

COMMITTEE OF ADJUSTMENT

MINUTES

County Council Chambers
7 Broadway Street West, Paris
Thursday, October 22, 2009
7:00 P.M.

Present: Members Lefebvre, Steed, Brown, Kloepfer and Bouma

Staff: Stone, Pomponi and Beacock

Regrets:

Member Lefebvre in the Chair.

MINUTES

Moved by – Willem Bouma
Seconded by – Walt Steed

That the Committee of Adjustment minutes of September 24, 2009, be approved as circulated.

.Carried

DECLARATION OF PECUNIARY INTERESTS - None

PUBLIC HEARINGS

1. B12/08/SS 49 CATHERINE STREET, PARIS

IN THE MATTER OF AN APPLICATION to the Committee of Adjustment for severance from J. H. Cohoon Engineering Ltd., agent for Paul Barber, for lands located on Lot 1, Plan 317, County of Brant, geographic Town of Paris, municipally known as 49 Catherine Street. The applicant is proposing to create a residential building lot. The proposed lot to be severed has a frontage of 18.5 metres, and a lot area of 465.2 square metres. The retained lot contains an existing residence and will have a frontage of 20.93 metres and an area of 526.28 square metres. (This application was tabled at the May 22, 2008, meeting of Committee of Adjustment.)

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, Building Department, and Zoning Administrator. Letter of submission received from the Agent.

Rob Van Poorten, Cohoon Engineering, Agent, outlined the application for Committee, explaining that the application was tabled in May of 2008 because of a water moratorium which has now been lifted. A new site plan was distributed to Committee showing the proposed new house on the severed parcel, and the location of the existing house on the retained lot. The Agent had no objections to the conditions noted, with the exception of condition #6, regarding the removal of the existing dwelling on the retained lot.

Committee noted in discussion that the Planning Act recognizes existing structures having legal conforming status, and Staff confirmed that a variance would not be warranted in this case. The structure is a rental that is occupied, is a viable structure and worthy of maintenance. Committee decided to delete condition #6.

Public Questions - None

Moved by – Walt Steed
Seconded by – Walter Bouma

THA Consent B12/08/SS from J. H. Cohoon Engineering Limited for Paul Barber, owner of Lot 1, Plan 317, being 49 Catherine Street, County of Brant, geographic Town of Paris, **BE APPROVED** subject to conditions, with removal of condition #6. The application complies with the Official Plan and the Provincial Policy Statement.

.Carried

OTHER BUSINESS:

NEXT MEETING

The meeting adjourned at 7:20 p.m., to meet again on Thursday, November 26, 2009, at 7:00 p.m. in the County Council Chambers.

Chair

Secretary-Treasurer