



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 March 13, 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:

1. Call to Order

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

2. Minutes

2.1 Minutes of the Committee of Adjustment meeting held on February 13, 2019.

Moved by C. Arrand

That the minutes of the Committee of Adjustment meeting held February 13, 2019 be approved as circulated.

Carried.

3. Disclosure of Pecuniary Interest

There was no disclosure of pecuniary interest.

4. Applications

Minor Variance File No. 19-A01

3790 Centre Line Road – Stephens

PROPOSED MINOR VARIANCE: To enlarge a legal non-conforming single-detached dwelling on the subject lands.

The effect of the application is to allow for a 90 square metre (968 sq. ft) single storey addition to the existing dwelling.

The Chairman announced the application.

There was no one present to represent the application.

The Secretary read the notice of application and advised that circulation of the application was mailed on February 26, 2019 to the applicant, appropriate agencies and property owners within 60 metres. The Secretary then summarized the comments received by the Nottawasaga Valley Conservation Authority and the Chief Building Official all having no objection to the application.

The Chairman asked if there was anyone in attendance that wished to provide comment on the application, there were none.

The Chairman asked if Committee if they had any comments or questions. Member Christie commented that he feels the new roof design will improve the existing dwelling and offer more usable space.

It was then;

Moved by E. Christie

That minor variance 19-A01 be granted subject to the following condition:

1. That the proposed addition be a maximum of 90 square metres (970 square feet) and that it be located entirely as a second storey to the existing house as shown by plan Proposed 2nd Floor Addition for Stephens Family, drawings 1 to 4 by Baird Consulting and Designs by Dean Baird, dated April 2018.

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. 19-A01.

Carried.

Minor Variance File No. 19-A02

1914 Concession 6 South – Douglas

PROPOSED MINOR VARIANCE: To request relief from the following:

- 1) Section 2.5.1 Accessory Apartments maximum habitable living space of 111 square metres to 140 square metres; and
- 2) Section 2.5.2 Detached Accessory Apartments maximum distance from the primary dwelling of 50 metres to 63 metres.

The effect of the application is to allow for the construction of a detached accessory building containing an accessory apartment on the subject lands.

The Chairman announced the application.

The Chairman invited the owner Rob Douglas and his agent Lloyd Hunt, to the table.

The Secretary read the notice of application and advised that circulation of the application was mailed on February 26, 2019 to the applicant, appropriate agencies and property owners within 60 metres. The Secretary then summarized the comments received by the Nottawasaga Valley Conservation Authority, Chief Building Official and Tom Hallman all having no objection to the application.

The Chairman asked Mr. Douglas and Mr. Hunt if they had any questions or comments. Mr. Douglas advised that he and his wife have owned the property for 5 years and that it is actively farmed. He explained that 45-46 acres of the property is farmed including an apple orchard, row and field crops. Mr. Douglas explained that the intent of the proposed structure is to store farm vehicles and include an apartment. He advised that the apartment is for their elderly parents who have mobility issues. He explained that the large square footage would allow better mobility and access with large hallways and washrooms. Mr. Hunt spoke to the spatial separation of the drive shed from the existing dwelling and explained that it would be tied in to the existing barn and that this location is best area for the building. Mr. Hunt commented that if the larger square footage is not approved the building will require more roof. He then commented that they are dealing with accessibility issues which require larger washrooms which requires the larger square footage.

The Chairman asked if there was anyone in attendance that wished to provide comment on the application, there were none.

The Chairman asked if Committee if they had any comments or questions. Member Fantin commented that he has concern with the square footage of the accessory apartment and that it would be precedent setting if they were to approve. Member Christie stated that he has no issue with the application and feels there is no impact

and supports the application. Member Arrand commented that he grew up in a 1200 square foot house with a family of five and feels the increase is not necessary. Member Arrand asked why they are moving the building further away from the main dwelling if there are mobility issues. Mr. Douglas advised that the apartment it is a self-contained unit that will include four (4) foot hallways and larger bathrooms. Member Morphet asked the Secretary-Treasurer if the location of the accessory building is to be inline or behind the main dwelling. Mrs. Taggart explained that in the Agricultural zone, an accessory building can be placed in front of a main dwelling. Member Morphet then commented that is has no issue with the application. Mr. Hunt commented that the need for an elevator certainly supports the barrier free requirement which makes this application unique. The Chairman commented that people will begin to know that the 140 square meters has been approved and that he feels it is precedent setting. He then commented that the Province requires that agricultural land be maintained for agricultural purposes.

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 E. Christie

That minor variance 19-A02 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. 19-A02.

Carried.

5. New Business

7. Next Meeting

Tentatively scheduled for Wednesday, April 10, 2019.

8. Adjournment

There being no further business, the Chairman adjourned the meeting at 7:30pm.



Dave Rowell, Chair



Christine Taggart, Secretary-Treasurer