



COMBINED COMMITTEES
Committee of Adjustment & Sign Variance Committee

Minutes of the Meeting of the Committee of Adjustment and Sign Variance Committee held on Thursday, June 13, 2019 in the Council Chambers of the Municipal Building.

Present: C. Tremblay, Chair
B. Jeffery, Member
G. Barber, Member
A. Philips, Member

Also Present: A. Zhao, Planner
N. Murdock, Secretary-Treasurer

Regrets: W. Crown, Director of Planning and Building Services
L. Ferris, Member

1. OPEN MEETING

The Chair opened the meeting at 4:30 p.m. and read the introductory remarks respecting safety matters and respectful communication policies.

2. PECUNIARY INTEREST

The Chair asked if there were any Members that had a pecuniary interest in the Applications to which there were none declared.

3. MINUTES

The Minutes of the Committee of Adjustment held on Thursday, May 9, 2019, were reviewed and it was,

MOVED BY: Member Jeffery

SECONDED BY: Member Philips

That the Minutes of the Committee of Adjustment meeting held on Thursday, May 9, 2019, be adopted as circulated.

CARRIED

4. APPLICATIONS

**A) Application A.10/2019
Jason Redman, Owner
1000 William Street**

At the request of the Chair, the Secretary-Treasurer described the lands and provided a description of the subject Application. The Application was circulated to ratepayers within 60

metres of the subject lands and a Notice Sign was posted on the subject property in compliance with the *Planning Act*. The Notice of Public Hearing was also posted on the Town's website and Notice Monitor. The Secretary-Treasurer confirmed that the notice requirements of the *Planning Act* had been satisfied.

The following comments and/or reports were received:

- Director of Engineering, Water and Wastewater advised on June 6, 2019, that he had no comment.
- Director of Operations, Parks and Facilities advised on June 7, 2019, that there were no issues.
- Staff Planning Report PL-2019-43 dated May 30, 2019.

Attendance

Jason Redman, Owner, is available to answer any questions from the Committee.

Decision A.10/2019

Following a brief discussion of the application, the Committee then made the following Motion:

MOVED BY: Member Barber

SECONDED BY: Member Jeffery

That the Committee of Adjustment hereby approves Minor Variance Application A.10/2019 respecting 1000 William Street for the following Variances:

- **To decrease the number of parking spaces required from 86 spaces to 64 spaces**
- **To decrease the required interior yard setback from 6.0 metres to 4.5 metres**

Subject to the following condition:

- 1. That the Applicant obtains Site Plan Approval within one (1) year of the date of Committee decision.**

CARRIED

Reasons:

The requested Variance is minor in nature, desirable and maintains the general intent and purpose of the Official Plan and Zoning By-law. The Application satisfies the four tests for Minor Variances as set out in Section 45 of the Planning Act.

Concurring in this Decision:

C. Tremblay, Chair
G. Barber, Member

B. Jeffery, Member
A. Phillips, Member

B) Application A.11/2019
Andrew Brennan, Owner
413 Yonge Street

At the request of the Chair, the Secretary-Treasurer described the lands and provided a description of the subject Application. The Application was circulated to ratepayers within 30 metres of the subject lands and a Notice Sign was posted on the subject property in compliance with the *Planning Act*. The Notice of Public Hearing was also posted on the Town's website and Notice Monitor. The Secretary-Treasurer confirmed that the notice requirements of the *Planning Act* had been satisfied.

The following comments and/or reports were received:

- Director of Engineering, Water and Wastewater advised on June 6, 2019, that he had no comment.
- Director of Operations, Parks and Facilities advised on June 7, 2019, that that on-site parking concerns should be addressed.
- Staff Planning Report PL-2019-44 dated May 30, 2019.

Attendance

Andrew Brennan, Owner, is available to answer any questions from the Committee.

Decision A.11/2019

Following a discussion of the application, the Committee then made the following Motion:

MOVED BY: Member Phillips
SECONDED BY: Member Barber

That the Committee of Adjustment hereby approves Permission to Expand Application A.11/2019 regarding 413 Yonge Street requesting an expansion of a legal non-conforming residential use to permit a unit in the basement, subject to the following conditions:

- 1. That a Building Permit be obtained within one (1) year.**
- 2. That the Applicant obtain Site Plan Approval, if necessary.**

CARRIED

Reasons:

The requested Variance is minor in nature, desirable and maintains the general intent and purpose of the Official Plan and Zoning By-law. The Application satisfies the four tests for Minor Variances as set out in Section 45 of the Planning Act.

Concurring in this Decision:

C. Tremblay, Chair
G. Barber, Member
B. Jeffery, Member
A. Philips, Member

**C) Application A.13/2019
Michal Kuchar, Agent
590 Taylor Drive**

At the request of the Chair, the Secretary-Treasurer described the lands and provided a description of the subject Application. The Application was circulated to ratepayers within 30 metres of the subject lands and a Notice Sign was posted on the subject property in compliance with the *Planning Act*. The Notice of Public Hearing was also posted on the Town's website and Notice Monitor. The Secretary-Treasurer confirmed that the notice requirements of the *Planning Act* had been satisfied.

The following comments and/or reports were received:

- Director of Engineering, Water and Wastewater advised on June 6, 2019, that the construction of the deck should not interfere with the drainage and lot grading of the rear yard.
- Director of Operations, Parks and Facilities advised on June 7, 2019, that he had no issues.
- Staff Planning Report PL-2019-42 dated May 30, 2019.

Attendance

Michal Kuchar, Agent, is available to answer any questions from the Committee.

