

## Committee of Adjustment MINUTES

### Committee of Adjustment Hearing 9/2014

Meeting Type : Committee of Adjustment Hearing

Date : Thursday, November 20, 2014

Location : Town of Pelham Municipal Building - Council Chambers

### Minutes

#### Attendance

Present were:

Hearing Chair:

- Mel Dove

Hearing Panel:

- Rick Hatt
- Wayne Lockey

Deputy Clerk / Assistant Secretary-Treasurer

- Jordan Mammoliti

#### Call to Order, Declaration of Quorum and Introduction of Committee and Staff

Chair Dove called the meeting to order at 4:00 pm.

#### Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest by the members present.

#### File A16/2014P - Michael & Sharon Masotti (Applications for Minor Variance)

#### Purpose of the Application:

The subject land is zoned Agricultural A in accordance with Pelham Zoning By-law 1136(1987), as amended. The applicants are requesting relief of Section 7.7(a) to allow maximum lot coverage for accessory buildings of 2.3% whereas 1% is allowed, provided the maximum lot coverage of all buildings does not exceed 10%.

Relief is requested to facilitate the construction of an accessory building to

accommodate storage of equipment and vehicles. A variance was previously granted on the subject property under File A12/2014P to allow an increased accessory building height.

**Representation:**

Michael Masotti represented on behalf of the application.

**Correspondence:**

Town of Pelham Community Planning & Development Report

Appendices:

- Niagara Region Planning & Development Services
- Niagara Peninsula Conservation Authority
- Town of Pelham Public Works & Utilities
- Town of Pelham Building Division
- Secretary Treasurer, Committee of Adjustment

**Comment:**

Mr. Masotti noted that the application was made as a result of a staff error and thanked Town staff for proceeding with the application in an expedited manner. Committee members had no comments or questions.

**Resolution #CA20141120.1001**

Moved By: Member Hatt    Second By: Member Lockey

**Application for relief of Section 7.7(a) to allow maximum lot coverage for accessory buildings of 2.3% whereas 1% is allowed is hereby GRANTED.**

**This decision is based on the following reasons:**

1. **The variance is minor in nature as the maximum lot coverage for the accessory building will be marginally adjusted from the zone requirement to accommodate the storage of equipment and vehicles. The variance is also considered minor as there will not be a negative impact on the adjacent neighbours as the setbacks for structures accessory to dwellings will be maintained.**
2. **The general purpose and intent of the Zoning By-Law is maintained as the increase in the maximum lot coverage is minor in nature and the scale of the building is appropriate given its location in the agricultural area.**
3. **The intent of the Official Plan is maintained as the use is permitted in the Agricultural designation.**
4. **The proposal is desirable for the appropriate development and/or use of the land as the increase in the maximum lot coverage will allow for the proper storage of farm equipment and personal trucks and the siting of the accessory building will not affect the 'Environmental Protection Three' designated lands. Further, the variance will maintain the rural, agricultural character of the area.**
5. **This application is granted without prejudice to any other application in the Town of Pelham.**
6. **No objections were received from commenting agencies or abutting property owners.**

**Carried**

**Resolution #CA20141120.1002**

Moved By: Member Hatt    Second By: Member Lockey

**THAT the fee for Minor Variance application for File A16/2014P  
(Michael & Sharon Masotti) be waived.**

**Carried**

**Adjournment**

There being no further business, the Chair declared the hearing adjourned.

---

B. DiMartile, Chair

Jordan Mammoliti, Assistant Secretary-Treasurer

---

Date Approved

Hearing Chair