



CLEARVIEW

Township of Clearview Committee of Adjustment Minutes

Meeting held in the Township of Clearview Council Chambers at the Clearview Administration Centre in Stayner on January 16, 2019 commencing at 7:00 p.m.

Members Present:

Dave Rowell, Chairman
Ed Christie
Stephen Morphet
Chuck Arrand
Daniel Fantin
Christine Taggart, Secretary-Treasurer

Staff Present:

Nick Ainley

1. Election of Chairman

Moved by C. Arrand

Seconded by S. Morphet

RESOLVED THAT Dave Rowell is hereby appointed as the Chairman of the Committee of Adjustment for the year 2019.

Carried

2. Call to Order

The Chairman called the meeting to order at 7:00 p.m.

3. Minutes

2.1 Minutes of the Committee of Adjustment meeting held on December 12, 2018.

Moved by C. Arrand

That the minutes of the Committee of Adjustment meeting held December 12, 2018 be approved as circulated.

Carried.

4. Disclosure of Pecuniary Interest

There was no disclosure of pecuniary interest.

5. Applications

Minor Variance File No. 18-A17

370 Warrington Road – McEachern

PROPOSED MINOR VARIANCE: Permit the encroachment of a detached accessory building into an exterior side yard and for relief from the Rural (RU) zone minimum exterior side yard setback requirement of 15 metres to 7 metres. The total variance being requested is 7 metres.

The effect of the application is to allow for the construction of a detached accessory building.

The Chairman announced the application.

The Chairman invited the owner, Tyler McEachern, to the table.

The Secretary read the notice of application and advised that circulation of the application was mailed on January 4, 2019 to the applicant, appropriate agencies and property owners within 60 metres. She then advised that no written comments were received however, a neighbouring resident had called today expressing concern with the location of the proposed building.

The Chairman asked Mr. McEachern if he had any questions or comments, he had none.

The Chairman asked if there was anyone in attendance that wished to provide comment on the application. Courtney Lush of 103 Fletcher Street, neighbor to the southeast, advised that her house front windows face the location of the proposed building and that it will block her view of the sunset. She asked if it would be possible to change the orientation of the building so her view would be of the shorter side of the building. She stated that she has no issue with the size of the building but would like to preserve the sunset view.

The Chair asked Mr. Ainley if he would like to provide comment.

Mr. Ainley advised that he did speak with Ms. Lush by phone today. He explained that the location of the existing well, septic, fence and regulated area by the Nottawasaga Valley Conservation Authority is what has led to the proposed location. Mr. Ainley commented that it may be possible to adjust the orientation of the building but would need to review and confirm with the General Manger of Transportation and Drainage as to whether a new entrance from Fletcher Street would be accepted. Mr. Ainley advised that he had done some rough measurements from the regulated line to the

property line and if a change in the orientation of the building occurred a portion of the existing fence would need to be removed.

Mr. McEachern explained that he did not face the building the other way because he would need to apply for a new entrance and that it would be difficult to back in his boat and recreational trailer into the building from Fletcher Street.

The Chairman asked if Committee if they had any comments or questions. Member Arrand commented that he did not believe the change in the orientation of the building would help with a better view.

Ms. Lush clarified that she would also like to see the building setback further.

Member Christie asked where the septic system is located. Mr. McEachern advised that the septic is located on the west side of the property.

Member Fantin commented that he believes the condition to install and fence and natural vegetation buffer would provide a screen of the building. Member Fantin asked what type of vegetation will be required. Mr. Ainley advised that 6-foot cedars or similar plantings would be required by the Township. Mr. Fantin commented that over time the height of the trees would also obstruct the view.

Ms. Lush commented that she would prefer a view over the trees rather than the hard line of a building.

Mr. McEachern advised that they changed their original request for a reduction of 4 metres to 7 metres. He then explained that a straight in driveway from Warrington Road would allow for better access to the building opposed to applying for another driveway.

The Chair asked Mr. Ainely if there may be difficulty in getting a new driveway. Mr. Ainely advised that the Zoning By-law allows one driveway per road frontage but would require approval from the General Manager of Transportation.

Discussion ensued regarding the turning of the recreational vehicles into the proposed building.

The Chair asked if there was anyone else in attendance that would like to provide comment on the application, there were none.

It was then;

Moved by S. Morphet

That minor variance 18-A17 be granted.

Reasons:

1. The proposal conforms to the Official Plan;

2. The proposal conforms to the general intent and purpose of the zoning by-law;
3. The variance is minor in nature; and
4. The variance is desirable for the appropriate development of the lands.

Committee concurred in a decision to grant the minor variance as requested in the application known as File No. 18-A17. With the following conditions:

1. That the Property Owners incorporate fencing and the planting of native vegetation the length of the proposed detached accessory structure adjacent to the Fletcher Street road allowance, to the satisfaction of the municipal staff.

Carried.

6. New Business

6.1 OACA Membership Registration

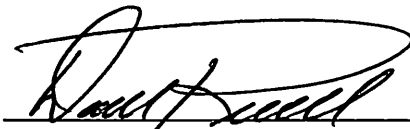
The Secretary-Treasurer advised that she has submitted the applications for Committee.

7. Next Meeting

Tentatively scheduled for Wednesday, February 13, 2019.

8. Adjournment

There being no further business, the Chairman adjourned the meeting at 7:34pm.



Dave Rowell, Chair



Christine Taggart, Secretary-Treasurer