Decision A.13/2019

Following a brief discussion of the application, the Committee then made the following Motion:

**MOVED BY: Member Barber
SECONDED BY: Member Jeffery**

That the Committee of Adjustment hereby approves Minor Variance Application A.13/2019 respecting 590 Taylor Drive for the following Variances:

- **To increase the Maximum Allowable Additional Deck Coverage from 4% to 8.8%**

To permit the construction of a 45 square metre rear yard deck, subject to the following condition:

1. That a Building Permit be obtained within one (1) year.

CARRIED

Reasons:

The requested Variance is minor in nature, desirable and maintains the general intent and purpose of the Official Plan and Zoning By-law. The Application satisfies the four tests for Minor Variances as set out in Section 45 of the Planning Act

Concurring in this Decision:

C. Tremblay, Chair
G. Barber, Member
B. Jeffery, Member
A. Philips, Member

**D) Application A.14/2019
Mikaela Sword, WSP Canada Group, Agent
710 Balm Beach Road**

At the request of the Chair, the Secretary-Treasurer described the lands and provided a description of the subject Application. The Application was circulated to ratepayers within 60 metres of the subject lands and a Notice Sign was posted on the subject property in compliance with the *Planning Act*. The Notice of Public Hearing was also posted on the Town's website and Notice Monitor. The Secretary-Treasurer confirmed that the notice requirements of the *Planning Act* had been satisfied.

The following comments and/or reports were received:

- Director of Engineering, Water and Wastewater advised on June 7, 2019, that he had no comment.
- Director of Operations, Parks and Facilities advised on June 3, 2019, that he had no concerns.
- Staff Planning Report PL-2019-45 dated June 4, 2019.

Attendance

A.Zhao, Planner, clarified that the Town has received an Application for Site Plan Approval with respect to the subject property. However, the Application is still under review and has not been approved by Council.

Mikaela Sword, Agent, further described how the four tests are being met by the Application.

Decision A.14/2019

Following a brief discussion of the application, the Committee then made the following Motion:

MOVED BY: Member Jeffery
SECONDED BY: Member Philips

That the Committee of Adjustment hereby approves Minor Variance Application A.14/2019 respecting 710 Balm Beach Road for the following Variances:

- **A Variance to the Permitted Uses of the HC zone to add Child Care Centre as an additional permitted use**

Subject to the following Condition:

- 1. That the Applicant obtains Site Plan Approval within one (1) year of the date of Committee decision.**
- 2. That the Child Care Centre use be fixed to the general size and extent as shown on the Site Plan attached to Staff Report PL-2019-45 dated June 4, 2019 and shown on Attachment #2.**

CARRIED

Reasons:

The requested Variance is minor in nature, desirable and maintains the general intent and purpose of the Official Plan and Zoning By-law. The Application satisfies the four tests for Minor Variances as set out in Section 45 of the Planning Act

Concurring in this Decision:

C. Tremblay, Chair
G. Barber, Member
B. Jeffery, Member
A. Philips, Member

E) Application C.3/2019
Lovett Signs, Agent
9225 County Road 93

At the request of the Chair, the Secretary-Treasurer described the lands and provided a description of the subject Application. The Application was circulated to ratepayers within 60 metres of the subject lands and a Notice Sign was posted on the subject property in compliance with the *Planning Act*. The Notice of Public Hearing was also posted on the Town's website and Notice Monitor. The Secretary-Treasurer confirmed that the notice requirements of the *Planning Act* had been satisfied.

The following comments and/or reports were received:

- Director of Engineering, Water and Wastewater advised on June 6, 2019, that he had no comment.
- Director of Operations, Parks and Facilities advised on June 3, 2019, that he had no concerns.

- Staff Planning Report PL-2019-41 dated May 28, 2019.
- Email on June 13, 2019 from Nicole Davis of Lovett Signs providing an example of signage

Attendance

Planner clarified that the picture is a computer-generated image of what the sign will look like and that the signage is for the lettering only, the background would be painted and that is not part of this application. It was further discussed that similar applications have been made to the Committee in the past and the subject application will not set a precedent.

No one in attendance.

Decision C.3/2019

Following a brief discussion of the application, the Committee then made the following Motion:

MOVED BY: Member Jeffery
SECONDED BY: Member Barber

That the Committee of Adjustment hereby approves Application C.3/2019 respecting 9225 County Road 93 for the following Variances:

- **To increase the maximum Sign Area of a Fascia Sign from 4.0 square metres to 19.33 square metres, a Variance of 15.33 square metres.**

Subject to the following Conditions:

- 1. That approval of the Variance is granted and fixed to the size, extent and design of the proposed signage shown on the Elevation attached to Staff Report PL-2019-41 dated May 28, 2019 and shown on Attachment #2.**
- 2. That necessary permits be obtained within one (1) year of approval from the County of Simcoe, if necessary.**
- 3. That Sign Permits be obtained within one (1) year of approval.**
- 4. That the existing fascia sign be demolished and removed.**

CARRIED

Reasons:

The requested Variance is minor in nature, desirable and maintains the general intent and purpose of the Official Plan and Zoning By-law. The Application satisfies the four tests for Minor Variances as set out in Section 45 of the Planning Act

Concurring in this Decision:

C. Tremblay, Chair
G. Barber, Member

B. Jeffery, Member
A. Philips, Member

7. **OTHER BUSINESS**

A) OACA Conference

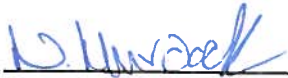
N.Murdock asked the members of the Committee who attended the OACA conference to share their thoughts and experiences. N.Murdock has advised that she will share the conference material with the Committee.

8. **ADJOURNMENT**

On a Motion by Member Barber the Committee Meeting was adjourned at 5:25 p.m.



Cindy Tremblay, Chair



Natalie Murdock
Secretary-Treasurer