



September 6, 2017 MUNICIPALITY OF NORTH MIDDLESEX 7:10 PM

**COMMITTEE OF ADJUSTMENT
MINUTES**

A Public Meeting was held on Wednesday September 6, 2017 in the Council Chambers, Shared Services Building, Parkhill to consider planning applications with a quorum present.

ROLL CALL

Present:

Mayor Don Shipway
Deputy Mayor Brian Ropp
Councillor Ward One – Doreen McLinchey
Councillor Ward Two – Joan Nichol
Councillor Ward Three – Gord Moir
Councillor Ward Four – Andrew Hemming
Councillor Ward Five – Adrian Cornelissen
CAO/Director of Finance (Treasurer), Nandini Syed
Deputy CAO/Director of Operations, Jonathon Graham
Director of Emergency and Safety Services/Fire Chief, William Davidson
Clerk Jackie Tiedeman
Planner Jennifer Huff

DISCLOSURE OF PECUNIARY INTEREST

None

**7:10 p.m. HEARING – Application MV#5/2017 for Minor Variance – Bryce Vriesen –
30732 Kerwood Road**

Planner Jennifer Huff advised that the above noted application had been received, deemed complete and circulated according to the Planning Act.

Description of Land: Part of Lot 10 Concession 8
Part 1 RP33R10400
30732 Kerwood Road former Township of West Williams
Applicant: Bryce Vriesen

The purpose and effect of this application is to seek relief from the Zoning By-law in order to permit the construction of an accessory building (shop) on an existing lot of record. Specifically the applicant is seeking relief from Section 7.3.2. (h) of the Zoning By-law to permit an accessory building with a maximum height of 7.62m (25 ft) whereas the maximum building height for an accessory building on an existing lot of record with a single detached residential dwelling in the General Agricultural (A1) Zone is 5.5m (18 ft).

WRITTEN AND ORAL SUBMISSIONS

- Ausable Bayfield Conservation Authority: no comment
- Public Works: no comment
- Public Comments or Submissions – None received
- Oral Submissions at meeting: None

CONCLUSION

Section 45 of the Planning Act allows a municipality to grant a minor variance to a zoning by-law based on four tests and the Planner has concluded as follows:

1. Is the variance considered minor in nature – Yes
2. Are the variances an appropriate use of the land - Yes
3. Does the variance maintain the intent of the Official Plan – Yes
4. Does the variance maintain the intent of the Zoning By-law – Yes

CORNELISSEN/HEMMING: That Application for Minor Variance MV-5-2017, filed by Bryce Vriesen, for relief from the Section 7.3.2 (h) of the Zoning By-law to permit the height of an accessory building to be a maximum of 7.62m (25ft) be GRANTED CARRIED

A twenty day appeal period will apply from the date of notice of decision.

ROPP/MOIR: That Committee of Adjustment meeting adjourn and return to Regular Meeting at 7:15 pm _____ CARRIED

CHAIRMAN

SECRETARY

Municipality of North Middlesex
Committee of Adjustment
September 6, 2017