

Corporation of the Town of Huntsville

COMMITTEE OF ADJUSTMENT

Meeting held on **Tuesday, May 19, 2009** at **10:00** a.m.
in the Huntsville Civic Centre, Municipal Council Chambers

ATTENDANCE:

Chair: Councillor W.A. Beatty

Members: Councillor John Davis
Councillor Mary Jane Fletcher (*arrived at 10:04 a.m.*)
Councillor Brian Thompson
Councillor George Young (*arrived at 10:03 a.m.*)

Staff: Cameron Hoffman, Site Plan Coordinator
Kirstin Maxwell, Planning Technician
Katie Newman, Planner
Terry Sararas, Director of Development Services
Jacquie Tschekalin, Development Coordinator

Absent: Mayor Claude Doughty

1. CONVENE

Moved by John K. Davis and seconded by Brian Thompson

THAT: We hereby convene as a meeting of the Committee of Adjustment at 10:00 a.m.

Carried.

2. ADOPTION OF AGENDA

Moved by John K. Davis and seconded by Brian Thompson

THAT: The Committee of Adjustment agenda dated May 19, 2009, be adopted as printed and circulated.

Carried.

3. DISCLOSURE OF CONFLICTS OF INTEREST

- Nil -

4. MINUTES

Moved by Brian Thompson and seconded by John K. Davis

THAT: We hereby adopt the minutes of the Committee of Adjustment Meeting of April 21, 2009.

Carried.

5. CONSENTS

- Nil -

6. CONCURRENT CONSENTS AND REZONINGS

- Nil -

7. MINOR VARIANCES

Chair Beatty provided a brief overview of the purpose and procedure of the Hearings and declared the Hearings to be public meetings of Committee.

a) A/07/2009/HTE (Shepley)

Katie Newman, Planner, described the purpose of the application.

Comments received to date:

No objections were noted by the Fire Department, the Public Works Department, the Building Department, or the CAO.

No objections were noted by the Fox Lake Association.

A letter was received from the property owner to the south stating she had no objections to the proposal.

Planning noted that the subject lands will be developed under site plan control and that some re-vegetation of the shoreline would be beneficial at the site plan stage. Planning had no objection to the granting of the minor variance subject to the lands being developed under site plan control.

Chair Beatty called upon the applicant or their representative to provide additional comments.

Robert Shepley, 372 East Fox Lake Road, Applicant, elaborated on the proposal and stated he was available to answer any questions.

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed variance.

- Nil -

Chair Beatty asked if there were any questions from Committee Members.

Councillor Thompson asked for clarification on the driveway location, lot size and the possibility of re-vegetation of the shoreline. Ms. Newman confirmed that it would be considered at the site plan stage.

Moved by John K. Davis and seconded by Brian Thompson

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT CONSIDERATION OF APPLICATION NO.

**A/07/2009/HTE (SHEPLEY)
LOT 5, PLAN 7
GEOGRAPHIC TOWNSHIP OF STISED
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

THAT: a minor variance be granted to:

Reduce the southerly interior side yard to 1.2m for a detached one-storey garage, conditional on a site plan agreement being entered into and registered on title.

REASONS:

1. The variance will permit the construction of a detached one-story garage.
2. The general intent of the by-law is being maintained.
3. The variance is minor in nature.
4. The general intent of the Official Plan is being maintained.

Carried.

b) A/08/2009/HTE (Ochrym)

Jacque Tschekalin, Development Coordinator, described the purpose of the application.

Comments received to date:

No objections were noted by the CBO or the Fire Department, and no other comments or inquiries were received.

Planning noted that while there is very little undergrowth in front of the dwelling, significant mature coniferous vegetation has been retained in the shoreline area. The impact of the additional development would be minor, and will be completed under site plan control.

Planning noted support for approval of this application.

Chair Beatty called upon the applicant or their representative to provide additional comments.

George Ochrym, Applicant, provided more detail on the proposed addition and stated he would answer any questions.

Chair Beatty asked if anyone present wished to provide comment or ask questions regarding the proposed variance.

- Nil -

Chair Beatty asked if there were any questions from Committee Members.

Councillor Thompson asked if any comments were received from neighbours and Mrs. Tschekalin replied that there had been none.

Moved by John K. Davis and seconded by Brian Thompson

THAT: HAVING HAD REGARD TO THE MATTERS PRESCRIBED UNDER THE PLANNING ACT, R.S.O. 1990, AS AMENDED, THAT CONSIDERATION OF APPLICATION NO.

**A/08/2009/HTE (OCHRYM)
PART OF LOT 29, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF BRUNEL
TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

THAT: a minor variance be granted to:

Permit a maximum 32m² increase of the footprint within 18m of the high water mark, and to permit an increase in height, for an existing legal non-complying dwelling, as shown on Schedule "A".

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REASONS:

1. The variance will permit the redevelopment and minor expansion of a legal non-conforming dwelling.
2. The general intent of the by-law is being maintained.
3. The variance is minor in nature.
4. The general intent of the Official Plan is being maintained.

Carried.

8. ADJOURNMENT

Moved by John K. Davis and seconded by Brian Thompson

THAT: We hereby adjourn as a meeting of the Committee of Adjustment at 10:15 a.m.

Carried.

Chair