

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

COMMITTEE OF ADJUSTMENT

MINUTES

**2009-May-19
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:

None.

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 P410910

**PIETRO, RAFFAELLA, CAROL,
THERESA & LUIGI ALTOMARE**
1 Laviolette Avenue
Plan 302, Lot 83
Roll No. 044-235

Mr. Luigi Altomare, agent, indicated that he respects the Planner's recommendations and will shuffle back the garage in order to accommodate the 6 metre setback.

The Secretary-Treasurer read the following correspondence:

- The comments of the Planner as outlined in Report No. PB-2009-0038.
- E-mail from Deborah Buck, Manager of Building & Chief Building Official received May 11, 2009.
- E-mail from David Jones, On Site Sewage Inspector received April 29, 2009.
- Memorandum from Michael Baskerville, Engineering Manager, received May 4, 2009.
- E-mail from Brock McDonald, Leisure Services Manager of Policy and Development received May 5, 2009.
- E-mail from Pamela Hunt, By-law Secretary received April 20, 2009.
- Letter from Liivi Flauder of 29 Blue Heron Drive received May 1, 2009.
- Letter from Shirley Wood of 5 Laviolette Avenue received May 8, 2009.
- Letter from Edward Lindsey of Plan 302, Lots 68 & 69 received May 7, 2009.
- Letter from Andrea Tedder-Riddle and Murray Riddle of 15 Laviolette Avenue received May 7, 2009.

Mr. Altomare confirmed that he agrees with the recommendations of the Planner.

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

Mr. Altomare confirmed that the shed on the corner of the property will be removed as a new septic system is being installed.

Mr. Nick Stina, designer for the applicant, reviewed the revised architectural drawings with the Members. He noted that the garage is going to be moved back to 1.2 metres from the side lot line which will provide a 6 metre setback.

Chris Burns, Member, indicated that the attached garage should have the required 7 metre exterior side yard setback as stipulated in the By-law.

The Secretary-Treasurer advised the Members that the 6 metre setback as proposed by the Planner provides the parking spaces required by the By-law.

Moved by Chris Burns

Seconded by Karen Whitney

THAT NO FURTHER NOTICE IS REQUIRED TO AMEND THE APPLICATION DELETING THE REQUEST FOR RELIEF FROM SECTION 5.45(a) AND 5.45(b)

AND AMENDING THE REQUEST FOR RELIEF FROM SECTION 6.1(d) TO PERMIT THE CONSTRUCTION OF A VERANDA (UNENCLOSED PORCH) AND STEPS HAVING A REDUCED EXTERIOR SIDE YARD SETBACK OF 4.6 METRES AND 4.3 METRES RESPECTIVELY AND TO ADD A REQUEST FOR ADDITIONAL RELIEF FROM SECTION 6.1(d) TO PERMIT THE CONSTRUCTION OF AN ATTACHED ONE STOREY GARAGE HAVING A REDUCED EXTERIOR SIDE YARD SETBACK OF 6 METRES.

Carried.....

Moved by Karen Whitney

Seconded by Donald Rae

THAT MINOR VARIANCE APPLICATION P410910 AS AMENDED, TO REQUEST RELIEF FROM:

- **SECTION 6.1(d) TO PERMIT THE CONSTRUCTION OF A VERANDA (UNENCLOSED PORCH) AND STEPS HAVING A REDUCED EXTERIOR SIDE YARD SETBACK OF 4.6 METRES AND 4.3 METRES RESPECTIVELY;**
- **SECTION 6.1(d) TO PERMIT THE CONSTRUCTION OF AN ATTACHED, ONE STOREY, GARAGE HAVING A REDUCED EXTERIOR SIDE YARD SETBACK OF 6 METRES; AND**
- **SECTION 6.1(e) TO PERMIT THE CONSTRUCTION OF AN ATTACHED, ONE STOREY, GARAGE HAVING A REDUCED REAR YARD SETBACK OF 1.2 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 P410912

CLARE & BARBARA BARTLETT
43 Brule Lakeway
Concession 9(NG), Part Lot 17,
JP-602, Lot 57
Roll No. 136-105

Mr. Eric Gunnell, agent, indicated he is here to request relief of the height for a detached garage. He noted that the owners are in attendance. Mr. Gunnell noted that his clients intend on building a new single family dwelling plus a detached

garage for additional storage. He indicated that the height restriction from grade to eaves can be attained but would like the peak to be higher, 6 metres, in order to stay with the proposed architecture design of the new single family dwelling.

