

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
COMMITTEE OF ADJUSTMENT

MINUTES

**2009-Apr-20
7:30 P.M.**

1. ROLL CALL:

The Secretary-Treasurer gave the roll call and the following Members were present:

Stephen Pallett, Chairperson	Karen Whitney, Member
Donald Rae, Member	Chris Burns, Member
Danny Wheeler, Member	

The following staff members were present:

Kathleen Foster, Secretary-Treasurer
Fernando Lamanna, Assistant Secretary-Treasurer

2. DECLARATION OF PECUNIARY INTEREST:

Chris Burns, Member, declared a pecuniary interest in Application P410909 submitted by Tiiu McCabe and James McCabe as he has been contacted by the applicants to prepare the architectural drawings for the proposed addition on the subject land.

3. EXPLANATION OF HEARING PROCEDURE:

Stephen Pallett, Chairperson, explained to the public in attendance, the procedure to obtain a copy of any decision made by the Committee tonight.

4. REQUESTS FOR DEFERRAL OR WITHDRAWAL:

None.

5. APPLICATIONS FOR MINOR VARIANCE:**5.1 Application P410908**

CLIFF & BEVERLY WARNER
32 Regent Street
Concession 5(G), Part Lot 23
Roll No. 052-114

Mrs. Beverly Warner explained that she is here tonight to request relief from the by-law for an accessory structure that is over the permitted height which is suppose to be 3 metres and the accessory structure they are constructing is 3.5 metres in overall height.

The Secretary-Treasurer read the following correspondence:

- The comments of the Planner as outlined in Report No. PB-2009-0030.
- E-mail from David Jones, On Site Sewage Inspector received March 26, 2009.
- E-mail from Darlene Folmeg, Engineering Secretary received April 7, 2009.
- E-mail from Cathy Hillier, Senior Tax & Water Collection Clerk received March 23, 2009.
- E-mail from Brock McDonald, Leisure Services Manager of Policy and Development received March 23, 2009.
- E-mail from Bill O'Neill, Fire Chief received March 23, 2009.
- E-mail from Pamela Hunt, By-law Secretary received March 24, 2009.

There were no others in attendance with an interest in this application.

Moved by Karen Whitney

Seconded by Chris Burns

THAT MINOR VARIANCE APPLICATION P410908, TO REQUEST RELIEF FROM SECTION 5.1(f) TO PERMIT THE CONSTRUCTION OF A DETACHED ACCESSORY STRUCTURE HAVING AN INCREASED MAXIMUM HEIGHT OF 3.5 METRES, AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION, IS HEREBY APPROVED.

Carried.....

Stephen Pallett, Chairperson advised those in attendance of the 20 day appeal period.

5.2 Application P410909**TIIU & JAMES MCCABE**

96 Cronsberry Road
Plan 318, Lot 159
Roll No. 042-318

Chris Burns, Member, declared a pecuniary interest in Application P410909 submitted by Tiiu McCabe and James McCabe as he has been contacted by the applicants to prepare the architectural drawings for the proposed addition on the subject land. He did not take part in any discussion, did not vote on the matter and left the room at this time (7:35).

Mrs. Tiiu McCabe indicated that they would like to put a little mud room on the front of the house but the house is currently 6.6 metres from the road. She noted that she had neighbours sign letters of support and submitted them to the Secretary-Treasurer with a photograph.

The Secretary-Treasurer read the following correspondence:

- The comments of the Planner as outlined in Report No. PB-2009-0031 and noted the incorrect application number provided in the comments and the subject line of the report.
- E-mail from Deborah Buck, Manager of Building & Chief Building Official received March 19, 2009
- E-mail from David Jones, On Site Sewage Inspector received March 20, 2009.
- E-mail from Darlene Folmeg, Engineering Secretary received April 1, 2009.
- E-mail from Cathy Hillier, Senior Tax & Water Collection Clerk received March 19, 2009.
- E-mail from Brock McDonald, Leisure Services Manager of Policy and Development received March 23, 2009.
- E-mail from Bill O'Neill, Fire Chief received March 20, 2009.
- E-mail from Pamela Hunt, By-law Secretary received March 20, 2009.
- 5 identical letters of support from neighbours submitted by Mrs. McCabe during the hearing.

There were no others in attendance with an interest in this application.

Mrs. McCabe confirmed that the entrance to the proposed mud room will be on the side and not facing the road.

Moved by Donald Rae

Seconded by Karen Whitney

THAT MINOR VARIANCE APPLICATION P410909, TO REQUEST RELIEF FROM SECTION 6.1(c) TO PERMIT THE CONSTRUCTION OF AN ADDITION TO THE EXISTING SINGLE FAMILY DWELLING WITH A REDUCED FRONT YARD SETBACK OF 4.4 METRES, AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION, IS HEREBY APPROVED.

Carried.....

Stephen Pallett, Chairperson advised those in attendance of the 20 day appeal period.

Chris Burns, Member came back into the room at this time and resumed his seat with the Committee.

6. APPLICATIONS FOR CONSENT:

None.

7. POWER OF SALE/FORECLOSURE/VALIDATION OF TITLE APPLICATIONS:

None.

8. MINUTES OF PREVIOUS MEETING:

8.1 Minutes of the Meeting of April 6, 2009

Moved by Karen Whitney

Seconded by Danny Wheeler

THAT THE MINUTES OF THE MEETING OF APRIL 6, 2009 BE APPROVED AS PRESENTED.

Carried.....

9. COMMUNICATIONS:**9.1 Ontario Municipal Board decision for Minor Variance P410727 – 166 Irving Drive (Mario Perri)**

Moved by Danny Wheeler

Seconded by Karen Whitney

THAT THE ONTARIO MUNICIPAL BOARD DECISION FOR MINOR VARIANCE P410727 – 166 IRVING DRIVE (MARIO PERRI), BE RECEIVED FOR INFORMATION.

Carried.....

10. OTHER BUSINESS:

Danny Wheeler, member questioned the need for the minor variance for the quonset hut to be constructed on Regent Street, Application # P410908. He suggested that it could be interpreted as a peaked roof design noting that the structure does not have the domed shaped roof often seen on quonset huts.

The Secretary-Treasurer advised the Committee that a quonset hut with the same roof design was constructed at 778 Lennox Avenue and, in that case, it was interpreted as being a peaked roof design and no variance was required. She indicated that Planning staff have advised that variances will be required for any future quonset huts that exceeds 3 metres in height with this roof design, from this point forward.

Moved by Danny Wheeler

Seconded by Karen Whitney

THAT THE DIRECTOR OF PLANNING AND BUILDING BE REQUESTED TO PROVIDE A REPORT TO THE COMMITTEE WITH RESPECT TO THE CONSISTENCY OF INTERPRETATION OF THE BY-LAW FOR PEAKED ROOF DESIGNS AND MAXIMUM HEIGHT, SPECIFICALLY WITH REFERENCE TO QUONSET HUTS THAT DO NOT HAVE THE TRADITIONAL DOMED ROOF BUT MORE OF A PEAKED ROOF DESIGN, AS CONSTRUCTED AT 778 LENNOX AVENUE WITHOUT A MINOR VARIANCE AND TO BE CONSTRUCTED AT 32 REGENT STREET WITH A VARIANCE BEING REQUIRED.

Carried.....

11. ADJOURNMENT:

Moved by Karen Whitney

Seconded by Danny Wheeler

THAT THE MEETING ADJOURN AT THIS TIME (7:45 PM).

Carried.....

STEPHEN PALLETT, CHAIRPERSON

KATHLEEN FOSTER,
SECRETARY-TREASURER