

**The Corporation of the Township of Tay
Committee of Adjustment Meeting Minutes**

**Wednesday, February 16, 2022
6:00 P.M.**

Present: Chair Andy Ott
Member Stephen Stone
Member Michael Schuenemann

Staff Present: Todd Weatherell, Manager of Planning and Development Services
Daryl O'Shea, General Manager, Corporate Services
Kathryn Beemer, Protective & Development Services
Administrative Assistant

1. Call to Order:

Chair A. Ott called the meeting to order at 6:00 p.m.

2. Adoption of the Agenda:

**Moved by: Member Schuenemann
Seconded by: Member Stone**

That the Committee adopts the agenda as prepared.

Carried.

3. Declaration of Pecuniary Interest:

None declared.

4. Adoption of Minutes:

**Moved by: Member Stone
Seconded by: Member Schuenemann**

That the minutes of the Committee of Adjustment Meeting held on January 19, 2022 be approved.

Carried.

5. Public Meeting

5.1. Minor Variance Application 2022-A-01, Timothy & Sandra Hine (2499 Reeves Road)

Attending

Applicant/Owner: Timothy & Sandra Hine

Written Comments Received at the Hearing:

None

Proponent:

None

Public Audience:

None

Committee Members:

T. Weatherell provided an overview of the application through a PowerPoint presentation.

T. Hine & S. Hine spoke to their intentions with the property. They require more living space and intend to clean up the property.

Member Schuenemann requested clarification from T. Weatherell on the zoning of the property (M1) would a zoning by-law amendment be required and would this affect the homeowner's taxes. T. Weatherell responded that the Committee of Adjustments can grant the minor variance per the Planning Act without changing the zoning. The zoning change will be handled during the Townships' Zoning By-law review. Finally, MPAC does have a different assessment not based on zoning for taxes. Chair Ott inquired about the impact to neighbours and requested to know about comments received. Also noted that there was three existing sheds on the property. T. Weatherell stated there are no close residents and that the relief is extending towards the street not the side yards. The Notice of Meeting was distributed in a 60 metre radius as per requirements from the Planning Act and no comments were received. Also T. Weatherell noted that the existing sheds are appropriate.

DECISION:

The motion to approve the application was moved by the Committee.

Moved by: Member Stone

Seconded by: Member Schueneman

Carried.

5.2. Minor Variance Application 2022-A-02 Gary Higgins (1092 Sandhill Rd.)

Attending

Owner/Agent: Gary Higgins

Comments Received before the Hearing:

Letters of support were received from neighbours at 1086 & 1104 Sandhill Rd.

Proponent:

None

Public Audience:

None

Committee Members:

T. Weatherell provided an overview of the application through a PowerPoint presentation.

G. Higgins spoke to the Committee regarding his excitement to live in the area.

Member Schuenemann requested clarification on the design of the garage regarding access to the rear yard with narrow side yard setbacks. T. Weatherell noted that there would be access from the rear of the garage into the rear yard. Member Stone noted that based on the air photograph that it appeared that the property behind is a contractor lot and inquired if there would be a land use conflict. Also Member Stone inquired if the Township has a rural residential side yard setback requirement. G. Higgins commented that both neighbours have submitted letters of support. T. Weatherell commented that he does not see any conflicts with adjacent land use. T. Weatherell also stated that the Township does not have a Rural Residential Zone. Chair Ott wanted to clarify the proposal indicating that side yard setback relief from 6 metres to 2 metres was due to residential use in a rural zoning. T. Weatherell agreed with the summary provided by Chair Ott.

The motion to approve the application was moved by the Committee.

Moved by: Chair Ott

Seconded by: Member Schuenemann

Carried.

5.3. Consent Application 2021-B-15 Julia Bilinski (225 Park St.)

Attending

Owner/Agent: Julianna Bourne (Agent)

Comments Received before the Hearing:

None

Proponent:

None

Public Audience:

None

Committee Members:

T. Weatherell provided an overview of the application through a PowerPoint presentation.

J. Bourne spoke to the future intentions of the properties including her intent to have the properties cleaned up.

Member Stone inquired if a parkland dedication fee would be appropriate for this application. Member Stone also expressed concerns regarding the former use of the property. Member Stone inquired if a record of site condition or if an environmental study should be performed on the site. T. Weatherell commented that a parkland dedication fee would not be appropriate for this application as the application was to separate the existing dwelling from the commercial use. T. Weatherell also stated that due to the commercial zoning a site assessment would not be required and is not recommended. J. Bourne addressed comments by giving a brief history of the property stating that MPAC had merged the properties together but they had at one time been separate properties with the same owners. Chair Ott wanted to clarify previous use of property. J. Bourne commented that there was no commercial use of the property. Chair Ott requested clarification of the zoning requirements. T. Weatherell stated as a condition the property would be rezoned to "R2" therefore the severed lot would meet requirements. Chair Ott inquired about issues with accessing the lots. T. Weatherell stated that no comments were received from the Operation Department and no correspondence or concerns were received from any neighbours. J. Bourne commented that the house has a driveway to the right side of the property to the Single Detached Dwelling providing access.

Member Stone opposed the application.

The motion to approve the application was moved by the Committee.

Moved by: Chair Ott
Seconded by: Member Schuenemann

Carried.

6. **Decisions:**

Digital signatures have been implemented for decisions.

7. **Other Business:**

Member Stone inquired if the Committee meetings would be moving to in person meetings. D. O'Shea commented that there are no plans to move to in person meetings at this time.

Chair Ott is seeking a co-chair for upcoming meetings and will be sending out a formal e-mail to the Committee.

8. **Next Meeting:**

March 16, 2022

9. **Adjournment:**

Moved by: Member Schuenemann
Seconded by: Member Stone

That this Meeting of the Committee of Adjustment adjourn at 6:51 p.m.

Carried.

Respectfully Submitted:

A. Ott, Chair

T. Weatherell, Secretary-Treasurer