



Minutes

Committee of Adjustment

August 5, 2020

6:00 pm

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Member Present	Chair Steve Cousins William Galloway Stephen Glover Paul King Clive Slade
Staff Present	Mark Stone, Town Planner Grant Brouwer, Chief Building Official and Committee Secretary-Treasurer Morgan Dykstra, Committee Secretary
Others Present	Len Wilkinson, Applicant

1. CALL TO ORDER

Chair Cousins called the meeting to order at 6:00 pm.

The Chair provided an overview of the meeting proceedings, and how the public can participate in the meeting. The participation instructions were provided in the meeting agenda on the Town's website.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Clive Slade

Seconded By Stephen Glover

THAT the August 5, 2020 Committee of Adjustment agenda be accepted as presented.

CARRIED

4. ACCEPTANCE OF MINUTES

Moved By Bill Galloway

Seconded By Stephen Glover

THAT the July 2, 2020 Committee of Adjustment minutes be approved and signed by the Chair and the Secretary / Treasurer.

CARRIED

5. REPORTS

5.1 DEV 46-2020 Application for Minor Variance (File A08-2020) by L. Wilkinson and C. Barry 524 Elgin Street West Lot 2, Plan 367, St. Marys

Chair Cousins asked Mark Stone, the Town's Planner to speak to the Application.

Mark Stone provided a brief overview of the Application as outlined in the staff report. Mr. Stone indicated that no agency or public comments have been received. Mr. Stone summarized his recommendation indicating that the proposed addition is small, minor in nature, will complement the existing legal non-conforming residential use and is unlikely to have any negative impacts on neighboring uses.

Chair Cousins asked the Applicant, Len Wilkinson to speak to the application.

Len Wilkinson explained that the proposed garage is to accommodate an antique vehicle that is stored elsewhere, and the garage's footprint is minimal compared to the size of the property.

Chair Cousins asked the Committee members if they had any questions.

Committee member Clive Slade indicated he had no questions for the Applicant.

Stephen Glover asked if the existing shed will remain.

Mr. Wilkinson confirmed that the old shed will not be torn down and the Applicant will continue to use it for storage.

Mr. Glover further asked if the heritage designation is for the house proper and not the property.

Mark Stone confirmed the designation is for the house proper and that Heritage staff indicated there are no issues with the proposal.

Paul King advised that he sits on the Town's Heritage Committee and explained there are designated properties within St. Marys and this property is not a designated property. Mr. King further advised that there is a second list for properties with heritage value and the property being considered is not on the that list. Further, the Zoning By-law does indicate that the property is listed as a heritage property, but from a legal standpoint does not have any effect.

Mr. King inquired about the property's zoning, and whether the zoning should be reviewed.

Chair Cousins advised Mr. King that the question is not within this Committee's jurisdiction.

William Galloway indicated that he no questions for the Applicant.

Chair Cousins reminded the public on how to participate in the meeting and opened the meeting to public comments.

Morgan Dykstra, Committee Secretary advised the Chair that no public comments have been received by email nor are there any attendee's indicating they wish to participate.

Chair Cousins asked the Committee if they had any further questions related to the Application.

Mr. Slade noted that there are two entries to the property and asked if they need to be addressed.

Grant Brouwer, Chief Building Official and Committee Secretary-Treasurer indicated that the driveways on the property are permitted.

Chair Cousins asked if the Committee they had any further questions.

The Committee had no further questions.

Chair Cousins asked Ms. Dykstra to confirm if any public comments have been received.

Ms. Dykstra confirmed that no public comments have been received by email nor are there any attendee's indicating they wish to participate.

Chair Cousins asked the Committee to make a recommendation.

Chair Cousins read the recommendation as outlined in the staff report.

Moved By Bill Galloway

Seconded By Clive Slade

Subject to review of submissions/comments considered at the public hearing, the following recommendation is made:

THAT the Application for Minor Variance by L. Wilkinson and C. Barry (A08-2020), affecting a parcel of land described as 524 Elgin Street West, Lot 2, Plan 367, in the Town of St. Marys to enlarge/extend the existing legal non-conforming residential use, be **APPROVED**, subject to the following conditions:

1. This approval is granted only to the nature and extent of this Application being the construction of a 29.7 m² (320 ft²) detached garage in the rear yard, near the eastern property line.
2. Required building permit(s) shall be obtained within one (1) year of the Committee's decision.
3. That the construction of a detached garage be substantially in keeping with the plans submitted with the Minor Variance Application.
4. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.

CARRIED

6. UPCOMING MEETINGS

No meetings are scheduled at this time. Town staff will contact the Committee when an application has been deemed complete. Due to the increase in applications, staff anticipate there will be a meeting in October.

7. ADJOURNMENT

Moved By Clive Slade

Seconded By Stephen Glover

THAT this Committee of Adjustment meeting adjourn at 6:15 pm.

CARRIED

Steve Cousins, Chair

Grant Brouwer, Committee Secretary-Treasurer