



Committee of Adjustment Hearing Minutes
Wednesday, August 31, 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

MEMBERS ABSENT:

J. Partridge (regrets)

STAFF PRESENT:

Senior Development Engineering Co-ordinator: G. Hebbert
Community Development Planner: B. Lauder
Secretary-Treasurer: C. Pillsworth

1. **CALL TO ORDER**

The Chair called the meeting to order at 1:00 p.m.

2. **DISCLOSURE OF PECUNIARY INTEREST** – None stated.

3. **CONFIRMATION OF MINUTES**

That the Committee of Adjustment Minutes dated August 10, 2011 be approved.

Carried.

4. **DEFERRAL REQUESTS**

4.1 B 016/11 Harvey & Lori Cook
14045 Airport Road (Ward 4)

The Committee was in receipt of a letter dated August 19, 2011 from Brian Sutherland the agent, requesting that Application B 016/11 be deferred at the request of Town of Caledon, Planning Department and Region of Peel until December 14, 2011.

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

Moved by Susan Norberg – Seconded by Lily French

That Application B 016/11 be deferred to December 14, 2011 or sooner and the deferral fee of \$207 is not to be paid.

Carried.

5. **MINOR VARIANCE APPLICATIONS**

5.1 – 5.2 A 030/11 & A 031/11 Leo and Leffie Parmaklis (Agent: John Grogan)
0 Airport Road (Ward 4)

The purpose of the application is 1) to reduce lot area from 1,390 square metres to 932 square metres; 2) to reduce the driveway setback from 0.5 metres to 0.0 metres; 3) to reduce the rear yard setback from 9 metres to 7.5 metres; and 4) to reduce the landscape area from 40% to 30% on the subject property.

J. Grogan, agent, appeared before the committee and requested staff to review the interpretation that two consent and two minor variance applications are required. If only

one consent and one minor variance application is required then the application fee should be refunded.

J. Grogan commented that variances three and four are required to ensure that the property is brought into conformity as per Zoning By-law 2006-50, as amended.

The Committee inquired why there was a swale on the property.

J. Grogan, agent, advised that the neighbours to the north created the swale to permit the water to drain from their properties.

B. Lauder, Community Development Planner, advised that staff are requesting deferral of variances 3 and 4 so that the agent can submit a proposed development plan in order to confirm if these variances are necessary.

The Chair stated that the variances are to ensure the purchaser will have zoning in place.

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 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 030/11 1) to reduce lot area from 1,390 square metres to 932 square metres; and 2) to reduce the driveway setback from 0.5 metres to 0.0 metres 3) to reduce the rear yard setback from 9 metres to 7.5 metres; and 4) to reduce the landscape area from 40% to 30% be approved.

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.

Moved by Julio Di Cresce – Seconded by Joseph Metcalfe

That Application A 031/11 1) to reduce lot area from 1,390 square metres to 932 square metres; and 2) to reduce the driveway setback from 0.5 metres to 0.0 metres; 3) to reduce the rear yard setback from 9 metres to 7.5 metres; and 4) to reduce the landscape area from 40% to 30% be approved.

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.

5.3 A 032/11 Gary and Sonya Mackin
131 King Street West (Terra Cotta) (Ward 2)

The purpose of the application is to 1) allow the demolition of the existing non-conforming building and construction of a new non-conforming building (single detached

dwelling); and 2) to expand a non-conforming use (single detached building) from 131.1 square metres to 216.3 square meters on the subject property.

G. Mackin, owner, appeared before the committee to request approval of the variances in order to demolish the existing dwelling and to construct a new dwelling on the subject property.

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 Committee inquired if the footprint will be larger and whether the applicant spoke with any neighbours.

G. Mackin, owner indicated that the footprint of the house will be smaller in area, wider but shorter. He advised that the dimensions of the house will change and that his neighbour, Mr. McCluskey is in attendance.

R. McCluskey, neighbour, lives on the west side of the subject property. He commented that the Credit Valley Conservation is requesting that the basement have wet proofing and expressed concern about drainage off an elevated lot onto his property.

G. Mackin, owner, the topographic survey indicates that the property is actually higher. The builder is proposing to create a swale between the two lots which will collect the water and assist with drainage.

R. McCluskey, neighbour, responded stating that the drawing indicates the position of the house will be closer to the road and that this may affect the street line.

G. Mackin, owner, advised that they are not yet sure of placement of the house but that they are proposing to either move it forward or back. He advised that they are trying to allow some flexibility and keep with the Town of Caledon and Credit Valley Conservation standards.

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

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 Joseph Metcalfe – Seconded by Robert Cannon

That Application A 032/11 1) to expand a non-conforming use (single detached building) from 131.1 square metres to 216.3 square metres is conditionally approved.

