



MUNICIPALITY OF ARRAN-ELDERSLIE

Committee of Adjustment Meeting

MINUTES

2-2022

**Monday, February 28, 2022, 9:00 a.m.
Council Chambers and via Teleconference
1925 Bruce Road 10, Chesley, ON**

Council Present: Mayor Steve Hammell
Deputy Mayor Mark Davis
Councillor Doug Bell - Present Electronically
Councillor Brian Dudgeon - Present Electronically
Councillor Melissa Kanmacher
Councillor Ryan Greig - Present Electronically
Councillor Ryan Nickason - Present Electronically

Staff Present: Sylvia Kirkwood - CAO
Christine Fraser-McDonald - Clerk
Julie Reid - Deputy Clerk
Scott McLeod - Public Works Manager - Present Electronically
Tracey Neifer - Treasurer
Carly Steinhoff - Recreation Manager - Present Electronically
Pat Johnston - Chief Building Official - Present Electronically
Laura Fullerton - Economic Development Coordinator - Present Electronically
Steve Tiernan

2. Adoption of Agenda

The Committee passed the following resolution:

05-02-2022

Moved by: Deputy Mayor Davis

Seconded by: Councillor Kanmacher

Be It Resolved that the agenda for the Committee of Adjustment Meeting of February 28, 2022 be received and adopted, as distributed by the Clerk.

Carried

3. Disclosures of Pecuniary Interest and General Nature Thereof

None.

4. Adoption of Minutes of Previous Meeting(s)

The Committee passed the following resolution:

06-02-2022

Moved by: Deputy Mayor Davis

Seconded by: Councillor Kanmacher

Be It Resolved that the Committee of Adjustment Meeting adopts the minutes of the meeting held on February 14, 2022.

Carried

5. New Business

5.1 Minor Variance - A-2021-045 Kirk

The Chair advised that this was a Public Meeting under the Planning Act to consider a Minor Variance application made by Rhonda and Dwayne Kirk for the property known as Lot 7, Plan M89, in the Village of Tara, municipally known as 65 Chestnut Hill Crescent.

The purpose of this application is to seek relief of the front yard setback and the exterior side yard setback as the residence was constructed too close to the road. Therefore, a minor variance is required.

Requests for Deferral or Withdrawal of Application

None received.

Megan Stansfield presented the planning report. She noted that the purpose of this application is to seek relief of the front yard setback and the exterior side yard setback of the Residential One 'R1' zone (Section 10.3.3) to the Municipality's Comprehensive Zoning By-law. If approved, the variances would bring the existing dwelling on the lands into conformity with the Zoning By-law.

The application meets the four tests for a minor variance as it maintains the intent and purpose of the Official Plans, maintains the intent and purpose of the zoning bylaw, represents an appropriate form of development for the use of the land and is minor in nature.

The Chair said if attendees wished to be notified of the adoption of the proposed Minor Variance or of further proceedings regarding the variance a written request could be made by email to publicmeetingcomments@brucecounty.on.ca.

There were no questions or comments from Members of the Committee regarding the application.

The Chair advised if anyone present wished to make oral or written submission either in favour or opposed to the proposed for the property owners were present and available to answer questions from Council and the public.

Hearing no further comments from the public, Chair Hammell declared the public meeting closed.

The Committee passed the following resolution:

07-02-2022

Moved by: Deputy Mayor Davis

Seconded by: Councillor Kanmacher

The application for Minor Variance A-2021-045 (Kirk) from Comprehensive Zoning By-law 36-09 is hereby granted subject to the following conditions:

Reasons:

The application for Minor Variance from Comprehensive Zoning By-law 36-09 is hereby **granted** subject to the following conditions:

1. That any future development on the property conforms to the provisions of the Zoning By-law;
2. That the decision applies only to the proposed development as indicated on Schedule 'A' attached to and forming part of this decision.
3. That the development be completed within 2 years of this decision
4. That the front yard setback is no greater than 5.5 m;
5. That the side yard setback no greater than 4.7m

Reasons:

1. The variance maintains the intent and purpose of the Official Plan.
2. The variance maintains the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

Carried

6. Adjournment

The Committee passed the following resolution:

08-02-2022

Moved by: Deputy Mayor Davis

Seconded by: Councillor Kanmacher

Be It Resolved that the Committee of Adjustment meeting be adjourned at 9:18 a.m.

Carried

Steve Hammell, Mayor

Christine Fraser-McDonald, Clerk