



Corporation of the Municipality of South Huron

Minutes-Committee of Adjustment

**Monday, August 21, 2017, 5:00 p.m.
Olde Town Hall-Carling Room**

Members Present: Maureen Cole - Mayor
Dave Frayne - Deputy Mayor
Tom Tomes - Councillor - Ward 1
Marissa Vaughan - Councillor - Ward 1
Wayne DeLuca - Councillor - Ward 2
Ted Oke - Councillor - Ward 3

Member Regrets: Craig Hebert - Councillor - Ward 2

Staff Present: Genevieve Scharback, Corporate Services Manager/Clerk
Sarah Smith, Huron County Planner

1. Call to Order

Chair Cole called the meeting to order at 5:00 p.m.

Motion: CA07-2017

Moved: T. Oke

Seconded: M. Vaughan

That South Huron Committee of Adjustment convenes at 5:00 p.m. to consider an application for a Minor Variance for lands owned by Parkbridge Lifestyle Communities known as Plan 376 Part Lot 1018 AD RP22R4489 Parts 4 to 13 (Redford Drive); Municipality of South Huron.

Disposition: Carried

2. Purpose of Meeting

The Secretary-Treasurer advised that the purpose of this meeting is to allow the presentation of an application for a Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the application. A public registry is available, and if any member of the public would like to be notified in writing of the decision on the application they are to provide their name and mailing address on the registry. This will also

entitle one to be advised of a possible Ontario Municipal Board hearing in the event the decision on the application is appealed.

The Notice for the minor variance was sent by regular mail on August 9, 2017 to property owners within 200 feet of the subject property and to agencies requiring notice.

One written comment was received regarding this minor variance, being an email from Paul Davies, Senior Regional Manager of Parkbridge Lifestyle Communities noting that they have no objections to the proposed hardtop awning.

3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

4. Minor Variance #D13-02/17

4.1 Application - Minor Variance #D13-02-2017 - Parkbridge Lifestyle Communities

4.2 Report - S.Smith, Huron County Planner Re: Minor Variance #D13-02-2017

Sarah Smith reviewed the application noting that the applicant proposes to construct a covered awning/roof extension over an existing concrete patio area in the rear of his residential unit. This subject unit is located in one (1) of the group house dwellings that abuts the west side of the subject lands. Section 4.4.18.3 of the Town of Exeter Zoning By-law requires each residential unit to maintain a minimum rear yard setback of 8 metres. The requested variance is for relief of 1.9 metres to construct an awning that would result in a rear yard setback of 6.1 metres.

4.3 Written Comments Received

One written comment was received regarding this minor variance, being an email from Paul Davies, Senior Regional Manager of Parkbridge Lifestyle Communities noting that they have no objections to the proposed hardtop awning.

4.4 Comments - Committee; Public in Attendance

Member Oke requested clarification on the slope of the awning. Ms. Smith advised that a building permit will be issued based on the review of the application and accompanying drawings by the Chief Building Official.

The following comments from Public were received.

Mr. John Coe of 93 Redford Drive noted concerns that he could not read the notice posted on the property and that the notice did not go to the property owners within 200' of the subject property.

Debbie McCann asked if there will there be requirements set out for the appearance of the awning, if there will be an eavestrough and downspout required, how they will be placed and what they will look like.

Planner S. Smith advised that the Chief Building Official will review the application for a building permit and ensure that requirements under the Building Code are met, including the slope of the awning.

Mr. Overholt, applicant, advised that there will be an eavestrough, downspout and the awning will go to the edge of the cement, no further. It will be engineered and meet all requirements regarding the slope and the appropriate footings.

5. Decision

Motion: CA08-2017

Moved: T. Oke

Seconded: M. Vaughan

That Minor Variance D13-02-17 be approved as per the attached Decision Sheet.

Disposition: Carried

6. Adjournment

Motion: CA09-2017

Moved: W. DeLuca

Seconded: T. Tomes

That South Huron Committee of Adjustment hereby adjourns at 5:37 p.m.

Disposition: Carried

Maureen Cole, Mayor

Genevieve Scharback, Clerk

