

Meeting #:	CofA-03/2018
Date:	Tuesday, March 6, 2018
Time:	4:00 pm
Location:	Town of Pelham Municipal Office - Council Chambers 20 Pelham Town Square, Fonthill
Members Present	Wayne Lockey Donald Cook James Federico
Members Absent	Brian DiMartile John Klassen
Staff Present	Nancy Bozzato Judy Sheppard

2. Call to Order, Declaration of Quorum and Introduction of Committee and Staff

Noting that a quorum was present, Chair Lockey called the meeting to order at approximately 4:00 pm. The Chair read the opening remarks to inform those present on the meeting protocols and he introduced the hearing panel and members of staff present.

3. Disclosure of Pecuniary Interest and General Nature Thereof

There were no pecuniary interests disclosed by any of the members present.

4. Requests for Withdrawal or Adjournment

There were no requests received for withdrawal or adjournment.

5. Applications for Minor Variance

5.1 File A4/2018P - 1957922 Ontario Ltd.

Purpose of Application

Application is made to seek relief from Section 7.4(f) "Minimum Side Yard" - seeking a reduction of 6.8 metres to the north whereas 9 metres is required; and Section 7.4(f) "Minimum Side Yard" - seeking a reduction of 6.8 metres to the south whereas 9 metres is required, to facilitate construction of single detached dwelling.

Representation

Franka Pinque, registered owner, appeared on behalf of this application.

Correspondence Received

1. Town of Pelham Planning Department
2. Town of Pelham Building Department
3. Town of Pelham Public Works Department
4. NPCA Comments
5. Bell Canada

Applicant's Comments

Ms. Pingue had no comment.

Public Comments

There were no comments received from the public.

Members Comments

There were no comments from any of the members present.

Moved By James Federico

Seconded By Donald Cook

Application for relief from Section 7.4(f) - "Minimum Side Yard" - seeking a reduction of 6.8 metres to the north whereas 9 metres is required, to facilitate construction of a single detached dwelling, is hereby: GRANTED.

Application for relief from Section 7.4(f) - "Minimum Side Yard" - seeking a reduction of 6.8 metres to the south whereas 9 metres is required, to facilitate construction of a single detached dwelling, is hereby: GRANTED.

The above decision is based on the following reasons:

1. **The variance is minor in nature in that storm water runoff will still be managed on-site and adequate separation between dwelling units is maintained and no adverse impacts are anticipated.**
2. **The general purpose and intent of the Zoning By-Law is maintained in that sufficient amounts of open space, amenity area remain on the property including spatial separation between neighbouring dwellings and adequate area for side yard swales.**
3. **The intent of the Official Plan is maintained in that it will not detract from the primary role of the Good General Agricultural area**

to protect land suitable for agricultural production.

4. The proposal is desirable for the appropriate development and/or use of the land in that it offers some more degree of design flexibility but maintains an acceptable building setback.

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.

7. The Committee of Adjustment considered the written and oral comments and agrees with the minor variance report analysis and recommendation that this application meets the Planning Act tests for minor variance.

The above decision is subject to the following conditions:

1. That all necessary building permits must be obtained prior to construction commencing, to the satisfaction of the Town of Pelham Chief Building Official.

Carried

5.2 File A5/2018P - Joyce Sonneveld

Purpose of Application

Application is made to seek relief from Section 7.4(c) "Maximum lot coverage" - to permit an overall lot coverage of 12% whereas 10% is permitted to facilitate construction of a portion of a covered rear yard deck.

Representation

Joyce Sonneveld, applicant and Timothy Sonneveld, authorized agent, appeared on behalf of this application.

Correspondence Received

1. Town of Pelham Planning Department
2. Town of Pelham Building Department
3. Town of Pelham Public Works Department
4. Region Comments
5. NPCA Comments
6. Bell Canada

Applicant's Comments

Ms. Sonneveld had no comment.

Public Comments

There were no comments received from the public.

Members Comments

There were no comments from any of the members present.

Moved By Donald Cook

Seconded By James Federico

Application for relief from Section 7.4(c) - "Maximum lot coverage" - to permit an overall lot coverage of 12% whereas 10% is permitted to facilitate construction of a portion of a covered rear yard deck, is hereby: GRANTED.

The above decision is based on the following reasons:

- 1. The variance is minor in nature in that no adverse impacts are anticipated.**
- 2. The general purpose and intent of the Zoning By-Law is maintained in that sufficient amounts of open space, amenity area and land for private services remain on the property.**
- 3. The intent of the Official Plan is maintained in that there are no adverse impacts on the use of agricultural land.**
- 4. The proposal is desirable for the appropriate development and/or use of the land in that it will improve the amenity area and enhance the outdoor living 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.**
- 7. The Committee of Adjustment considered the written and oral comments and agrees with the minor variance report analysis and recommendation that this application meets the Planning Act tests for minor variance.**

The above decision is subject to the following conditions:

- 1. That all necessary building permits must be obtained prior to construction commencing, to the satisfaction of the Town of Pelham Chief Building Official.**

Carried

7. Minutes for Approval

Moved By Donald Cook

Seconded By James Federico

That the minutes of the February 6, 2018, Committee of Adjustment Hearing be approved.

Carried

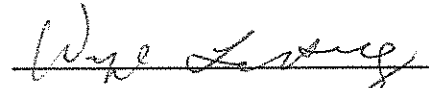
8. Adjournment

Moved By Donald Cook

Seconded By James Federico

BE IT RESOLVED THAT this Meeting of the Committee of Adjustment Hearing be adjourned until the next regular meeting scheduled for April 10, 2018 at 4:00 pm.

Carried



Wayne Lockety, Chair



Secretary-Treasurer, Nancy J. Bozzato