1. That the Secretary-Treasurer receives a letter from the Region of Peel Public Works Department, Development Services Division with respect to the following:
 - Completed Road Occupancy Permit and a fee of \$260.00;
 - Completed Notice to Commence Work 48 hours prior to commencing work;
 - Proof of insurance with the Region of Peel added to the certificate as an additional insured with \$5 million minimum; and
 - Securities in the amount of \$2,000 for the closure of the access upon completion of work;
2. That the Secretary-Treasurer receives a letter from CVC with respect to the following:
 - That the new habitable ground floor of the proposed dwelling does not exceed 131.1 square metres including enclosed or screened porches or verandas; That the new structure is wet-flood proofed and the upper level is dry-flood proofed by a qualified professional engineer; That the basement in the new dwelling must be the same size or smaller than the basement of the existing house; That no openings proposed in the new dwelling are not at a lower elevation than the openings in the current house.

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.

- 5.4 A 033/11 Glenda and Joachim Dettbarn (Agent: Brian Sutherland)
3593 King Street (Ward 2)

The purpose of the application is to permit an existing dwelling unit on the subject property.

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 agent 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 Lily French – Seconded by Joseph Metcalfe

That Application A 033/11 to permit an existing dwelling unit be conditionally approved.

1. That the Secretary-Treasurer of the Committee of Adjustment receive a letter from the Building and Support Services Section, Building that satisfactory arrangements have been made; and,
2. That the Secretary-Treasurer of the Committee of Adjustment receive written notification from the Development Section, Consultation and Zoning Team, that the applicant has submitted a scalable site plan drawing to the satisfaction of the Zoning Administrator, which has been reviewed and has been determined to comply with the Zoning By-law, or that the appropriate approvals are in full force and effect to rectify any areas of non-compliance.

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.

- 5.5, A 034/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
23 Gentle Fox Drive (Ward 2)

The purpose of the application is to reduce the side setback from 1.2 metres to 0.6 metres.

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

Moved by Joseph Metcalfe – Seconded by Julio Di Cresce

That application A 034/11 be approved to reduce the side setback from 1.2 metres to 0.6 metres.

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.

5.6 A 035/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
40 Gentle Fox Drive (Ward 2)

The purpose of the application is to reduce the side setback from 1.2 metres to 0.6 metres.

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

Moved by Joseph Metcalfe – Seconded by Julio Di Cresce

That application A 035/11 be approved to reduce the side setback from 1.2 metres to 0.6 metres.

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.

5.7 A 036/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
23 Gentle Fox Drive (Ward 2)

The purpose of the application is to reduce the rear yard setback from 7.5 metres to 7.2 metres on the subject property.

The Chair inquired whether there was anyone in attendance either in support of or in opposition to the application.

M. Tamburrini, purchaser, advised the committee that he had purchased the lot in November 2009 to construct a bungalow on it. He paid a premium for a bigger lot to accommodate a bungalow. The lot is pie shape and the back yard is to be 7.5 metres and he believed that on the one side it is 7.1 metres. .

The Chair asked for clarification as to what variance is required for this lot.

A. Kikas, agent, advised that the application requests a 7.2 metre reduction. He commented that the plans he was looking at show 7.3 metres.

The Chair suggested that staff have a meeting with the Building Department to determine which variance is correct.

B. Lauder, Community Development Planner stated that the variance should read 7.1 metres.

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 Susan Norberg – Seconded by Robert Cannon

That Application A 036/11 be approved to reduce the rear yard setback from 7.5 metres to 7.1 metres on the subject property.

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.

- 5.8 A 037/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
6 Prince Phillip Court (Ward 2)

The purpose of the application is to reduce the side setback from 1.2 metres to 0.7 metres.

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 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 Robert Cannon

That application A 037/11 be Conditionally Approved to reduce the side setback from 1.2 metres to 0.6 metres on one side only.

1. That the Development Approval and Planning Policy are satisfied with the comments from Design and Engineering Team – Engineering and Design and Engineering Team – Urban Designer.

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.

- 5.9 A 038/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
63 Gentle Fox Drive (Ward 2)

The purpose of the application is to reduce the rear yard setback from 7.5 metres to 6.1 metres on the subject property.

A. Kikas, agent, referred the committee to page 1 of the report to advise that there are incorrect statements. It refers to Lot 11 and should read Lot 111. Page 2 indicates that the variance is to reduce from 1.2 metres to 0.7 metres which should read 1.2 metres to 0.6 metres. Mr. Kikas was not aware that the purchaser had a concern with the minor variance application and recommended that the application be deferred until October 19, 2011 so that the proposal can be discussed with the purchaser.

The Chair indicated that she is having a difficult time understanding Mr. Tang's concern is and asked Mr. Kikas if he is aware that Mr. Tang has submitted a letter.

