

**REPORT TO: THE MAYOR AND MEMBERS OF COUNCIL**

**FROM: PLANNING DIVISION**

**DATE: JULY 27, 2009**

**RE: COMMITTEE OF ADJUSTMENT MEETING HELD ON JULY 23/09**

**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. **B27/06/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Limited, agent for William Sharp, owner of Part Lots 15 & 16, Concession 4, County of Brant, geographic Township of South Dumfries, and located at 378 McLean School Road. The applicant is proposing to create one new estate residential lot (Lot 3) with a frontage of 51 metres on the south side of McLean School Road, and an area of 0.5 hectares. (Committee approved severance applications B25/06 & B26/06 for Lots 1 & 2 on June 28, 2007, and tabled Lot 3 for reasons related to the Minimum Distance Separation formulae. Council approved related zoning bylaw ZBA33-08, which addresses the MDS issue.) The retained lands will have an area of 58 hectares, and will become a vacant lot as a result of the consents.

**APPROVED**

3. **B23/09/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from David Roe, agent for Western Solargenics Inc., for lands described as Part Lot 4 to Part Lot 6, Concession 4, County of Brant, geographic Township of Oakland, and located at 7 Marr Drive. The applicant proposes to create a new 40-hectare farm, which will be used as a solar farm. The retained 35-hectare parcel will continue to support a dwelling, garage, and outbuildings.

**DEFERRED**

4. **B24/09/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Richard Van Severen, Van Severen & Homeniuk, agent for Joseph Bosnjak & Sons Limited, for lands described as Part Lot 7 and Lot 8, Concession 5, County of Brant, in the geographic Township of Burford, and located on Sixth Concession Road. The applicant is proposing to sever a 40.47-hectare parcel of land that contains an existing residence and outbuildings, from the home farm property. The remainder of the lands, 60.71 hectares, also contains an existing residence and outbuildings related to a tobacco farm operation. This application proposes to separate the two (2) lots which inadvertently merged at the time of acquisition.

**APPROVED**

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock, Secretary-Treasurer  
Committee of Adjustment

cc: Planning & Building  
Public Works  
Legal