

Schedule ‘A’

Decision of the Committee of Adjustment With Reasons

(Section 45(1), Planning Act, 1990)

Municipality	Arran-Elderslie
File Number	A-2021-060
Date of Hearing	September 13, 2021
Owner / Applicant / Agent	R.M. Knapp Construction
Legal Description	PLAN PAISLEY PT LOT 11 W; REGENT ST S RP 3R9258 PART 2
Municipal Address	No civic address assigned
Purpose of Application	The purpose of this application is to permit the construction of a four-unit townhouse.
Variances Granted	Reduce the front yard setback from 6.0 metres to 4.45 metres. Reduce the rear yard setback from 7.5 metres to 1.5 metres. Increase the maximum lot coverage from 40% to 55%.
Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

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 a fence be provided along the western property boundary that is 1.8 metres in height. Fence is required from the north lot line to a point 5 metres from the south (front) lot line.

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.

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Effect of Submissions	Any submissions relating to this application were considered by the Approval Authority in making its decision on this matter.

The application for Minor Variance from Comprehensive Zoning By-law 36-09 is hereby **refused**.

Reasons (check all that apply):

- ☐ The variance does not maintain the intent and purpose of the Official Plan.
- ☐ The variance does not maintain the intent and purpose of the Zoning By-law.
- ☐ The variance requested is not desirable for the appropriate and orderly development and use of the lands and buildings.
- ☐ The variance is not minor in nature.
- ☐ The variance does not conform to the Provincial Policy Statement.

Concurrence of Committee Members for Minor Variance A-2021-060 Knapp

We, the **undersigned, concur in the Decision and reasons** given for the Decision of the Committee of Adjustment for the Municipality on September 13, 2021

Signature	Name	Absent	Present
<hr/>	Steve Hammell	()	()
<hr/>	Mark Davis	()	()
<hr/>	Ryan Nickason	()	()
<hr/>	Doug Bell	()	()
<hr/>	Brian Dudgeon	()	()
<hr/>	Melissa Kanmacher	()	()
<hr/>	Ryan Greig	()	()

Certification of Committee’s Decision

I, **Christine Fraser-MacDonald** being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the **Municipality of Arran-Elderslie**, certify that this is a true copy of the Committee's Decision of **September 13, 2021**.

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Date	Secretary-Treasurer

Notice of Last Date of Appeal

Notice is hereby given that the last date for appealing this decision to the

Local Planning Appeal Tribunal is **October 3, 2021**.

See appeal information on reverse of this form.

Notice That No Appeals Have Been Received

When signed, this certifies that no appeals have been received

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Date	Secretary-Treasurer

Appeal Information

Not later than 20 days from the Date of Decision, the applicant, the Minister or any other person or public body who has an interest in the matter may appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee. If no notice of appeal is given within 20 days, the decision of the Committee is final and binding.

Anyone wishing to appeal the decision is required to submit a notice of appeal (in accordance with the LPAT guidelines and Appellant Form A1, available at <https://olt.gov.on.ca/tribunals/lpat/about-lpat/>) setting out the objection to the decision and the reasons in support of the objection.

Appeals must include a certified cheque or money order in the amount of **\$400.00** payable to the Minister of Finance.

Appeals are filed with the **Secretary-Treasurer of the Committee** at:

268 Berford St,
P.O. Box 129
Warton ON
N0H 2T0

The LPAT may dismiss all or part of an appeal after holding a hearing or without holding a hearing on the motion under Section 45(17) [Dismissal without hearing], as it considers appropriate.

For more information about this application **phone 226-909-5515**, from 8:30 a.m. to 4:30 p.m. Monday to Friday; or visit on-line at www.brucecounty.on.ca under 'Living Here', 'Housing and Property', 'Land Use Planning' by Municipality and File Number; or e-mail bcplwi@brucecounty.on.ca.