



Committee of Adjustment Hearing Minutes
Wednesday, July 20, 2011
1:00 p.m.
Council Chambers, Town Hall

MEMBERS PRESENT:

R. Cannon
J. Di Cresce
Chair B. Duncan
L. French
J. Metcalfe
S. Norberg
J. Partridge

STAFF PRESENT:

Community Development Planner: B. Lauder
Secretary-Treasurer: C. Pillsworth

1. CALL TO ORDER

The Chair called the meeting to order at 1:03 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST – None stated.

3. CONFIRMATION OF MINUTES

That the Committee of Adjustment Minutes dated June 29, 2011 be approved.

Carried.

4. REQUESTS FOR DEFERRAL OR WITHDRAWAL OF APPLICATIONS

- 4.1 B 009/11 & B 010/11 & A 025/11 IGRI Industrial Fund Group Ltd.
(Agent: IBI Group)
86 Pillsworth and 0 Pillsworth Road

The Committee was in receipt of a letter dated July 14, 2011 from Vienna Hutton the authorized agent for the applicant, requesting that Applications B 009/11, B 010/11 and A 025/11 be deferred until August 31, 2011.

The Committee having considered the request at the meeting reached the following decision:

Moved by Julio Di Cresce – Seconded by Lily French

That Application B 009/11, B 010/11 and A 025/11 be deferred to December 14, 2011 or sooner and the deferral fee of \$207 is to be paid for each application.

Carried.

5. MINOR VARIANCE APPLICATIONS

- 5.1 A 026/11 Mr. and Mrs. Lodato
13 Gray Park Drive (Ward 5)

The purpose of the application is 1) to reduce the rear yard setback from 7.5 metres to 3.0 metres for the proposed deck; 2) To reduce the rear yard setback from 0.6 metres to 0.4 metres for the existing shed; and 3) To reduce the side yard setback from 1.2 metres to 0.4 metres for the existing shed.

Mr. and Mrs. Lodato, the owners, appeared before the committee to request approval of the variances in order to construct a deck and recognize an existing shed on the property.

The Committee was informed that Planning staff had no concerns or objections to the approval of Application A 026/11. The applicant submitted the information for the building area, landscape area and height to the committee members and staff.

The Chair inquired if the applicant would be required to hire an Ontario Land Surveyor in order to fulfill the condition or what would be required in order to fulfill the proposed condition.

B. Lauder indicated that the applicant would not have to hire a surveyor. Planning Staff advised that the information submitted was acceptable.

The Chair inquired whether there was anyone in attendance either in support of or in opposition to the application. No one in attendance came forward.

The Chair inquired if the applicants accepted the condition and the applicant stated that they accept the condition.

The Committee having considered the comments and recommendations of the commenting agencies and the evidence heard at the meeting reached the following decision:

Moved by Julio Di Cresce – Seconded by Joseph Metcalfe

That Application A 026/11 1) to reduce the Rear Yard Setback from 7.5 metres to 3.0 metres for the proposed deck; 2) To reduce the Rear Yard Setback from 0.6 metres to 0.4 metres for the existing shed; and 3) To reduce the Side Yard Setback from 1.2 metres to 0.4 metres for the existing shed be conditionally approved with the following condition:

1. That the Secretary-Treasurer of the Committee of Adjustment receive written confirmation from the Zoning Administrator that the applicant has confirmed that the proposal complies with building height (maximum), landscape area (minimum) and maximum building area in accordance with the applicable standards of the Zoning By-law.

The decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building or structure referred to in the application; and,
2. The general intent and purpose of the zoning by-law and Town of Caledon Official Plan are maintained and the variance is minor.


Carried.

The Chair advised those persons who were in attendance of the 20 day appeal period from the date of the decision being rendered.


7. **CLOSED MEETING** – None scheduled

8. **ADJOURNMENT**

On verbal motion moved by Julio Di Cresce and seconded by Lily French, the hearing adjourned at 1:25 p.m.



Chair
Brenda Duncan



Secretary-Treasurer
Cindy Pillsworth