A. Kikas, agent, advised that he is not aware of a letter.

The Chair asked for the letter to be read into the record.

C. Pillsworth, Council/Committee Co-ordinator read the letter dated August 30 into the record. I, Bill Tang, am the purchaser of lot #156 of project Anthem – Fernbrook Homes under the civil address: 63 Gentle Fox Dr, Caledon. Regarding your public hearing notice A038/11 to authorize a variance of Caledon zoning by-law, I hereby pose my opposition to this motion. Since I got the notice on August 8th, 2011, I have made numerous calls and emails to Fernbrook Home and explained our concerns and attempted to work out a solution between the two parties of the sales contract but without success. So I have to oppose this variance to this committee. Not only is this variance a significant change of Caledon's by-law, which will set a strong example for future violations from Fernbrook or other builders, but also it will have profound impacts to my property value as well as my lifestyle. Please understand, has this application been passed, it is me, the purchaser of this home, who will suffer. I appreciate the effort and thoughtful consideration that you input in evaluating this application.

A. Kikas agent, asked that the application be deferred so that they can speak with the purchaser.

The Chair indicated that the purchaser and Fernbrook should meet and work out a solution.

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

Moved by Lily French – Seconded by Susan Norberg

That Application A 038/11 to reduce the rear yard setback from 7.5 metres to 6.1 metres be deferred to October 19, 2011 and the deferral fee of \$207.00 is to be paid.

Carried.

- 5.10 A 039/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
63 Cedarholme Avenue (Ward 2)

The purpose of the application is to reduce the rear yard setback from 7.5 metres to 7.0 metres.

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

Moved by Susan Norberg – Seconded by Robert Cannon

That application A 039/11 be approved to reduce the rear yard setback from 7.5 metres to 7.0 metres.

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.

- 5.11 A 040/11 –A 046/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
13 Sleepy Meadow Drive, 8 Prince Michael Court, 4 Prince
Michael Court, 67 Cedarholme Avenue, 29 Kezia Crescent, 4
Cedarholme Avenue, 7 Cedarholme Avenue (Ward 2)

The purpose of the application is to reduce the side setback from 1.2 metres to 0.6 metres.

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 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 Robert Cannon

That Applications A 040/11, A 042/11, A 043/11, A 044/11, A 045/11 and A 046/11 be Conditionally Approved to reduce the side setback from 1.2 metres to 0.6 metres on one side only.

1. That the Development Approval and Planning Policy are satisfied with the comments from Design and Engineering Team – Engineering and Design and Engineering Team – Urban Designer.

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.

5.18 – 5.19 A 047/11 & A 048/11 Fernbrook Homes (Etobicoke Creek) Limited
(Agent: Anton Kikas) 3 Snellview Boulevard Drive
5 Snellview Boulevard Drive(Ward 2)

The purpose of the application is to reduce the side setback from 1.2 metres to 0.6 metres.

A. Kikas, agent stated that he submitted revised site plans for Mr. Hebbert to review and that he had not received a response.

G. Hebbert, Senior Development Engineering Co-ordinator, advised that the revised plans have been received and that he had not yet had time to review them because of the death of his mother. He could not comment on the concerns identified by J. Keleman.

The Chair indicated that this application should be deferred so that staff will have time to review the site plans and determine if the variances are correct.

Moved by Julio Di Cresce – Seconded by Lily French

That application A 047/11 and A 048/11 be deferred until September 21, 2011.

Carried.

5.20 A 049/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
11 Snellview Boulevard Drive (Ward 2)

The purpose of the application is to reduce the side setback from 1.2 metres to 0.6 metres.

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 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 Robert Cannon

That application A 049/11 be Conditionally Approved to reduce the side setback from 1.2 metres to 0.6 metres.

1. That the Development Approval and Planning Policy are satisfied with the comments from Design and Engineering Team – Engineering and Design and Engineering Team – Urban Designer.

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.

- 5.21 A050/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
19 Snellview Boulevard Drive (Ward 2)

A. Kikas, agent stated that he sent in revised site plans for Mr. Hebbert to review and had not received any response.

G. Hebbert, Senior Development Engineering Co-ordinator, revised plans have been received and unfortunately I have not had time to review them as my mother passed away. I cannot comment on the concerns that J. Keleman has indicated.

The Chair indicated that this application should be deferred so that staff will have time to review the site plans and determine if the variances are correct.

Moved by Julio Di Cresce – Seconded by Lily French

That application A 050/11 be Deferred until September 21, 2011,

Carried.

- 5.22 – 5.24 A 051/11 – A 053/11 Fernbrook Homes (Etobicoke Creek) Limited
(Agent: Anton Kikas) 56 Snellview Boulevard Drive,
54 Snellview Boulevard Drive,
46 Snellview Boulevard Drive (Ward 2)

The purpose of the application is to reduce the side setback from 1.2 metres to 0.6 metres.