Mr. Gunnell confirmed that his clients are in agreement with the staff recommendations.

The Secretary-Treasurer read the following correspondence:

- The comments of the Planner as outlined in Report No. PB-2009-0039.
- E-mail from Deborah Buck, Manager of Building & Chief Building Official received May 11, 2009.
- E-mail from David Jones, On Site Sewage Inspector received April 27, 2009.
- Memorandum from Michael Baskerville, Engineering Manager, received May 4, 2009.
- E-mail from Brock McDonald, Leisure Services Manager of Policy and Development received May 5, 2009.
- E-mail from Pamela Hunt, By-law Secretary received April 20, 2009.
- Letter from Enbridge Gas received May 8, 2009.

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

Moved by Donald Rae

Seconded by Karen Whitney

A. THAT MINOR VARIANCE APPLICATION P410912, TO REQUEST RELIEF FROM SECTION 5.1(f) TO PERMIT THE CONSTRUCTION OF A DETACHED GARAGE HAVING AN INCREASED MAXIMUM HEIGHT OF 6 METRES FROM GRADE TO PEAK, IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING TERMS:

- (I) THE GROUND FLOOR AREA OF THE PROPOSED ACCESSORY BUILDING SHALL NOT EXCEED THE LESSER OF 98 SQUARE METRES IN SIZE OR 50% OF THE GROUND FLOOR AREA OF A SINGLE DETACHED DWELLING ON THE SUBJECT LAND.**
- (II) THE PROPOSED ACCESSORY BUILDING SHALL MAINTAIN A MINIMUM REAR YARD SETBACK OF 6 METRES.**

B. APPROVAL OF THE ABOVE NOTED MINOR VARIANCE SHALL BE SUBJECT TO FULFILLMENT OF THE FOLLOWING CONDITIONS:

- 1. SUBMISSION TO THE SECRETARY-TREASURER OF WRITTEN CONFIRMATION FROM THE BUILDING DIVISION THAT THE EXISTING ACCESSORY BUILDING ON THE SUBJECT LAND HAS**

BEEN REMOVED OR DEMOLISHED.

2. **SUBMISSION TO THE SECRETARY-TREASURER OF WRITTEN CONFIRMATION FROM THE ENGINEERING DEPARTMENT THAT THE CONCERNS OUTLINED IN THE MEMORANDUM DATED MAY 4, 2009 AND ATTACHED TO THE DECISION AS SCHEDULE '1' HAVE BEEN RESOLVED.**
3. **ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.**

Carried.....

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

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 May 4, 2009

Moved by Danny Wheeler

Seconded by Chris Burns

THAT THE MINUTES OF THE MEETING OF MAY 4, 2009 BE APPROVED AS PRESENTED.

Carried....

9. COMMUNICATIONS:

- 9.1 The Members were advised that the hearing June 9th, 2009 has been cancelled.

10. OTHER BUSINESS:

10.1 Statement of Revenue & Expenditures for the Committee of Adjustment.

Moved by Danny Wheeler

Seconded by Chris Burns

THAT THE STATEMENT OF REVENUE & EXPENDITURES FOR THE COMMITTEE OF ADJUSTMENT BE RECEIVED FOR INFORMATION.

Carried....

11. ADJOURNMENT:

Moved by Karen Whitney

Seconded by Donald Rae

THAT THE MEETING ADJOURN AT THIS TIME (7:55 PM).

Carried.....

STEPHEN PALLETT, CHAIRPERSON

KATHLEEN FOSTER,
SECRETARY-TREASURER