJUSTMENT MEETING HELD ON JUNE 25/09

PURPOSE: TO ADVISE COUNCIL OF DECISIONS

1. **A6/09/MD** 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.

DEFERRED

2. **A7/09/MD** 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.

APPROVED

3. **B18/09/SS** 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.

TABLED

4. **B20/09/SS** IN THE MATTER OF Applications 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. **B21/09 & B22/09/SS** 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.

TABLED

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock, Secretary-Treasurer
Committee of Adjustment

cc: Planning & Building
Public Works
Legal