



MEMBERS PRESENT:

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

MEMBERS ABSENT:

R. Cannon (regrets)
J. Metcalfe

STAFF PRESENT:

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 October 19, 2011 be approved.

Carried.

4. DEFERRAL/WITHDRAWN REQUESTS

- 4.1 B 006/11 Bernardino D'Amato (Agent: P. King)
0 Coleraine Drive (Ward 5)
Part Lot 3, Concession 6 (Albion)

The Committee was in receipt of a letter dated November 2, 2011 from P. King requesting that application B 006/11 be withdrawn.

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

Moved by J. Partridge – Seconded by S. Norberg

That Application B 006/11 is withdrawn.

Carried.

5. MINOR VARIANCE APPLICATIONS

- 5.1 A 068/11 Trailwood Farms Ltd. (Agent: D. Hart)
15276 Dixie Road (Ward 2)

The purpose of the application is to increase the maximum Building Area from 0.4 hectares to 0.44 hectares.

Mr. Hart, agent for the owner, appeared before the committee to request approval of the variance in order to construct an addition to the existing barn.

The Chair inquired if staff had any new information.

Planning staff advised that there was no new information to provide.

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 L. French – Seconded by J. Partridge

That Application A 068/11 to increase the maximum building area from 0.4 hectares to 0.44 hectares 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.

- 5.2 A 069/11 607675 Ontario Limited (Agent: Hicks Partnership Inc.)
72 Commercial Road (Ward 5)

The purpose of the application is 1) to increase the Building Area from 10% to 40.67%; 2) to reduce the Exterior Side Setback from 15 metres to 1.7 metres; 3) to reduce the Interior Side Yard Setback from 15 metres to 0.46 metres 4) to reduce Parking Space Setback from any other lot line from 3 metres to 0.9 metres exterior side; 5) to reduce Parking Space Setback from any other lot line from 3 metres to 1.7 interior side; and 6) to reduce the Parking Area Location on a non-residential lot from 2 metres to 0.0 metres from any building or structure.

Mr. Van Groll, the agent, appeared before the committee to request approval of the variances in order to construct additions on the subject property.

The Chair inquired if staff had any new information.

Planning staff advised that there was no new information to provide.

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 J. Di Cresce – Seconded by S. Norberg

That application A 069/11 to 1) increase the Building Area from 10% to 40.67%; 2) reduce the Exterior Side Setback from 15 metres to 1.7 metres; and 3) reduce the Interior Side Yard Setback from 15 metres to 0.46 metres 4) reduce Parking Space Setback from any other lot line from 3 metres to 0.9 metres exterior side; 5) reduce Parking Space Setback from any other lot line from 3 metres to 1.7 interior side; and 6) reduce the Parking Area Location on a non-residential lot from 2 metres to 0.0 metres from any building or structure 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 041/10 Mark and Georgina O'Sullivan (Agent: Collin Chung)
15757 Horseshoe Hill Road (Ward 1)

The purpose of the application is to reduce the lot area from 8.0 hectares to 6.0 hectares.

Mr. Chung, the agent, appeared before the committee to request approval of the variance in order to fulfill a condition for consent application B 019/10.

The Chair indicated that Consent Application B 019/10 has been deferred until March 7, 2012 and that the committee should defer this application so that they coincide.

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 S. Norberg – Seconded by J. Di Cresce

That application A 041/10 to reduce the lot area from 8 hectares to 6.0 hectares be deferred until March 7, 2011 or sooner and the deferral fee is waived.

Carried.

6. CONSENT APPLICATIONS

- 6.1 B 023/11 John Van Stralen (Agent: P. King)
17661 Regional Road 50 (Ward 4)

The purpose of this application is to create a lot line adjustment of 0.5 hectares (1.23 acres) to merge with 21T-95026C.

P. King, agent, appeared before the committee to seek approval to create a lot line adjustment of 0.5 hectares to merge with 21T-95026C.

The Chair inquired if staff had any new information.

Planning staff advised that there was no new information to provide.

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

The Chair inquired if the agent accepted the conditions. The agent indicated that the proposed conditions were acceptable.

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

Moved by S. Norberg – Seconded by J. Di Cresce

That Application B 023/11 to create a lot line adjustment of 0.5 hectares (1.23 acres) to be merged with 21T-95026C be approved for the following reasons and subject to the following conditions:

1. That the Secretary-Treasurer's Certificate fees shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate.
2. That the approval of the draft reference plan(s) shall be obtained from the Secretary-Treasurer to the Committee of Adjustment and the required number of prints of the resultant deposited reference plan(s) shall be received.
3. That the Secretary-Treasurer receive a letter from Toronto Region Conservation Authority that the application fee has been paid.

4. That the Secretary-Treasurer receive a letter from Building and Support Services staff confirming that the existing well and septic system on the retained lands comply with all applicable regulations.
5. That the Secretary-Treasurer receive a letter from the Town's Zoning Administrator, confirming that a site development sketch (drawn to scale in metric and prepared and signed by an Ontario Land Surveyor) showing all buildings and structures on both the retained lands and the resultant lot comply with all zone provisions. Any minor variances as identified are approved by the Committee of Adjustment.
6. That the Secretary-Treasurer receive a clearance letter from the Town's Corporate Services Department that there are no outstanding financial obligations.

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.

6.2 B 019/10 Gina O'Sullivan (Agent: Collin Chung)
15757 Horseshoe Road (Ward 1)

The purpose of this application is to sever 6 hectares (15 acres) with a frontage of 144.1 metres to create an agricultural lot on Horseshoe Hill Road.

C. Chung, agent, advised that meetings with staff have taken place and supports staff's request. C. Chung also advised that he has met with Credit Valley Conservation and satisfied their concerns.

The Chair inquired if staff had any new information.

Planning staff confirmed they have met with the agent and indicated that further information is required from the applicant such as clarification of the application and Minimum Distance Separation Report.

The Committee Members asked staff to advise if the retained parcel legally established the two single family dwellings and inquired if a reforestation management has been completed and registered on title.

Planning staff advised that this inquiry will be responded to in the Planning report when the application comes forward.

The agent indicated that reforestation management plan has not been completed or registered on title.

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

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 J. Di Cresce – Seconded by L. French

That Application B 019/10 to sever an area of 6 hectares (15 acres) be deferred until March 7, 2012 or sooner and the deferral fee is waived.

Carried.

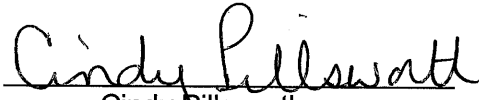
7. **CLOSED MEETING** – None scheduled

8. **ADJOURNMENT**

On verbal motion moved by S. Norberg and seconded by J. Partridge, the hearing adjourned at 2:00 p.m.



Brenda Duncan
Chair



Cindy Pillsworth
Council/Committee Co-ordinator