



# Minutes

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## Committee of Adjustment

**Meeting Date:** November 21, 2018  
**Meeting Time:** 4:00 pm  
**Location:** Town Hall Council Chambers  
32 Mill Street, Thornbury ON  
**Prepared by** Lori Carscadden – Committee of Adjustment Secretary/Treasurer

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### A. Call to Order

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Chairman Robert B. Waind called the meeting to Order with the following member in attendance, being Bill Remus. David Morgan joined the meeting later in the meeting. Also attending were Town Planner Travis Sandberg as well as Secretary/Treasurer Lori Carscadden who read aloud the Fire Evacuation Notice.

**A.1 - Approval of Agenda:** Moved by: Bill Remus                      Seconded by: Robert B. Waind

“THAT the Agenda of November 21, 2018 be approved”. Carried

**A.2 – Declaration of Pecuniary Interest:** none

Chairman Waind read aloud the authority given under the Municipal Act, 2001 and in accordance with Ontario’s Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

**A.3 - Adoption of Previous Minutes**

Moved by: Bill Remus    Seconded by: Robert B. Waind

“THAT the Minutes of September 19, 2018 be adopted. Carried

**A.4 – Business Arising from Previous Minutes – none**

**B. – Deputations/Presentations – none**

**C. Public Meeting – 4:00 p.m.**

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C.1    Application No:            A27-2018  
         Owners/Applicants:    Jason and Sandy Read  
         Legal Description:       Lot 31, Plan 925  
         Civic Address:            132 Lakewood Drive

Chairman Waind read aloud the Public Meeting Notice, including the purpose and effect of the application, wherein the proposed variance seeks relief from the former Township of Collingwood Zoning By-law 83-40 in order to construct a detached accessory structure on the subject lands. The applicant has applied for the following variances:

- 1) Relief from S.5.2(ii) to permit a detached accessory structure to be located closer to the front lot line than the minimum distance required for the main building (6.0m, whereas 7.5m is required);
- 2) Relief from S.5.2(iii) to permit a detached accessory structure to be located closer to the street than the main building;
- 3) Relief from S.5.2(iv)(b) to permit an accessory structure to be located closer to the side lot line than the main building;
- 4) Relief from S.5.2(iv)(c) to permit a detached accessory structure to be located in the front yard; and
- 5) To permit a centreline setback of approximately 16.0m, whereas a minimum of 17.5m is required.

The legal description of the subject property is Lot 31, Plan 925, being 132 Lakewood Drive.

The Secretary/Treasurer stated that the Public Hearing Notice was circulated in accordance with the *Planning Act* by pre-paid first class mail. The Notice Placard was provided to the Owners to be posted on the subject lands.

Comments were received from the following:

County of Grey – no concerns; County Transportation Services had no concerns;

Grey Sauble Conservation Authority – no objection; recommend that existing drainage patterns are generally maintained post construction and that no drainage is directed to neighbouring properties;

Historic Saugeen Metis – no objection or opposition;

Town Community Services – no comments;

Town Infrastructure & Public Works – no comments;

Town Building Department – no comments or concerns;

Town Planning Department – the application meets all four tests of the Planning Act and would support the application subject to any conditions noted in Staff Report #PDS.18.135.

Jason Read, Owner/Applicant, was in attendance. He stated that their desire is to have an accessory building for storage. Since the back of the property is heavily treed, they wanted to find a location where the removal of trees was minimal. To place the garage near the front of the property along Lakewood Drive would not be very aesthetically pleasing to the surrounding neighbourhood and by pushing the accessory structure a little further back from the street on a flat area of ground seemed to be the most appropriate place. Mr. Read said they have spoken to their neighbours and no one had any concerns.

Travis Sandberg, Town Planner, gave a brief overview of the application and elevations of the property. Through discussions with the applicants it was agreed that pushing the structure 6

metres back from the front yard setback would better satisfy the general intent of the zoning by-law as well as having a more desirable streetscape. This would also allow existing landscape in the front yard to remain, providing some buffering to the accessory structure.

Chairman Waind noted that pre-consulting prior to making a submission is proof that the location is more desirable and would have less impact on the surrounding neighbourhood than what was originally proposed.

Brian Lawrie, a neighbour to the West of the subject property was in attendance and stated that the location of the accessory structure will be aesthetically pleasing and will keep the visual scape of the surrounding neighbourhood.

Travis Sandberg spoke to the comments received from the Grey Sauble Conservation Authority wherein they requested that the existing drainage patterns be maintained post construction and that no drainage is directed to neighbouring properties. He stated that any concern with the drainage would be reviewed and dealt with through the building permit process and would not be a condition in the decision, should the Committee approve the application.

As there were no other persons in attendance to speak in favour of or in opposition to the variance, Chairman Waind closed the public meeting.

Motion to adopt the Planning Staff Report #PDS.18.135

Moved by: Bill Remus                                      Seconded by: Robert B. Waind                      Carried.

Motion:

Moved by: Bill Remus                                      Seconded by: Robert B. Waind

“THAT the Committee of Adjustment GRANT Minor Variance Application No. A27-2018 to permit the development of the lands in accordance with the submitted site sketch.

CONDITIONS:

1. That the development be constructed in a manner substantially in accordance with the site sketch attached as Attachment #1;
2. That appropriate landscape screening is installed along the front façade of the structure to effectively screen it from the street; and
3. That this variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. If a building permit has not been issued by the Town within two year, the variance shall expire on November 21, 2020.

REASON FOR DECISION:

The Committee is satisfied that the application meets the four tests of a minor variance of Section 45(1) of the *Planning Act*, as noted in the Planning and Development Services Staff Report PDS.18.135.

The Committee received written and/or oral submissions before and/or during the hearing and

have taken these submissions into consideration when making the decision". Carried.

**D. New and Unfinished Business:**

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1. Update of the OACA Seminar held on October 15-16<sup>th</sup>, 2018 in Guelph. Committee members were dissatisfied with the Hotel itself and the food. However they did agree that the workshops were excellent and worth attending.

**E. Next Meeting Date: January 22, 2019**

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**F. Adjournment**

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Moved by: Bill Remus

THAT this Committee of Adjustment meeting now be adjourned. Carried.