

COMMITTEE OF ADJUSTMENT

MINUTES

County Council Chambers
7 Broadway Street West, Paris
Thursday, September 24, 2009
7:00 P.M.

Present: Members Lefebvre, Steed, Brown, and Bouma

Staff: Stone, Pomponi and Beacock

Regrets: Member Kloepper

Member Lefebvre in the Chair.

MINUTES

Moved by – Member Bouma
Seconded by – Member Steed

That the Committee of Adjustment minutes of August 27, 2009, be approved as circulated.

.Carried

DECLARATION OF PECUNIARY INTERESTS - None

PUBLIC HEARINGS

1. B27/09/MD 808/810 MT. PLEASANT ROAD, BRANTFORD

IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Snodgrass Consulting, agent for Abe and Jackie Delange, for lands described as Part of Part 1, 2R-1519, Part of Lot 2, Range 1, EMPR, County of Brant, in the geographic Township of Brantford, and located at 808/810 Mt. Pleasant Road. The applicant is proposing to sever the existing residence from the balance of the landholding. The lot being severed will have a frontage of 41 metres on the east side of Mt. Pleasant Road, and contain an area of 0.26 hectares. The retained lands will continue to have a frontage of 23 metres on the east side of Mt. Pleasant Road, and contain an area of 0.91 hectares.

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 and the Building Department. Letter of submission received from Snodgrass Consulting.

Howard Snodgrass, Agent, outlined the application for Committee, and disagreed with the condition of parkland dedication of \$4,400.00, stating that since the severed lands will be used for business purposes, a more appropriate fee would be \$3,200.00.

When asked, Staff stated they did not concur with the fee of \$3,200.00, as the severed lands are designated Estate Residential.

Public Questions - None

Moved by – Member Steed
Seconded by – Member Bouma

THAT Application No. B27/09/MD from Snodgrass Consulting Services, agent for Abe and Jackie Delange owner of Part of Part 1, 2R-1519, Part of Lot 2, Range 1, EMPR, 808-810 Mount Pleasant Road, geographic Township of Brantford, to sever the existing residence from the balance of the landholding **BE APPROVED** subject to conditions, and revision of condition 3 relating to parkland fees from \$4,400.00 to \$3,200.00.

The application complies with the Provincial Policy Statement and the intent of the Official Plan.

.Carried

2. B2/09 – B5/09/SS 33 CEDAR STREET, PARIS

IN THE MATTER OF Applications to the Committee of Adjustment for severance from J. H. Cohoon Engineering Ltd. for Dan and Kim White for lands described as Part 2, RP 2R-1894, Part of Lot 10, Concession 1, County of Brant, in the geographic Town of Paris, and located at 33 Cedar Street. The applicants are proposing to sever four residential lots each with a frontage of 18.3 metres along the west side of Cedar Street. Lots 1 to 3 (B2-4/09) will each contain an area of 1015 square metres, and Lot 4 (B5/09) will contain an area of 640.5 square metres. The retained lot will have frontage of 23.42 metres, an area of 1673.7 square metres, and support an existing house and garage.

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, and the Building Department. A revised severance plan is included as an Addendum.

Rob VanPoorten, Agent, outlined the application for Committee, and requested an amendment to application B5/09 for Lot 4, which will have a width of 18.3 metres and an area of 979 square metres, as shown on the revised severance plan. The Agent noted that the water allocation policy was adopted in July of this year, and therefore previously expressed concerns of Public Works have been resolved. The Agent agreed with conditions.

Public Questions – None

Moved by – Member Brown
Seconded by – Member Bouma

To amend Lot 4 (B5/09) to reflect the larger lot size of 979 square metres.

.Carried

Moved by – Member Brown
Seconded by – Member Steed

That Consents B2/09, B3/09, B4/09 and B5/09, from J. H. Cohoon Engineering Limited, agent for Dan and Kim White, owner of Part Lot 10, Concession 1, County of Brant, geographic Town of Paris, located at 33 Cedar Street, **BE APPROVED**, subject to conditions and modification to Lot 4.

The application complies with the Provincial Policy Statement, and conforms with the Official Plan and Zoning By-law.

.Carried

3. B6/09/SS 49 CEDAR STREET, PARIS

IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Ltd. for Rob & Lauri Avery for lands described as Parts 1 & 2, RP 2R-4213, Part of Lot 10, Concession 1, County of Brant, in the geographic Town of Paris, and located at 49 Cedar Street. The applicants are proposing to sever a residential lot with a frontage of 19 metres along the west side of Cedar Street. The proposed lot will contain an area of 2,220 square metres. The retained lot will have a frontage of 22.63 metres, an area of 2,643 square metres, and support an existing house. (Consents B12-15/05 previously approved March 26, 2009.)

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 Grand River Conservation Authority, Public Works and the Building Department.

Rob Van Poorten, Agent, stated that in March of this year they were successful in gaining approval of applications, and since that time sewers and water have been installed on Cedar Street, and the water allocation policy has been adopted by County. The Agent is asking that the remaining lot be brought forward for approval, as services are readily available on the property, and they have reviewed the conditions and are satisfied with them.

Public Questions

Tony Hitchen, 53 Cedar Street, is requesting that the driveway for Lot 3 not be built right across from his place, if possible. The Agent responded that he would look into Mr. Hitchen's request.

Moved by – Member Bouma
Seconded by – Member Steed

That Consent B6/09, from J. H. Cohoon Engineering Limited, agent for Rob and Lauri Avery, owner of Part Lot 10, Concession 1, County of Brant, geographic Town of Paris, located at 49 Cedar Street, **BE APPROVED**, subject to conditions.

The application complies with the intent of the Provincial Policy Statement and the Official Plan.

.Carried

OTHER BUSINESS:

NEXT MEETING

The meeting adjourned at 7:35 p.m., to meet again on Thursday, October 22, 2009, at 7:00 p.m. in the County Council Chambers.

Chair

Secretary-Treasurer