A. Kikas, agent stated that he sent in revised site plans for Mr. Hebbert to review and had not received any response.

G. Hebbert, Senior Development Engineering Co-ordinator, revised plans have been received and unfortunately I have not had time to review them as my mother passed away. I cannot comment on the concerns that J. Keleman has indicated.

The Chair indicated that this application should be deferred so that staff will have time to review the site plans and determine if the variances are correct.

Moved by Julio Di Cresce – Seconded by Lily French

That application A 051/11, A 052/11 and A 053/11 be Deferred until September 21, 2011.

Carried.

- 5.25 A 054/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
57 Snellview Drive (Ward 2)

The purpose of the application is to reduce the side setback from 1.2 metres to 0.6 metres.

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 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 Robert Cannon

That application A 054/11 be Conditionally Approved to reduce the side setback from 1.2 metres to 0.6 metres.

1. That the Development Approval and Planning Policy are satisfied with the comments from Design and Engineering Team – Engineering and Design and Engineering Team – Urban Designer.

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.

- 5.26 A 055/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
59 Snellview Boulevard (Ward 2)

The purpose of the application is to reduce the side setback from 1.2 metres to 0.6 metres.

A. Kikas, agent stated that he would like to withdraw this application.

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

Moved by Susan Norberg – Seconded by Julio Di Cresce

That application A 055/11 be Withdrawn.

Carried.

- 5.27 A 056/11 Fernbrook Homes (Etobicoke Creek) Limited (Agent: Anton Kikas)
48 Snellgrove Boulevard (Ward 2)

The purpose of the application is to reduce the side setback from 1.2 metres to 0.6 metres on the subject property.

The Chair inquired whether there was anyone in attendance either in support of or in opposition to the application.

F. Bove, purchaser, inquired what would happen if they desired to construct a fence or air conditioning unit with the reduced side setback.

The Chair inquired if the house a bungalow.

F. Dove, purchaser advised that it is a two storey home and commented that this should have been worked out before the lot was purchased.

G. Hebbert, Senior Development Engineering Co-ordinator, advised that in order to ensure that the two lots drain properly a condition should be added that a revised grading plan be submitted and that gravel is placed along on the side of the requested variance.

The Chair inquired if the purchaser understood what is being proposed.

F. Dove, purchaser indicated that he would accept this 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 Susan Norberg – Seconded by Lily French

That application A 056/11 be conditionally approved to reduce the side setback from 1.2 metres to 0.6 metres on one side on the subject property.

1. That a letter is received from the Design Engineering Team that the applicant has submitted a revised grading plan indicating ground material (gravel) along the variance (reduced) side and is satisfied.

Carried.

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.

6. CONSENT APPLICATIONS

6.1 – 6.2 B 014/11- B015/11 Leo and Leffie Parmaklis (Agent: J. Grogan)
0 Airport Road (Ward 4)

The purpose of this application is to request an access easement.

J. Grogan, agent, appeared before the committee and requested staff to review the interpretation that two consent and two minor variance applications are required. If only one consent and one minor variance application is required then the application fee should be refunded.

J. Grogan commented that variances three and four are required to ensure that the property is brought into conformity as per Zoning By-law 2006-50, as amended.

The Committee inquired why there was a swale on the property.

J. Grogan, agent, advised that the neighbours to the north created the swale to permit the water to drain from their properties.

B. Lauder, Community Development Planner, advised that staff are requesting deferral of variances 3 and 4 so that the agent can submit a proposed development plan in order to confirm if these variances are necessary.

The Chair stated that the variances are to ensure the purchaser will have zoning in place.

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

Moved by Robert Cannon – Seconded by Lily French

That Applications B 014/11 and B 015/11 to request an access easement be approved for the following reasons and subject to the following conditions:

1. That the Secretary-Treasurer's Certificate fees shall be paid, to the Secretary-Treasurer to the Committee of Adjustment, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificates.
2. That the approval of the draft reference plan(s) shall be obtained from the Secretary-Treasurer and Planning Law. The required number of prints of the resultant deposited reference plan(s) shall be received.

Reasons: The decision reflects that in the opinion of the Committee:

1. That regard has been had to those matters to be regarded under the Planning Act, inasmuch as the dimensions and shape of the lot are adequate for the uses proposed.
2. Subject to imposed conditions, the consent to the conveyance, will not adversely affect the proposed development.

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 Joseph Metcalfe and seconded by Lily French, the hearing adjourned at 4:03 p.m.



Brenda Duncan
Chair



Cindy Pillsworth
Council/Committee Co-ordinator